



FedEx Building

6240 - 6258 W. Saginaw Hwy
Lansing, Michigan 48917

Property Highlights

- Fantastic location in Lansing's west sub-market retail corridor
- Heavily travelled M-43 Highway in Lansing
- FedEx & University of Michigan/Sparrow Tenants
- Brick Building with newer roof and well maintained
- Close Proximity to Downtown, Freeway, and Lansing Mall
- Competitive lease rate
- Well maintained property
- Plenty of parking

Offering Summary

Sale Price:	\$1,950,000
Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	15,352 SF
Available SF:	1,364 & 3,066 SF

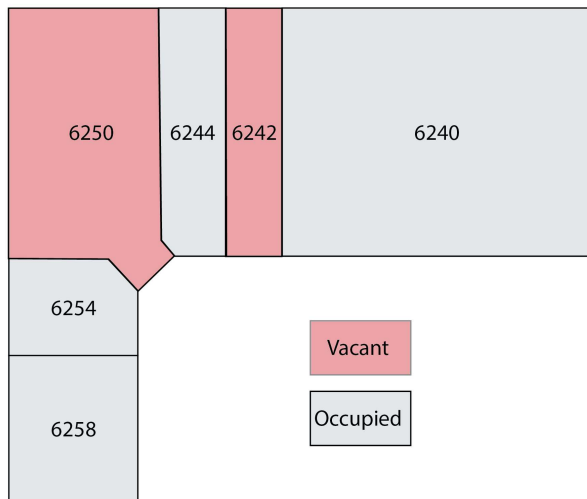
Spaces	Lease Rate	Space Size
6242 W. Saginaw Hwy	\$12.00 SF/yr	1,364 SF
6250 W. Saginaw Hwy	\$12.00 SF/yr	3,066 SF

For More Information



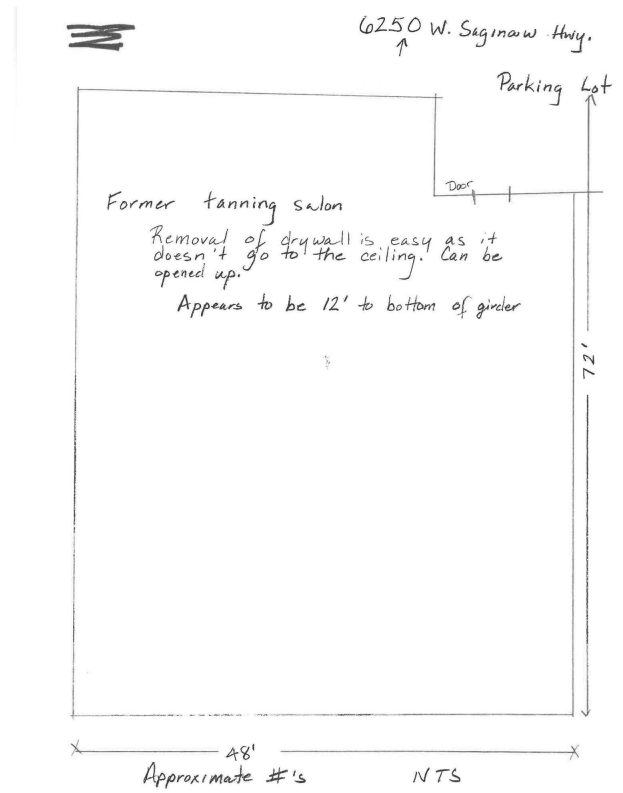
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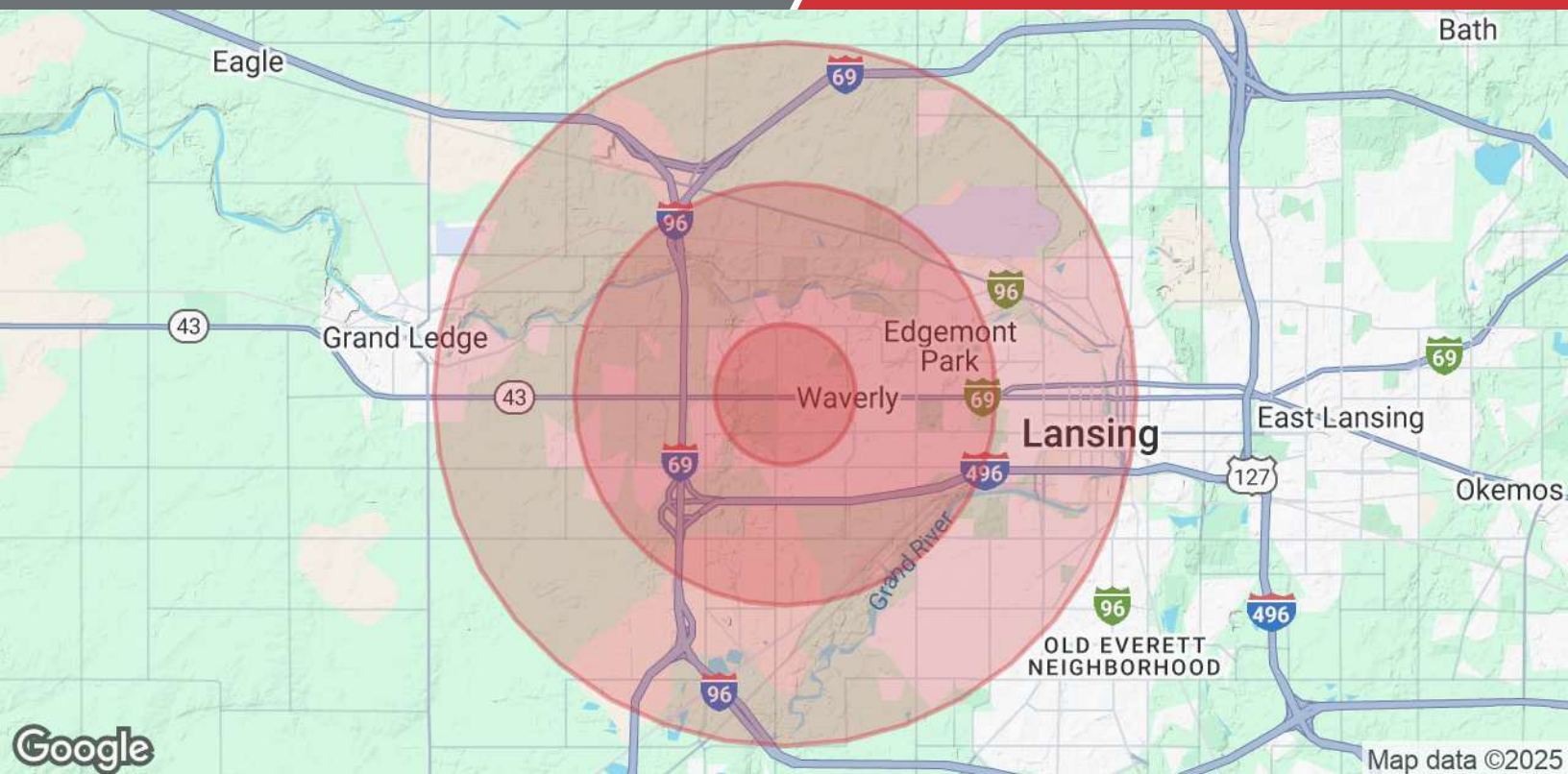


W. Saginaw Highway

Lincoln Ct.







Population	1 Mile	3 Miles	5 Miles
Total Population	7,907	39,255	97,477
Average Age	44	43	40
Average Age (Male)	42	41	39
Average Age (Female)	47	44	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,864	17,732	43,037
# of Persons per HH	2	2.2	2.3
Average HH Income	\$82,378	\$92,644	\$81,306
Average House Value	\$222,406	\$228,040	\$195,388

Demographics data derived from AlphaMap