



For lease

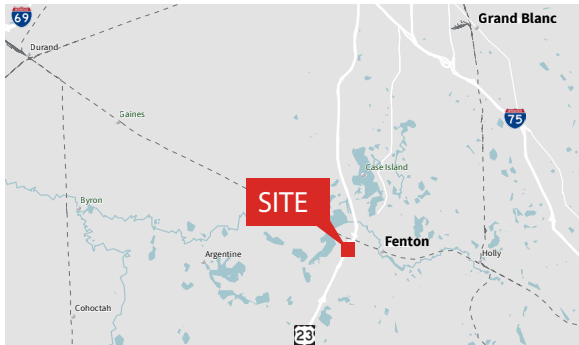
3100 Copper Avenue, Fenton, MI

60,000 SF Available November 1, 2025

Building Information

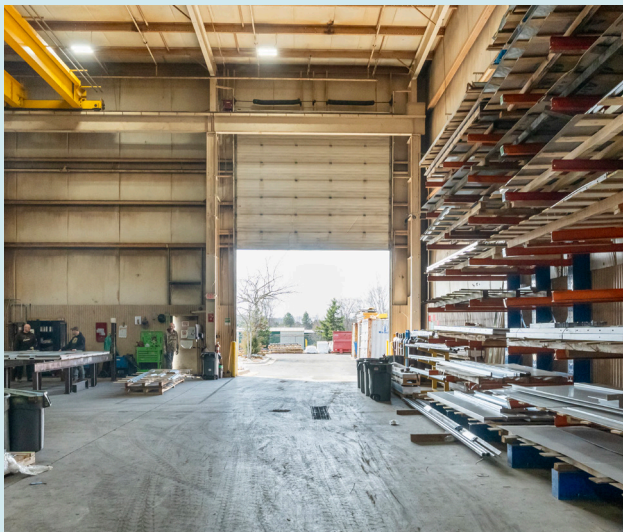
Property Highlights

- 60,000 SF
- Available November 1, 2025
- Expansion opportunity to 120,000 SF
- Crane building (6)
- Ability to add (4) truckwells
- \$7.95 PSF NNN

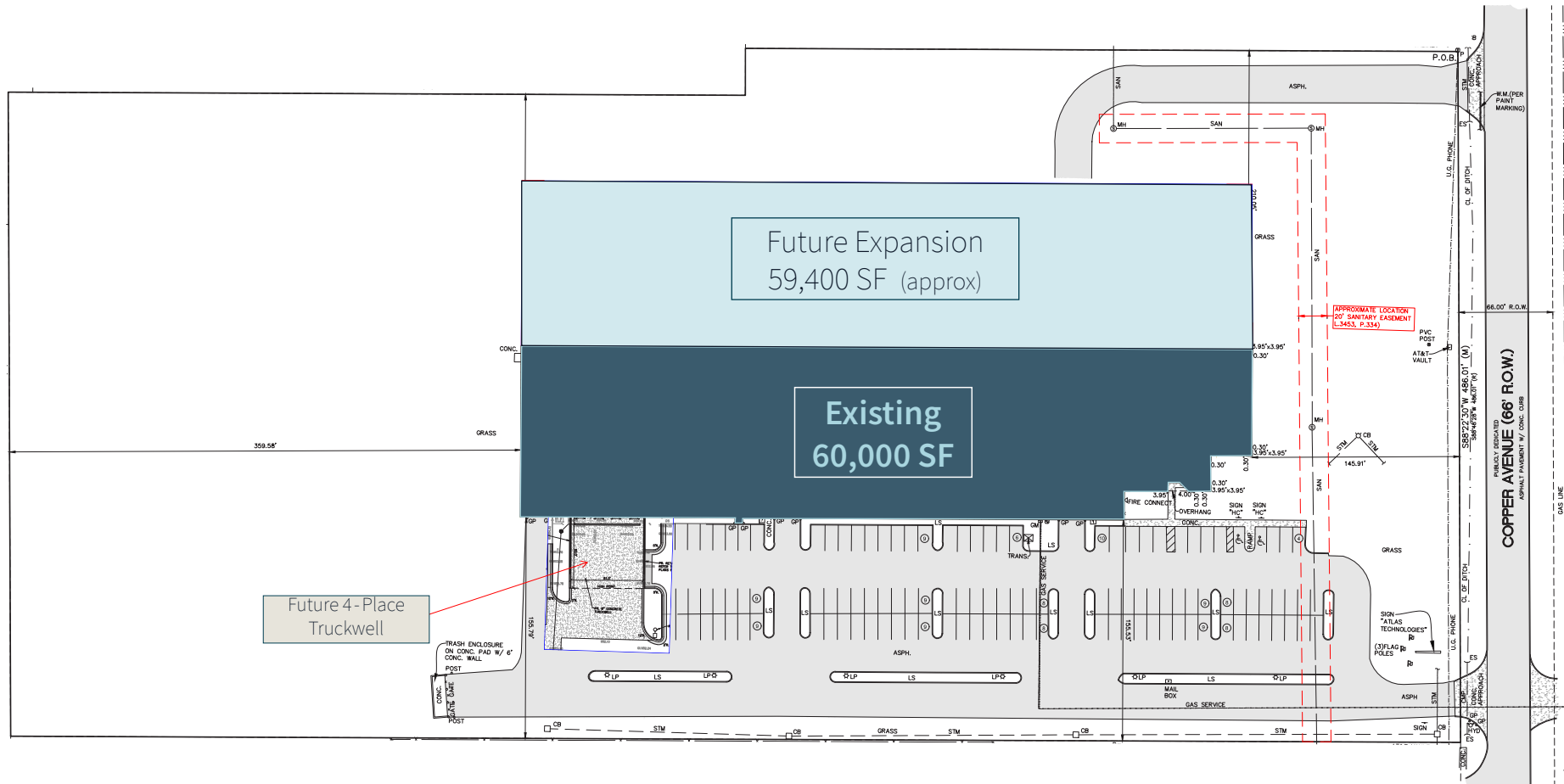


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|-------------------------|--------------------------|
| Classification | Manufacturing /Warehouse |
| Office SF | 5,000 SF |
| Tax ID No. | 53-35-200-010 |
| Freeway Distance | .3 miles (US 23) |
| Railsiding | No |
| Parking | 100 Free surface |
| Zoning | I-1 |
| County | Genesee |
| Rental Rate | \$7.95 PSF NNN |
| Taxes | \$2.05 SF |

| | |
|---------------------|---------------------------------|
| Total SF | 60,000 SF; 120,000 SF expansion |
| Acreage | 10.97 |
| Year Built | 1997 |
| Clear Height | 30' |
| Power | 2,000 amp / 480 volt |
| Cranes | (2) 10-ton; (4) 20-ton |
| Lights | LED |
| Grade Door | (4) 18' W x 14' H |
| Floor | 12" |
| Sprinklers | Yes |



Site Plan



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