

3031 Airpark Dr N
Flint, MI 48507

FOR SALE/ LEASE

6,259 SF
Occupant In-Place



**3031 Airpark Dr N
Flint, MI 48507**

Property Highlights

1

Occupant In-Place

2

Low Default Risk

3

Flint Revitalization Campaign

For more information, please contact:

BRIAN CRAWFORD

(248) 561-9586

crawford@crabillandcompany.com

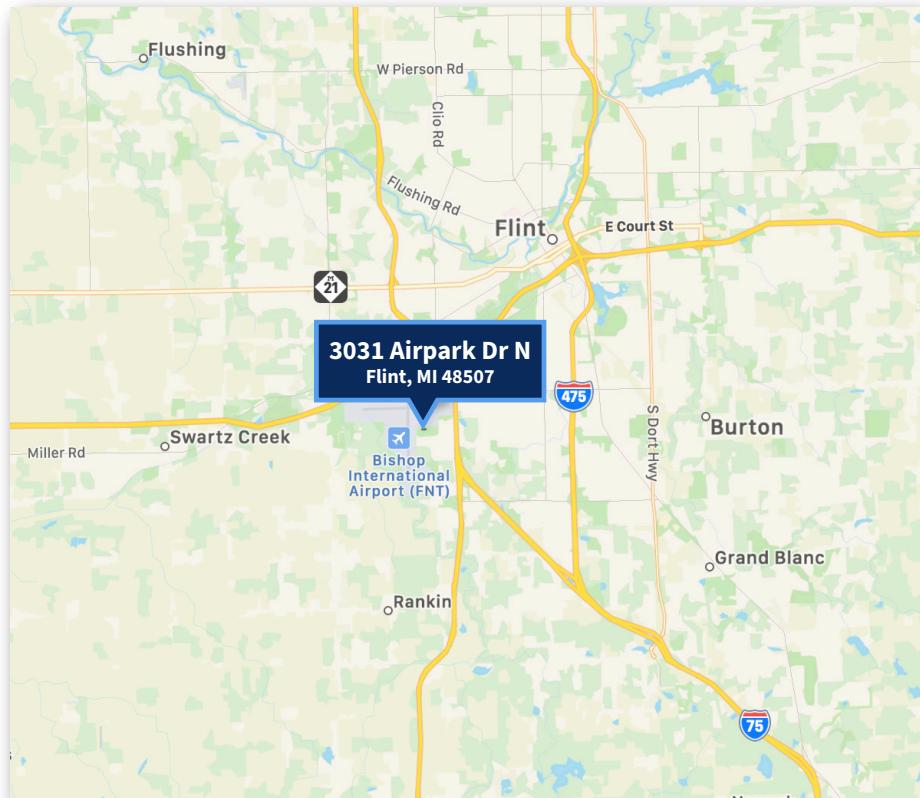
CRABILL & COMPANY
(734) 261-8200
33640 Schoolcraft Rd.
Livonia, MI 48150

Information is subject to verification and no liability or omissions is assumed. Price and terms are subject to change and listing withdrawn without notice.

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Tenant Information

**Occupied Industrial Investment:
3031 Airpark Dr N, Flint MI (ProMedica Tenant)**

Purchase Price	\$625,000	(6,259 sq ft @ \$100/sq ft)
Gross Annual Rents	\$46,950	(100% occupied, \$7.50/sq ft NNN)
NOI	\$11,241	↳ Key metric: Stable healthcare income
Cap Rate	8.26%	(Flint industrial avg.)
Cash-on-Cash Return	8-12%	(leveraged; 18% unleveraged)
Debt Coverage Ratio	1.30x	
5-Year Projected IRR	12-15%	(w/ rent growth & cap compression)

1. Tenant Strength: ProMedica (national chain) = AAA credit, long lease (assume 3-5 yrs remaining). Low default risk.
2. NOI & Cap Rate: 8.26% beats multifamily (7-8% in MI); validates price.
3. Market Tailwinds: Flint's revitalization (downtown/riverfront projects) + airport proximity = 3-5% annual appreciation.

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Floor Plan



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