



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

6025 W Saginaw Hwy. | Lansing, MI 48917

2501 Coolidge Rd, Suite 300  
East Lansing, MI 48823  
P: +1 517 662 3535  
colliers.com/lansing



**Shawn O'Brien, CCIM**  
Senior Vice President  
+1 517 303 5554  
shawn.obrien@colliers.com



**Burm Kim**  
Associate  
+1 517 517 7404  
burm.kim@colliers.com

# 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

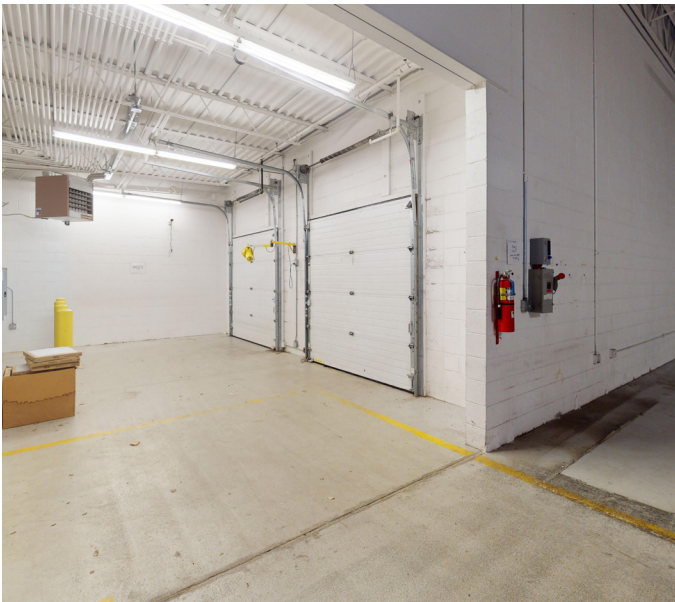
## Listing Highlights

- › **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



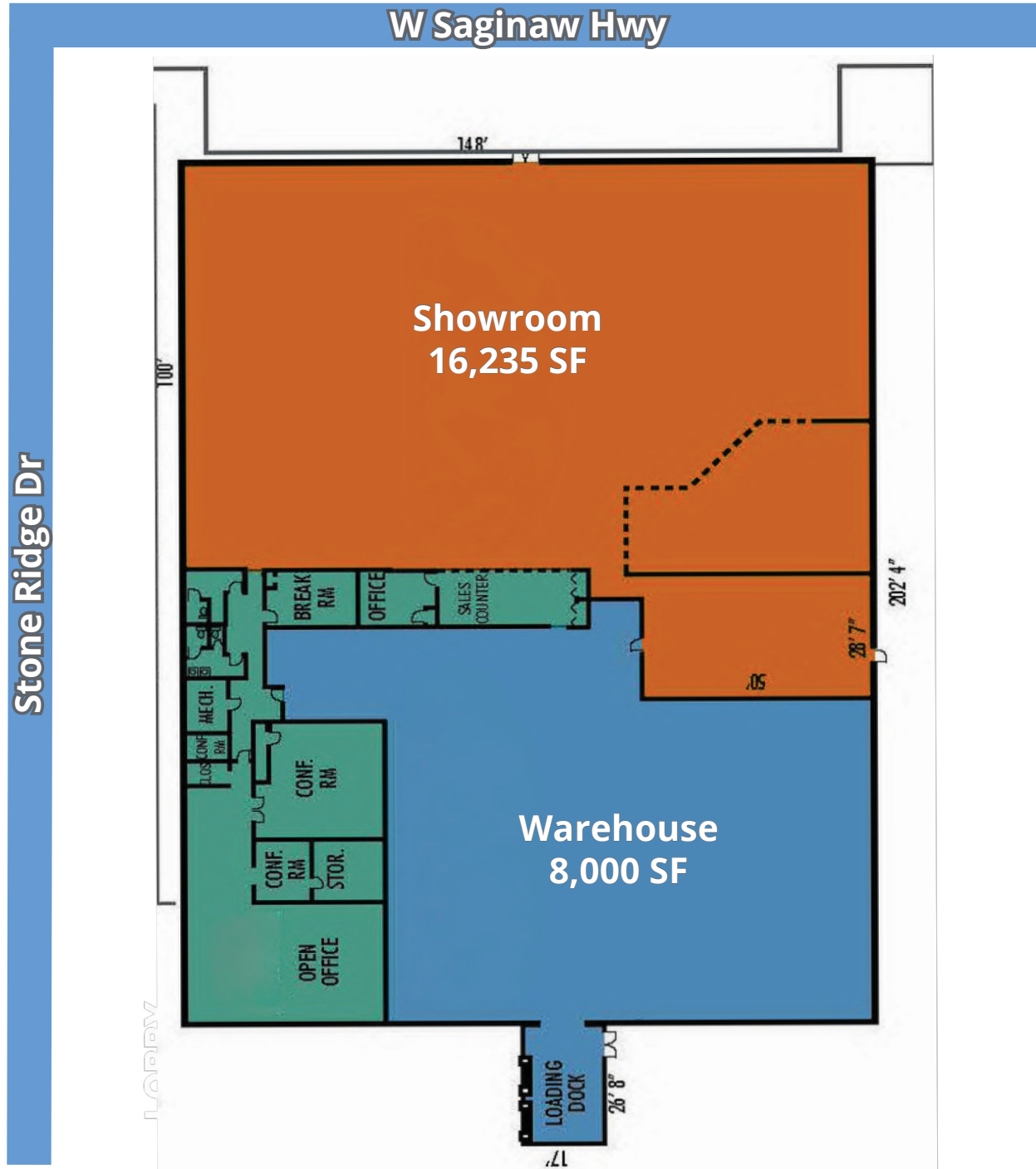


Photos - Retail Showroom

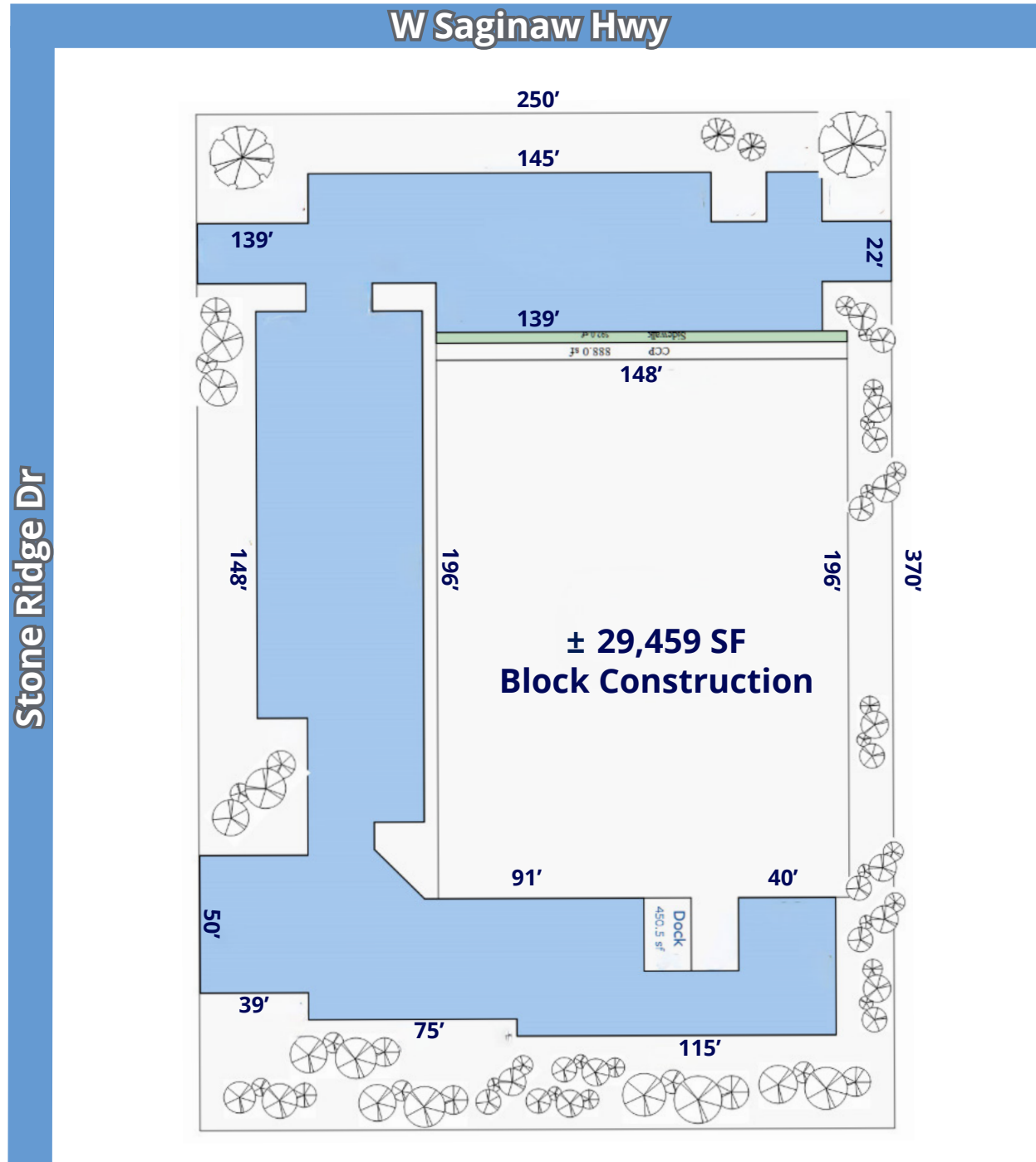


Photos - Warehouse and Loading Docks

# Floor Plan



# Site Plan





# Location Map



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