

Colliers



± 29,459 Free Standing Retail Building For Sale or Lease

6025 W Saginaw Hwy. | Lansing, MI 48917

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Sale and Lease Information

Site Address	6025 W Saginaw Hwy, Lansing
Building SF	± 29,459 SF
Zoning	C - Commercial
Sale Price	\$3,500,000.00 (\$118.80/SF)
Lease Rate	\$11.50/SF (NNN)
CAM Expenses	\$4.50/SF

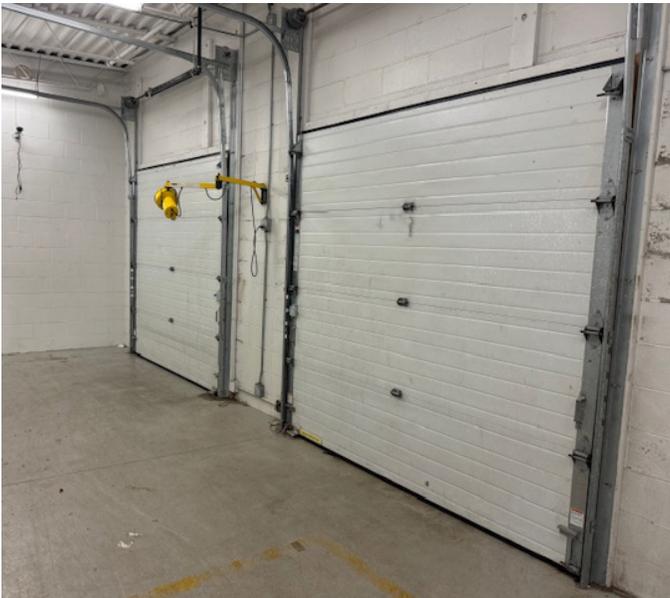
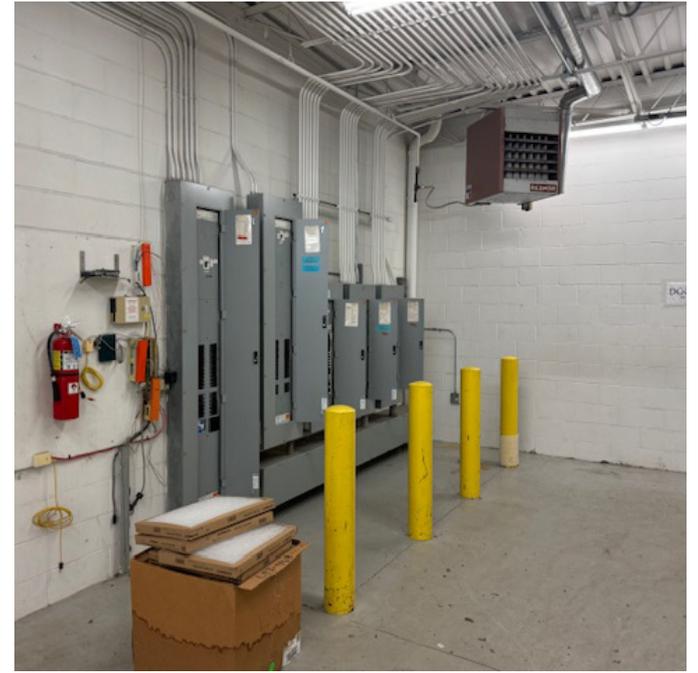
Listing Highlights

- › **Layout:** Includes a large showroom, warehouse, multiple offices, conference rooms, and a break room to accommodate diverse retail operations
- › **Solid Construction:** Block-built
- › **Generous Space:** ± 29,459 SF of space for retail, warehouse and distribution uses
- › **Ample Parking:** 75 parking spaces, with potential to expand to 117 for growing customer needs
- › **Loading/Height/Fire Sprinklers:** (2) Double truckwell loading docks; 16' min. clear height; wet fire sprinklers
- › **Strong Visibility:** Large double sided illuminated pole sign on Saginaw Highway
- › **Convenient Location:** 250' of frontage on Saginaw Hwy with ± 29,004 VPD





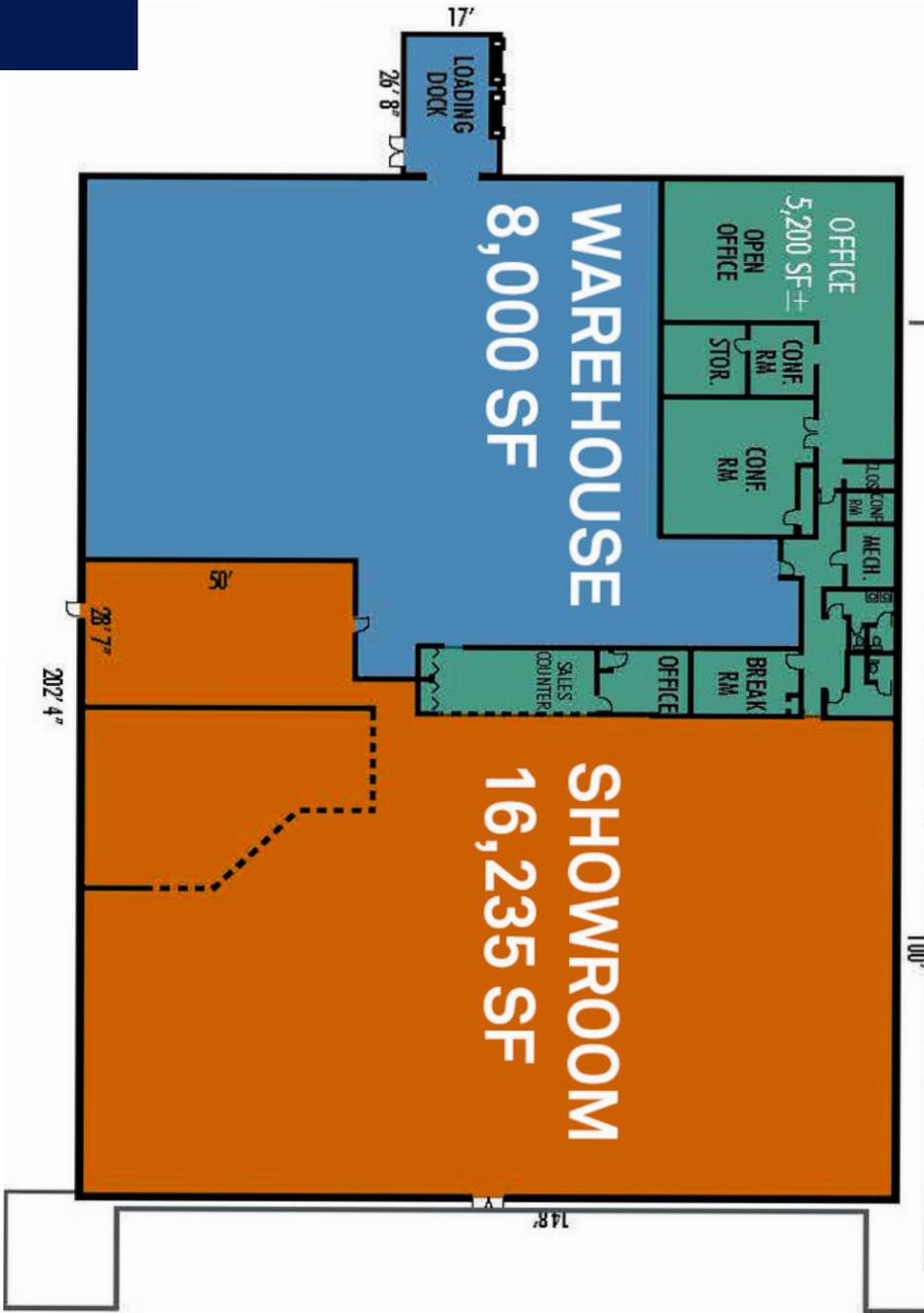
Photos - Retail Showroom and Offices



Photos - Warehouse and Loading Docks



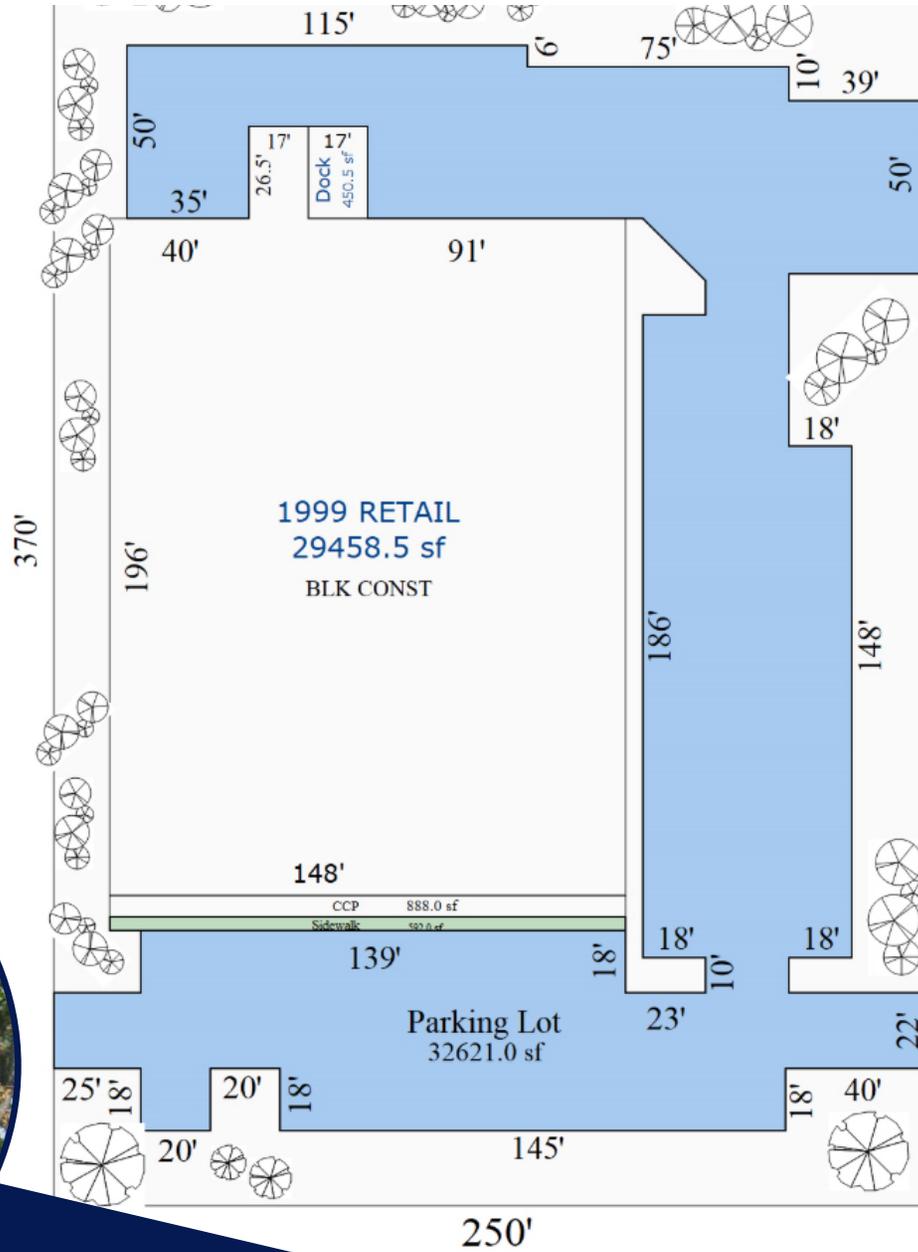
Floor Plan



Stone Ridge Dr

W Saginaw Hwy

Site Plan

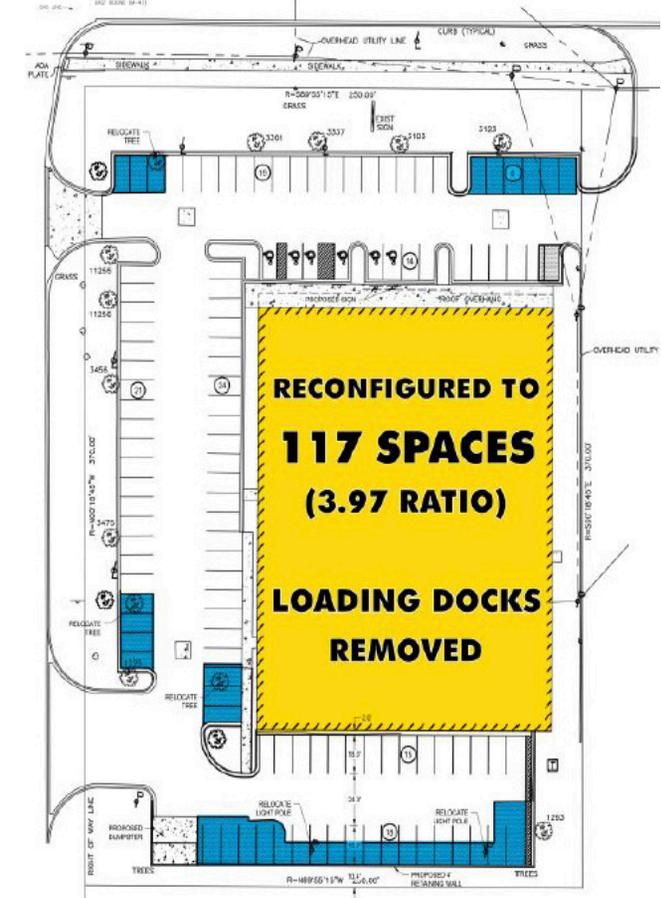
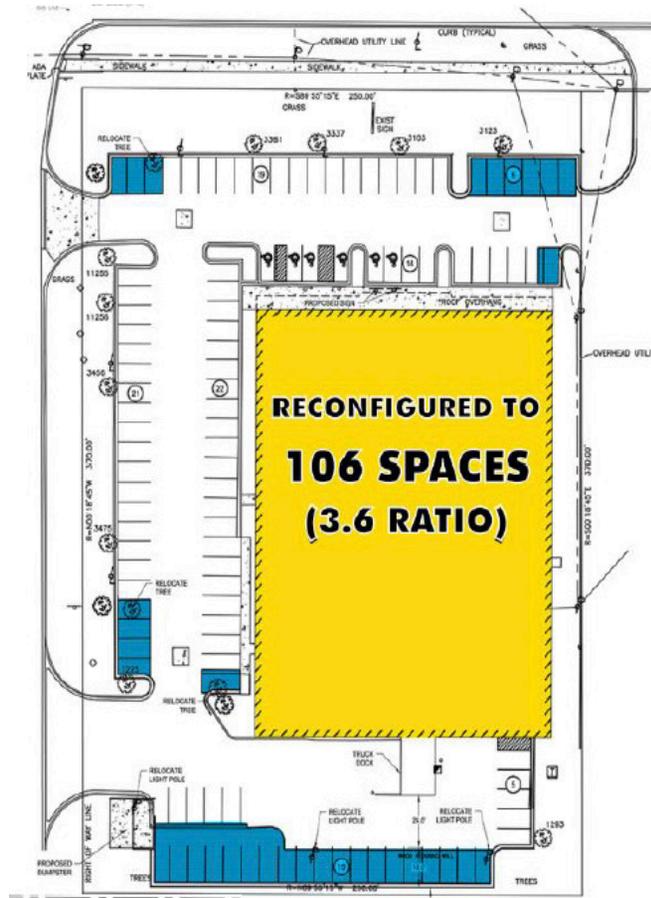
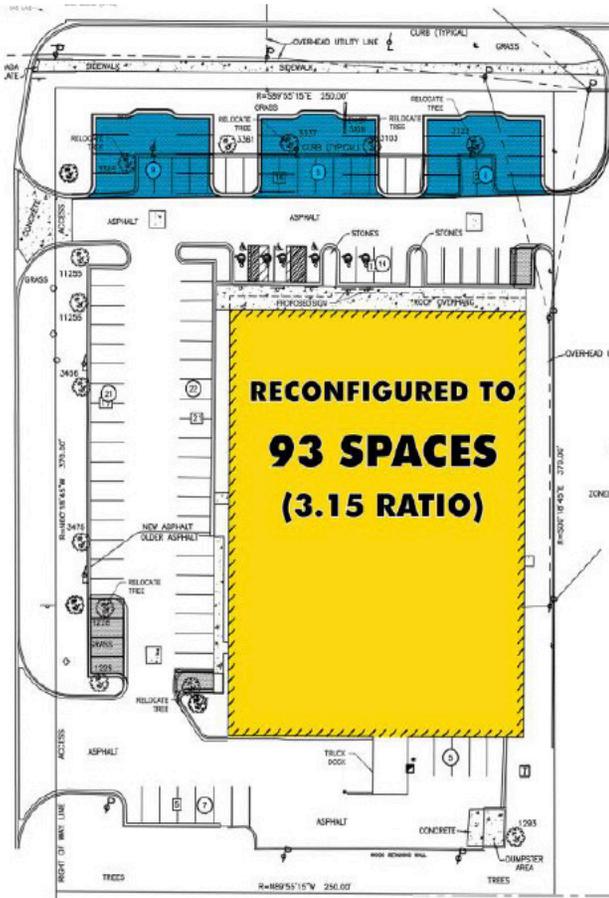


Stone Ridge Dr

W Saginaw Hwy



Potential Parking Expansion Options



Location Map



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