



Industrial For Lease

Property Name:

Location: 1201 S. Wheeler Street

City, State: Saginaw, MI

Cross Streets: W. Michigan Avenue

County: Saginaw

Zoning: M-2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	48,000	Available Shop Sq. Ft.:	46,900	Office Dim:	N/A
Available Sq. Ft.:	48,000	Available Office Sq. Ft.:	1,100	Shop Dim:	N/A

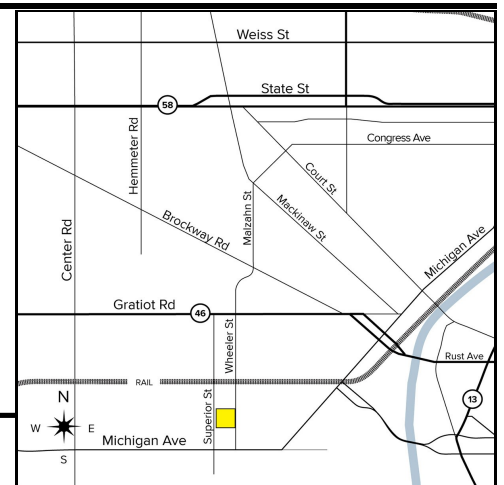
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1994
Clear Height:	20'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 14 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	5	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick/Metal	Lighting:	LED	Roof:	Metal
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	HVAC	Restrooms:	Yes	Floor Drains:	No
Heating:	HVAC	Cranes:	No	Acreage:	4.170
Availability:	Immediately	Parking:	50	Land Dimensions:	N/A
Power (Amps/Volts):	3500 Amps, 440 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$5.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$19,480.76 (2025)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	19-1349-00100	Assessor #:	N/A
Sublease Term:	thru 7/31/2026	Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:	N/A				

COMMENTS

This building is available for sublease until 7/31/26 or a new direct lease.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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