



FOR LEASE

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CROSS-DOCK TRUCK TERMINAL

17740 Dixie Highway

Birch Run, MI 48415



Square Footage: 17,455 (Office: 2,000 and Shop: 15,455)

*** Dimensions: Office: 40' x 100' Shop: 150' x 200'**

Building Type: Industrial/Warehouse/Large Storage Lot

Grade Level Door 1 Via Ramp

Truckwells or Docks: 40 (8'X9')

Exterior Construction: Block and Steel & Aluminium

Structural Sytem: Steel Columns

Heating/Cooling: Office has Heat

Parking: ±250 trailer spaces

Occupancy: Immediate

Lease Rate: \$11.50 sf NNN

Taxes: 2024 Total: \$19,928

Zoning: Industrial

County: Saginaw

Rail: No

Floor Drains: No

Restrooms: 3

Year Built: 1982

Freestanding: Yes

Floors: Cement

Electric: 240 volts

Sprinklers: No

Lighting: Led w/ Motion Sensors

Ceiling height: 10'-12' Clear

Large Paved 10 acres Fenced w/ Gate

Total Acreage: 10.4

Fueling Station: 12,000 gallon Diesel

Comments: FOR LEASE – 17,455 SF Cross-Dock Facility on 10.4 Acres

Rare opportunity to lease a fully equipped former USF Holland cross-dock terminal featuring 40 dock-high doors (8' x 9'), 2,000 SF of office space, and 10–12 ft clear height. The property sits on 10.4 acres of paved, gated parking with ±250 trailer spaces, offering unmatched flexibility for trucking, distribution, equipment storage, RV/boat parking, or container yard operations. With a functional layout, high visibility, and heavy-duty infrastructure, this facility is ideal for operators needing speed, efficiency, and capacity. Close to I-75 interchange at Birch Run exit, 20 miles from Flint Bishop Airport.