

# Industrial Property Description

4121 Fenton Road  
Burton, Michigan



| BUILDING             |                                |
|----------------------|--------------------------------|
| CONSTRUCTION TYPE:   | MASONRY                        |
| YEAR BUILT:          | 1938 / 2024                    |
| FLOOR:               | SLAB                           |
| LIGHTING:            | LED (INTERIOR AND EXTERIOR)    |
| POWER:               | 240/480 3-PHASE                |
| HEATING:             | GAS                            |
| SPRINKLER:           | NONE                           |
| CLEAR HEIGHT:        | 18'                            |
| POWER/BUSS:          | 800 AMPS / 220 / 440 V 3-PHASE |
| CRANES:              | NONE                           |
| RAIL:                | NONE                           |
| # DOCKS/TRUCKWELLS:  | NONE                           |
| # GRADE LEVEL DOORS: | 4                              |
| AIR COMPRESSOR       | NONE                           |

| PROPERTY SUMMARY |                            |
|------------------|----------------------------|
| BUILDING SF:     | 7,875 SF                   |
| AVAILABLE SF:    | 7,875 SF                   |
| COUNTY:          | GENESSEE                   |
| CROSS STREETS:   | FENTON & E. SCOTTWOOD AVE. |

| SITE               |               |
|--------------------|---------------|
| LAND SIZE (ACRES): | 0.51 ACRES    |
| PARCEL NUMBER:     | 59-31-100-017 |
| ZONING:            | C2            |

| GENERAL           |                                                    |
|-------------------|----------------------------------------------------|
| UTILITIES:        | ON-SITE                                            |
| # PARKING SPACES: | +/- 22 (1.52/1,000 RATIO)                          |
| ANNUAL TAXES:     | Summer 2025: \$9,961.53<br>Winter 2025: \$1,445.58 |

| TRANSACTION INFORMATION |           |
|-------------------------|-----------|
| SALE PRICE              | \$224,999 |

| CONTACTS                   |  |
|----------------------------|--|
| ALEX TOKARZ – 248.470.7957 |  |

| FEATURES                                                                                                   |  |
|------------------------------------------------------------------------------------------------------------|--|
| • RENOVATED IN 2024 WITH NEW ELECTRICAL THROUGHOUT, NEW INTERIOR AND EXTERIOR LED LIGHTING AND FRESH PAINT |  |
| • GREAT SIGNAGE OPPORTUNITY                                                                                |  |
| • CONVENIENT ACCESS TO I-475, US-23, I-75 AND I-69                                                         |  |

