



**3900 E HOLLAND RD  
SAGINAW, MI**

## **PLANT 5**

**± 566,883 SQUARE FEET  
FOR SALE**



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## PROPERTY OVERVIEW



± 566,883 Square Feet



Extremely Heavy Power  
± 20 Megawatts Available



Significant Infrastructure In Place



Located In An Opportunity Zone



Centrally Located In Michigan  
With Immediate Access To I-75



Asking Price: Contact Broker

# BUILDING SPECIFICATIONS

3900 E. Holland Rd, Saginaw, MI

	Acres	± 25 AC
	Size	±566,883 Square Feet ±27,849 Square Foot Office
	Power	Very Heavy (± 20MW Available TBV)
	Clear Height	± 18' - 47'
	Grade Level Doors	± Eleven (11)
	Docks	± Nine (9)
	Zoning	M-2 Intensive Manufacturing
	Cranes	One (1) 50 Ton (± 32' Underhook), Eleven (11) Low Bay Cranes 47' Clear, 94' Crane Bay with 50 Ton Crane
	Fire Suppression:	Yes
	Infrastructure	Extensive (See Addition Details on Page 10 & 11)
	Parking	Extensive
	Rail	Possible
	Asking Price	Contact Broker



# AERIAL PHOTO

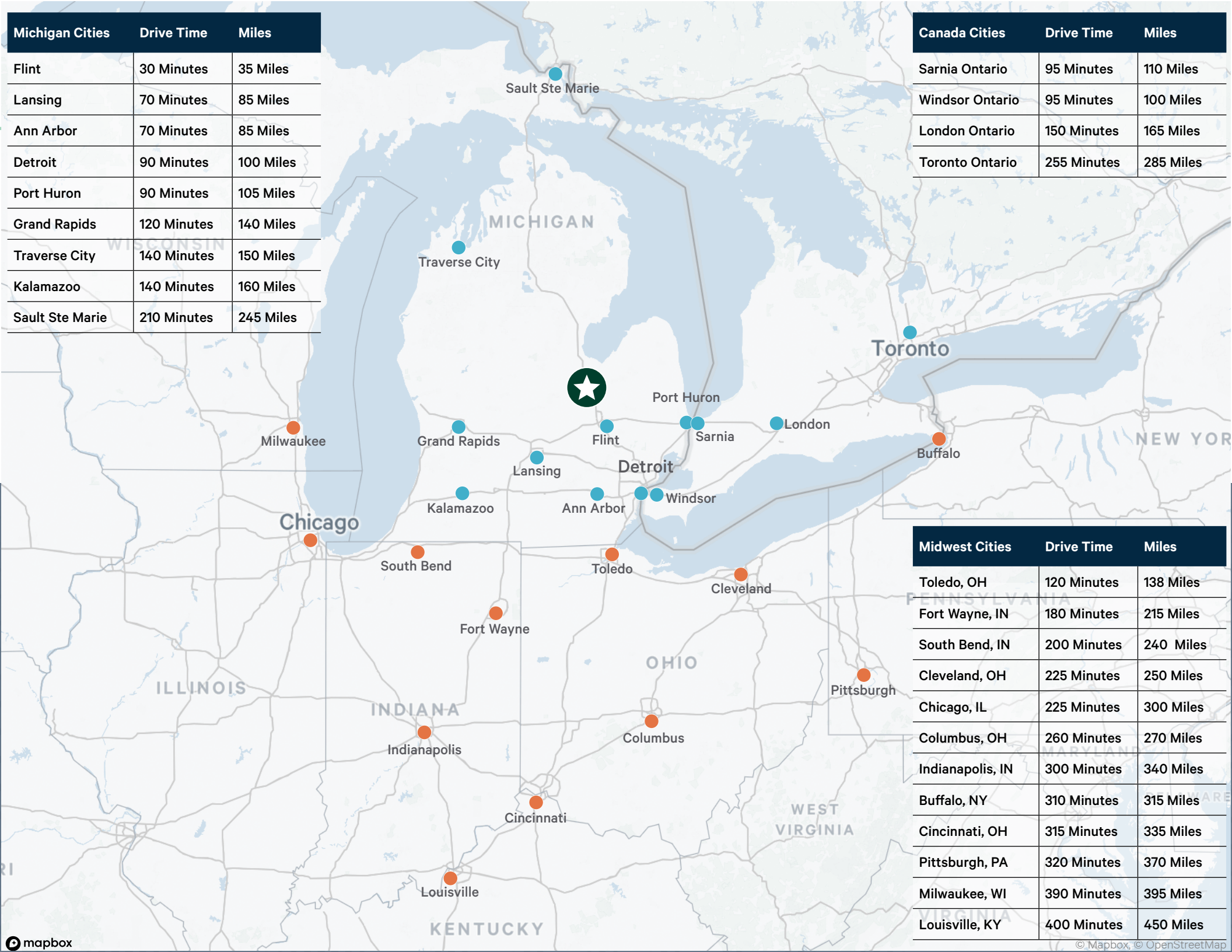


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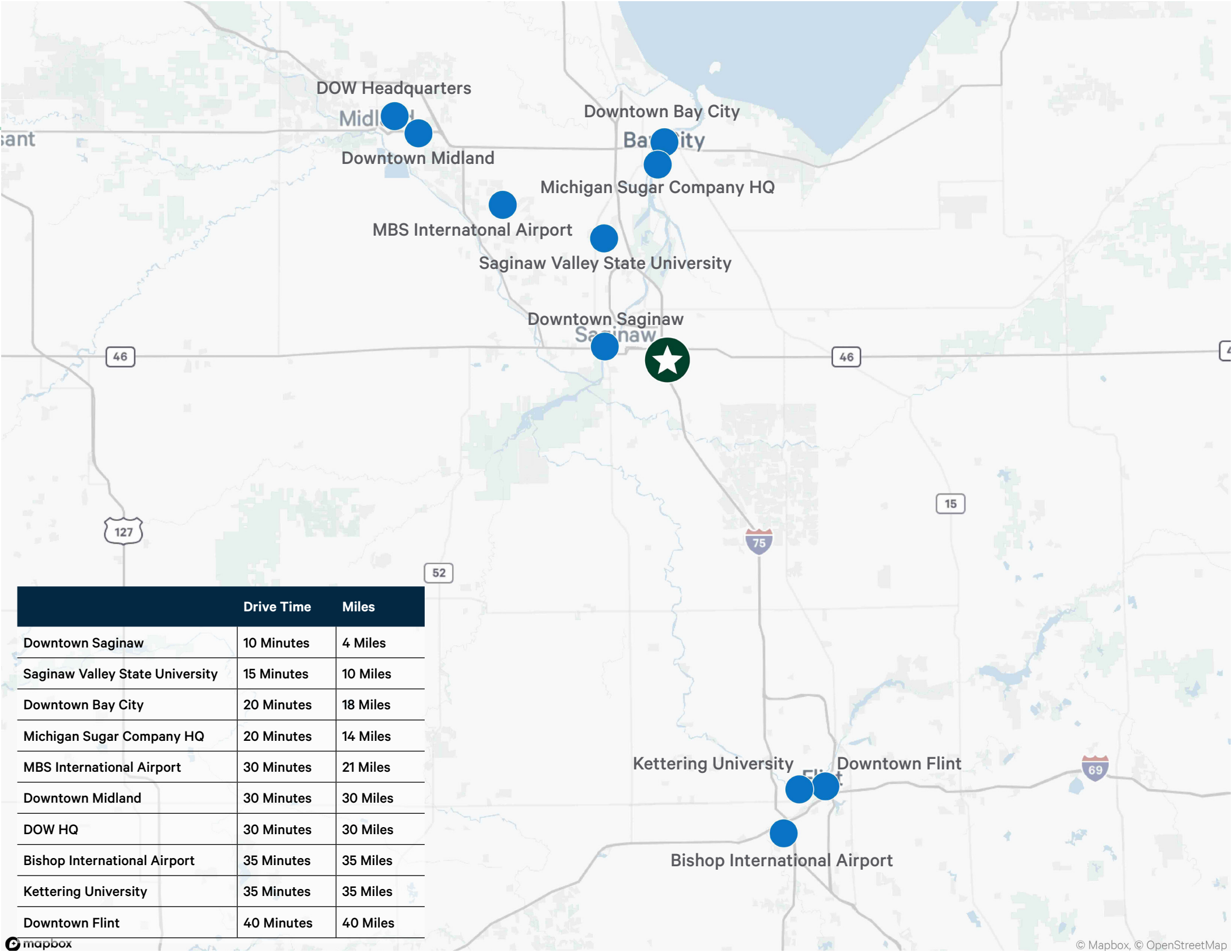


Michigan Cities	Drive Time	Miles
Flint	30 Minutes	35 Miles
Lansing	70 Minutes	85 Miles
Ann Arbor	70 Minutes	85 Miles
Detroit	90 Minutes	100 Miles
Port Huron	90 Minutes	105 Miles
Grand Rapids	120 Minutes	140 Miles
Traverse City	140 Minutes	150 Miles
Kalamazoo	140 Minutes	160 Miles
Sault Ste Marie	210 Minutes	245 Miles

Canada Cities	Drive Time	Miles
Sarnia Ontario	95 Minutes	110 Miles
Windsor Ontario	95 Minutes	100 Miles
London Ontario	150 Minutes	165 Miles
Toronto Ontario	255 Minutes	285 Miles

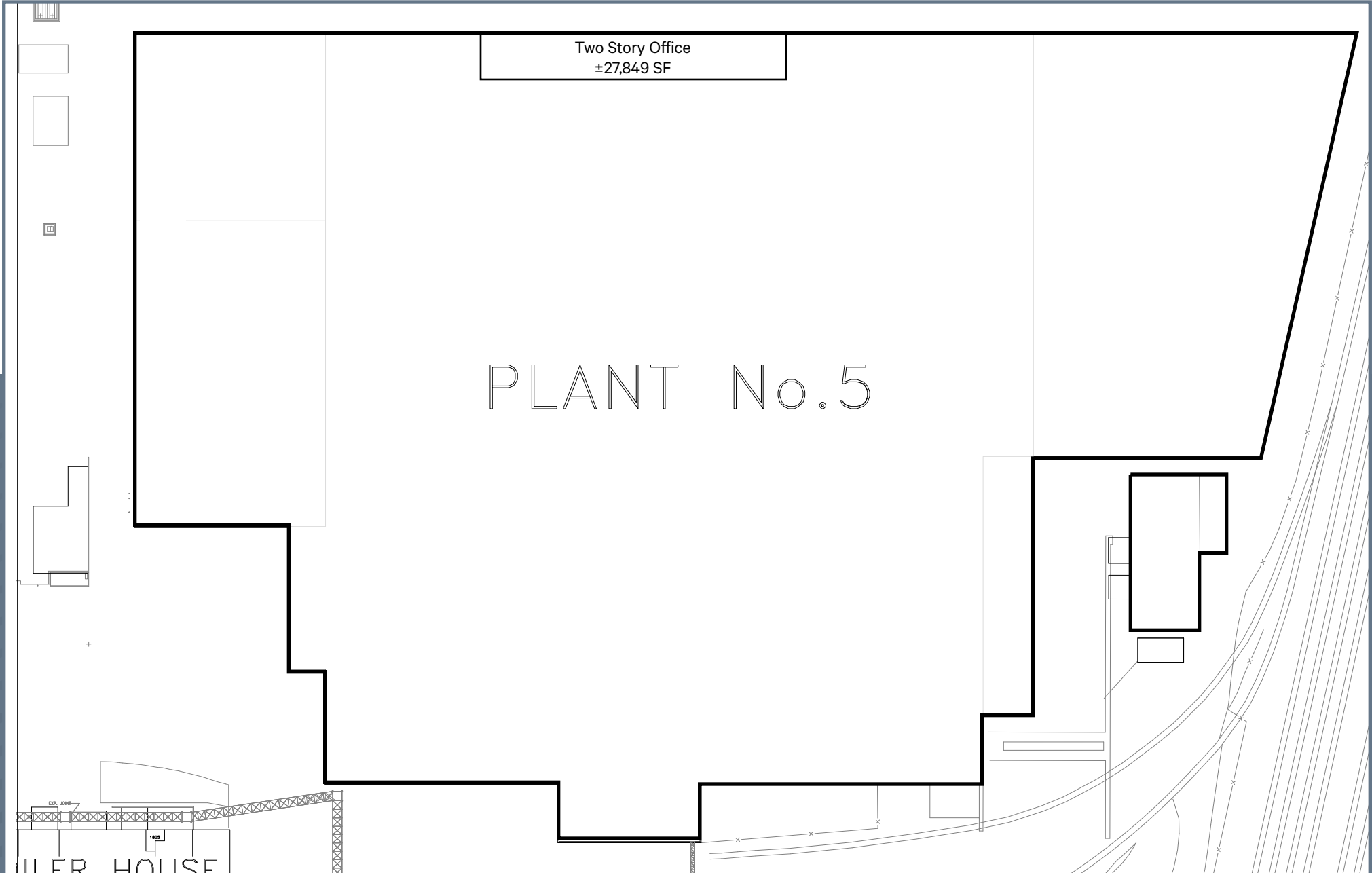


Midwest Cities	Drive Time	Miles
Toledo, OH	120 Minutes	138 Miles
Fort Wayne, IN	180 Minutes	215 Miles
South Bend, IN	200 Minutes	240 Miles
Cleveland, OH	225 Minutes	250 Miles
Chicago, IL	225 Minutes	300 Miles
Columbus, OH	260 Minutes	270 Miles
Indianapolis, IN	300 Minutes	340 Miles
Buffalo, NY	310 Minutes	315 Miles
Cincinnati, OH	315 Minutes	335 Miles
Pittsburgh, PA	320 Minutes	370 Miles
Milwaukee, WI	390 Minutes	395 Miles
Louisville, KY	400 Minutes	450 Miles



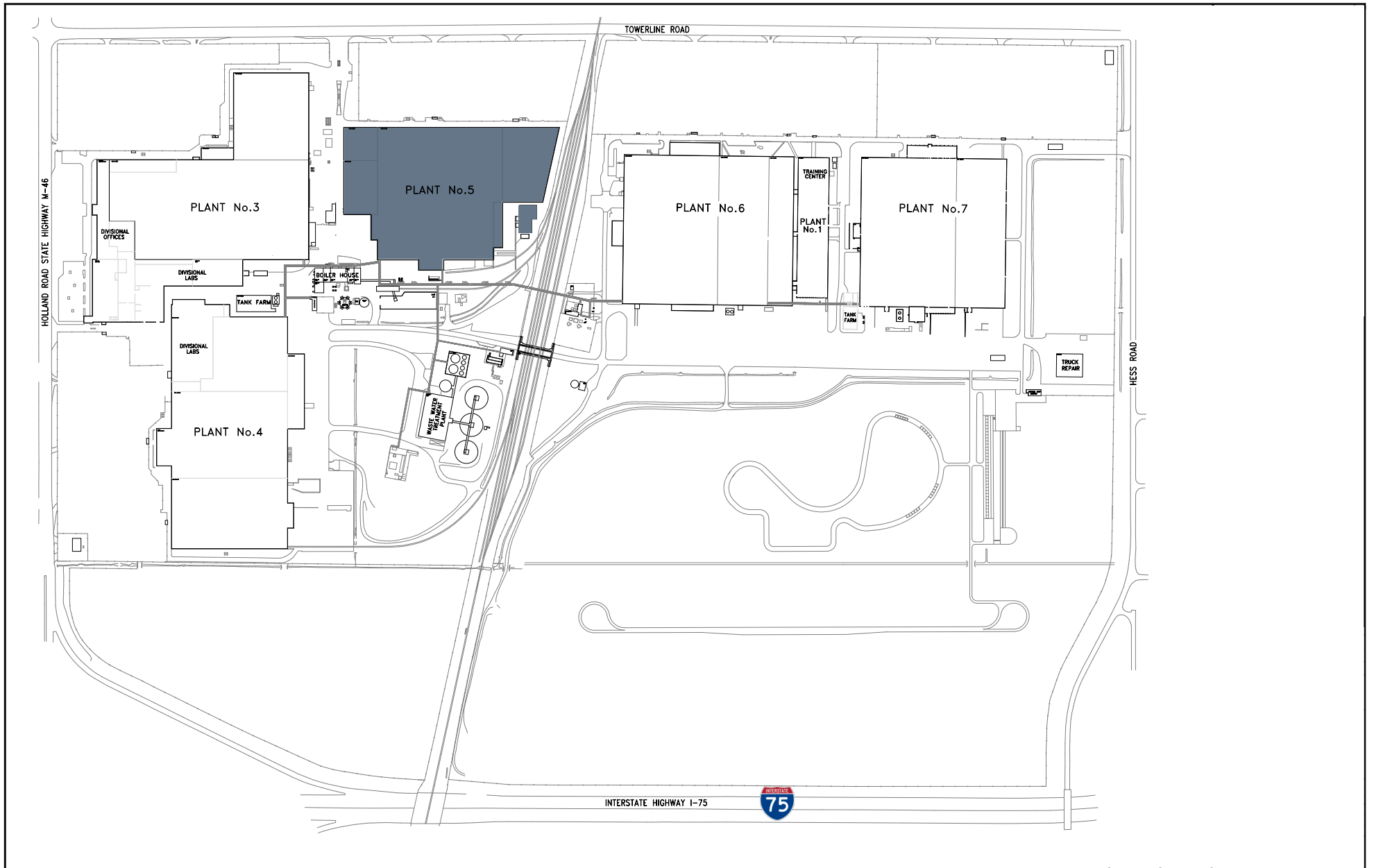
	Drive Time	Miles
Downtown Saginaw	10 Minutes	4 Miles
Saginaw Valley State University	15 Minutes	10 Miles
Downtown Bay City	20 Minutes	18 Miles
Michigan Sugar Company HQ	20 Minutes	14 Miles
MBS International Airport	30 Minutes	21 Miles
Downtown Midland	30 Minutes	30 Miles
DOW HQ	30 Minutes	30 Miles
Bishop International Airport	35 Minutes	35 Miles
Kettering University	35 Minutes	35 Miles
Downtown Flint	40 Minutes	40 Miles

# FLOOR PLAN





# SITE PLAN



# ADDITIONAL BUILDING SPECIFICATIONS

## Electrical Power

Power is provided to Nexteer's Manufacturing Plants via Consumers Energy on-site electrical substation. Nexteer has its own electric substation that provides power to each of the Manufacturing Plants as well as Powerhouse, WWTP, Nitrogen Plant, and Engineering Center. Power lines are carried on a utility trestle throughout the site.

- 3 primary cables dedicated to plant 5 (13, 200 volts)
- 7 substations
- 23 transformers (13, 200 volts to 480 volts)
- Approximately 20 MV of available power (To Be Verified)

## Natural Gas

Natural gas is provided through (2) gas pipelines. One pipeline is regulated to 12 PSI and is dedicated to supply to the manufacturing plants mostly for the purpose of heat treat operations; this gas line is carried on the utility trestle. The second pipeline is regulated to 30 PSI and provides the necessary supply for the site's Powerhouse Operation; this gas line is buried underground. Both pipeline sources are provided by Consumers Energy from a main distribution line.

- 2 gas lines from Consumers
- 12 PSI for process steam
- 30 PSI for heating steam for gas boilers in PH
- 10" line going into plant 5

## Steam

Steam is generated and provided by the Powerhouse through a common steam line at 150 PSI located on the utility trestle. The steam line pressure is reduced and divided into two (2) systems within each manufacturing plant. A 100 PSI line provides steam to manufacturing processes and a 30 PSI line provides steam to the Plant's heating systems.

- Gas boilers
- 120,000 lbs / hr
- 100 PSI for process steam
- 30 PSI for heating steam
- Controlled from Power House

## Compressed Air

Compressed air is generated at three (4) compressor stations that feed into a common line which is located on the utility trestle and provided to each manufacturing plant.

- 9 air compressors on site
  - o 10,000 cfm for plant 5
  - o Plants receive 92 psi from header
  - o 10" line going into plant

## Water

Water is provided to the site from two (2) locations. The first location is located on Cumberland Rd. and consists of two (2) 10-inch mains that run to the site and connect to a common feed line that carries water to a pump house and the site Powerhouse. Additional mains located on the corner of Hess Road and Tower-line Road provide water to the same common feed line. The pump house boosts the water pressure to approximately 60 PSI and the powerhouse sends water to an elevated water tower supply which provides water to the site at 67 PSI in a common underground distribution line.

- 2 separate water feeds
  - o City of Saginaw
  - o Buena Vista
- 10" line in plant 5

# ADDITIONAL BUILDING SPECIFICATIONS

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## Waste Water Treatment Plant

All auxiliary waste water from the site is collected and treated for discharge at Nexteer's WWTP. This facility collects and treats 4 million gallons of waste water per week to meet compliance standards set through a permit issued by the City of Saginaw

## HVAC Information

- 14 Air handlers (12 for the plant, 1 for the cafeteria, 1 for the locker room) (air flow and heating)
- 10 dock heaters
- 52 exhaust fans
- 2 office roof top units (heating and cooling)
- Fin tube system for perimeter heat

## Floor Thickness

- Low Bay 6" to 12" of concrete
- High bay - 12"
- Other Areas thickness depends on type of equipment installed

## Crane & Hoist Information

- Number of low bay cranes - 11
- Number of high bay cranes - 1
- Number currently certified - 50 ton high bay

## Cooling Tower

- Dedicated to plant 5
- 3 pumps

## Fire Protection

- North Pump House
  - o 1 Diesel pumps
  - o 1 Electric pump
  - o 1 Jockey pump
  - o 120 psi to 134 psi loop pressure
- South Pump House
  - o 1 Diesel pump
  - o 1 Jockey pump
- 16 risers feed plant 5
- Sprinkler Protection in plant
- Pressure 120 psi to 134 psi loop pressure

## Generators

- 2 Diesel Generators Plant 5
  - o South West Generator
  - o Located near G21
  - o 1000 kw
  - o 480 volts
  - o Air cooled
- North West Generator
  - o 235 kw
  - o 480 volts
  - o City water cooled

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## Talent

Saginaw County is home to an advanced manufacturing workforce, along with top technical talent. The Region offers one of the country's richest pools of science/engineering talent, from fiscal services to supply management, we have well-trained and experienced people.

There are twelve educational institutions within the Region that offer training closely aligned with labor demand. In addition, employers have access to nationally-recognized workforce sourcing and technical training programs at no cost to employers. This ensures that employers maintain the steady pipeline of talent that is necessary for growing their businesses.

## PLANT 5

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**nexteer**  
AUTOMOTIVE

**CBRE**

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