



FOR LEASE

3900 E HOLLAND RD (PLANT 5)

579,220 SF
SAGINAW, MI

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**EXTENSIVE CRANE
INFRASTRUCTURE**



HEAVY POWER



**IMMEDIATE
ACCESS TO I-75**



EXTENSIVE PARKING



**CLEAR HEIGHTS
UP TO 47'**



PROPERTY DETAILS

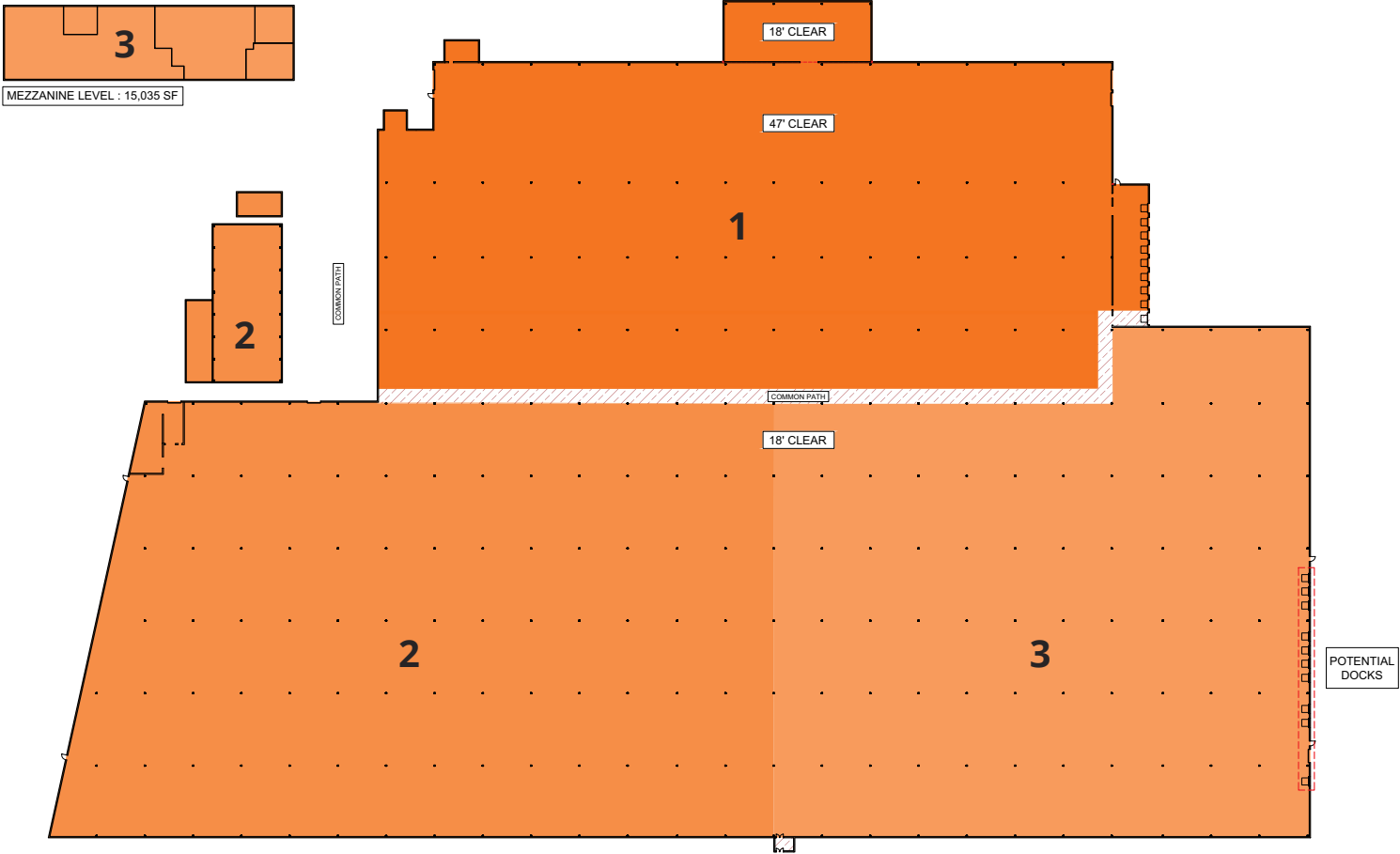
3900 E HOLLAND RD (PLANT 5) | SAGINAW, MI

AVAILABLE SPACE	579,220 SF
DOCK DOORS	9 with Potential for Additional 10
DRIVE-IN DOORS	11
CLEAR HEIGHT	18' - 47'
COLUMN SPACING	39' x 59'
CRANES	11 Low Bay 1 High Bay with 50-Ton Capacity
ROOF	Built-Up
WALLS	Metal Panel
FLOORS	6" - 12"
YEAR BUILT	1964
FIRE SUPPRESSION	Wet System
LIGHTING	LED T5 & T8
POWER	13,200 Volts Approx. 20 MW Available (Consumer's Energy)
GAS	Two Gas Lines (Consumer's Energy)
WATER	Two Feeds (City of Saginaw & Buena Vista)
PARKING	Extensive
LAND AREA	25 Acres
ADDITIONAL FEATURES	Cooling Tower, Compressed Air, Steam
ZONING	M-2 Intensive Manufacturing
PARCEL ID	10125284001000
RAIL ACCESS	Rail Service Possible

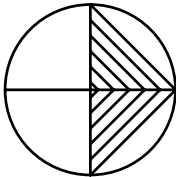


FLOOR PLAN

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NUMBER	DOCK DOORS	SQUARE FEET
1	8	172,452 SF
2	N/A	212,594 SF
3	10 POTENTIAL	185,680 SF
COMMON	1	8,494 SF
TOTAL		579,220 SF



SITE PLAN

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LOCATION MAP

3900 E HOLLAND RD (PLANT 5) | SAGINAW, MI

DETROIT, MI	100 MILES
GRAND RAPIDS, MI	144 MILES
FORT WAYNE, IN	217 MILES
CLEVELAND, OH	251 MILES
COLUMBUS, OH	275 MILES

