

1201 S. WHEELER STREET  
SAGINAW, MICHIGAN

INDUSTRIAL FOR LEASE  
48,000 Square Feet Available



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ASSOCIATES**  
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## PROPERTY FEATURES

- 48,000 square feet available
- 1,100 square feet office
- 20' clear height
- (1) 14' x 14' clear height
- (5) truckwells
- 3500 amps, 440 volts, 3-phase power
- Located on 4.170 acres
- (50) parking spaces
- The building is available for sublease until 7/31/26 or a new direct lease
- Lease Rate: \$5.75/sq. ft. NNN



For more information, please contact:

**JOE PLASKEY**  
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**SIGNATURE ASSOCIATES**  
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2825 Bay Road, Suite 100  
Saginaw, MI 48603  
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

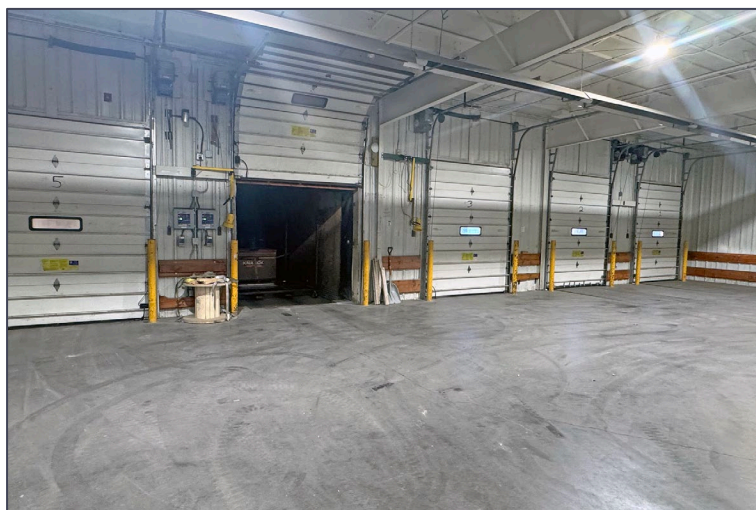
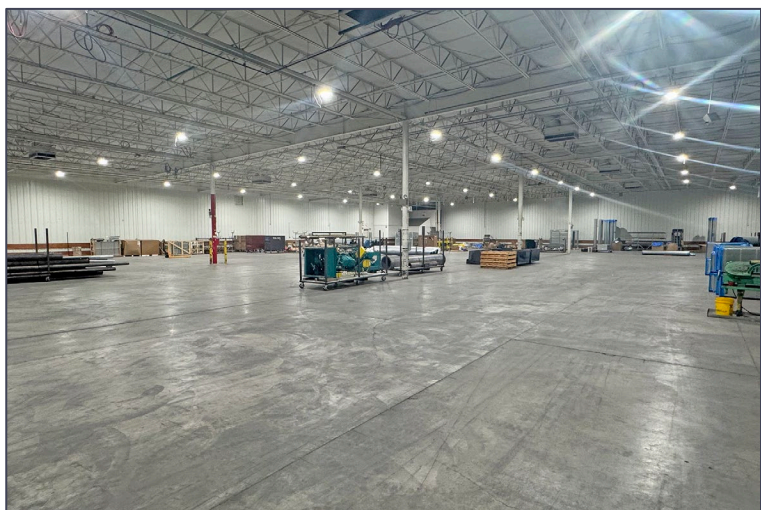
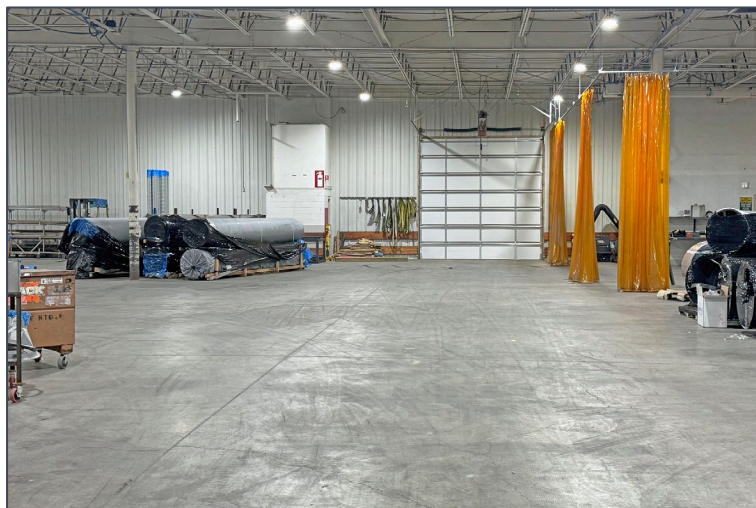
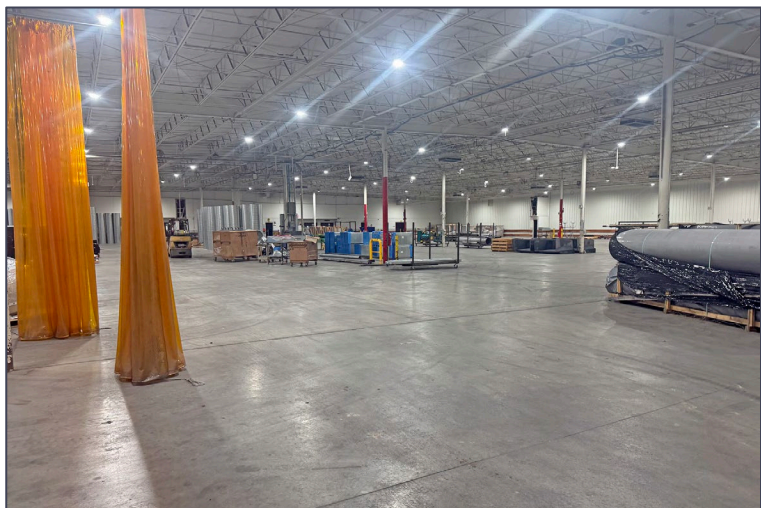


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### Additional Photos



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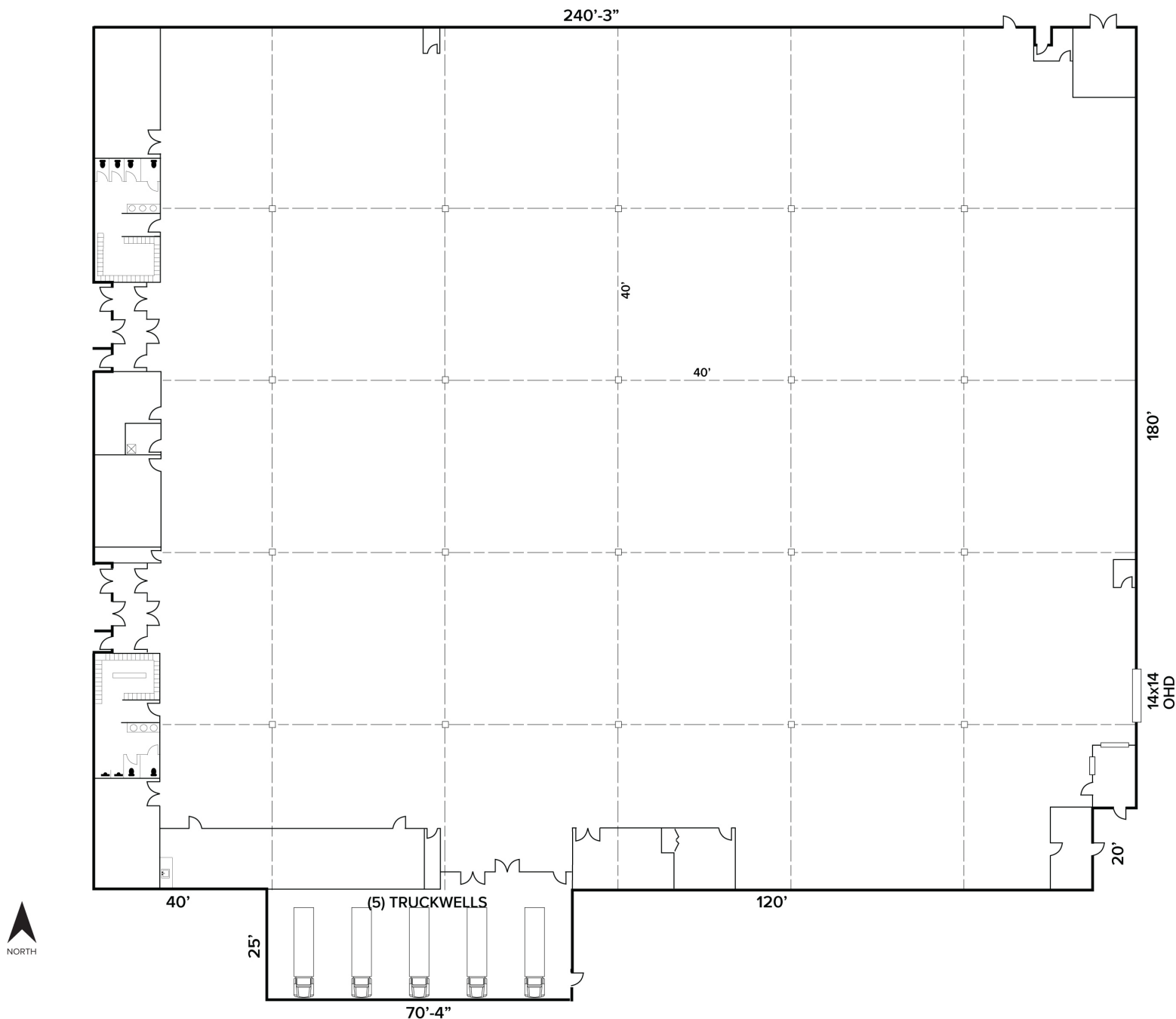
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### Floor Plan



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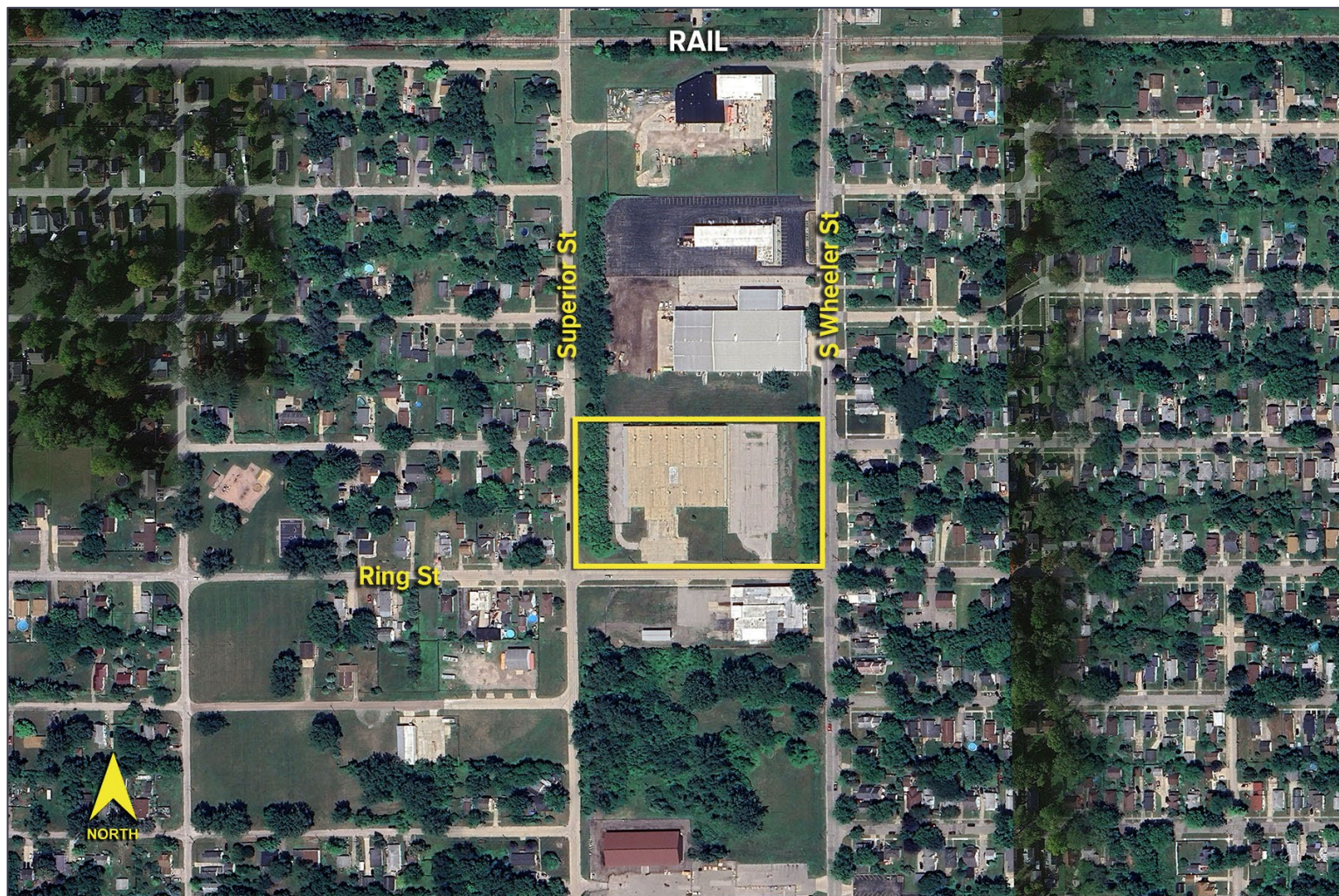


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Aerial



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