



FOR LEASE

3900 E HOLLAND RD (PLANT 6)

**434,420 SF
SAGINAW, MI**

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM

JEFF KILBORN | 414-214-0613 | JKILBORN@PHOENIXINVESTORS.COM



**PHOENIX
INVESTORS**

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**EXTENSIVE CRANE
INFRASTRUCTURE**



HEAVY POWER



**IMMEDIATE
ACCESS TO I-75**



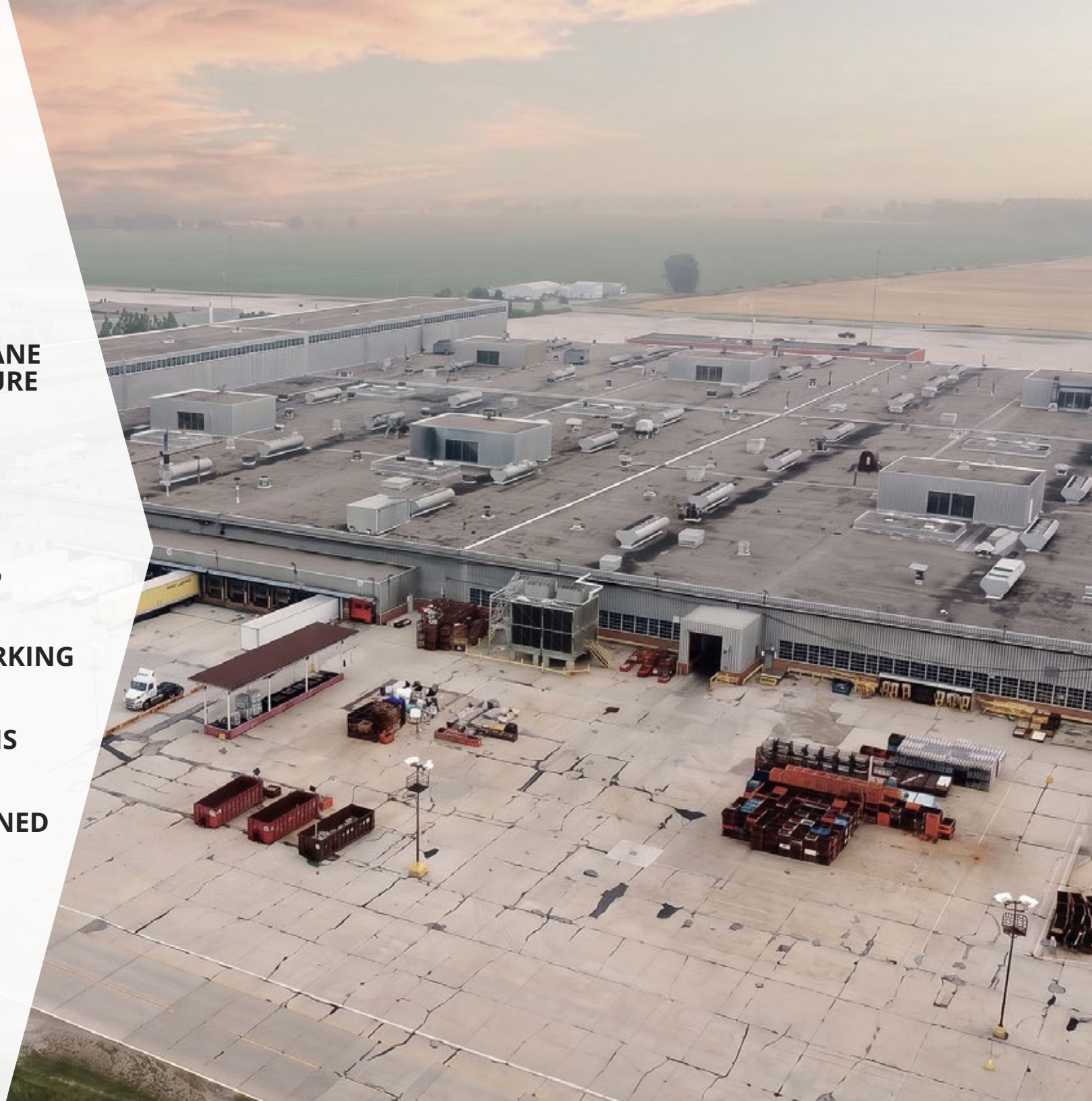
EXTENSIVE PARKING



LOCKER ROOMS



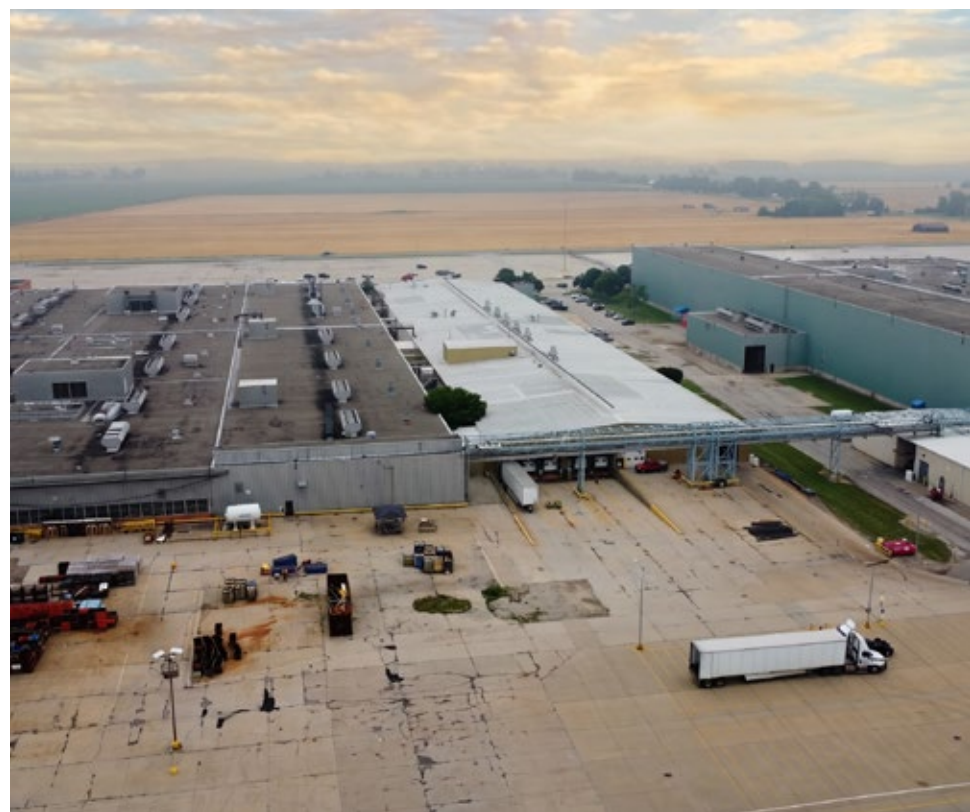
**AIR-CONDITIONED
OFFICES**



PROPERTY DETAILS

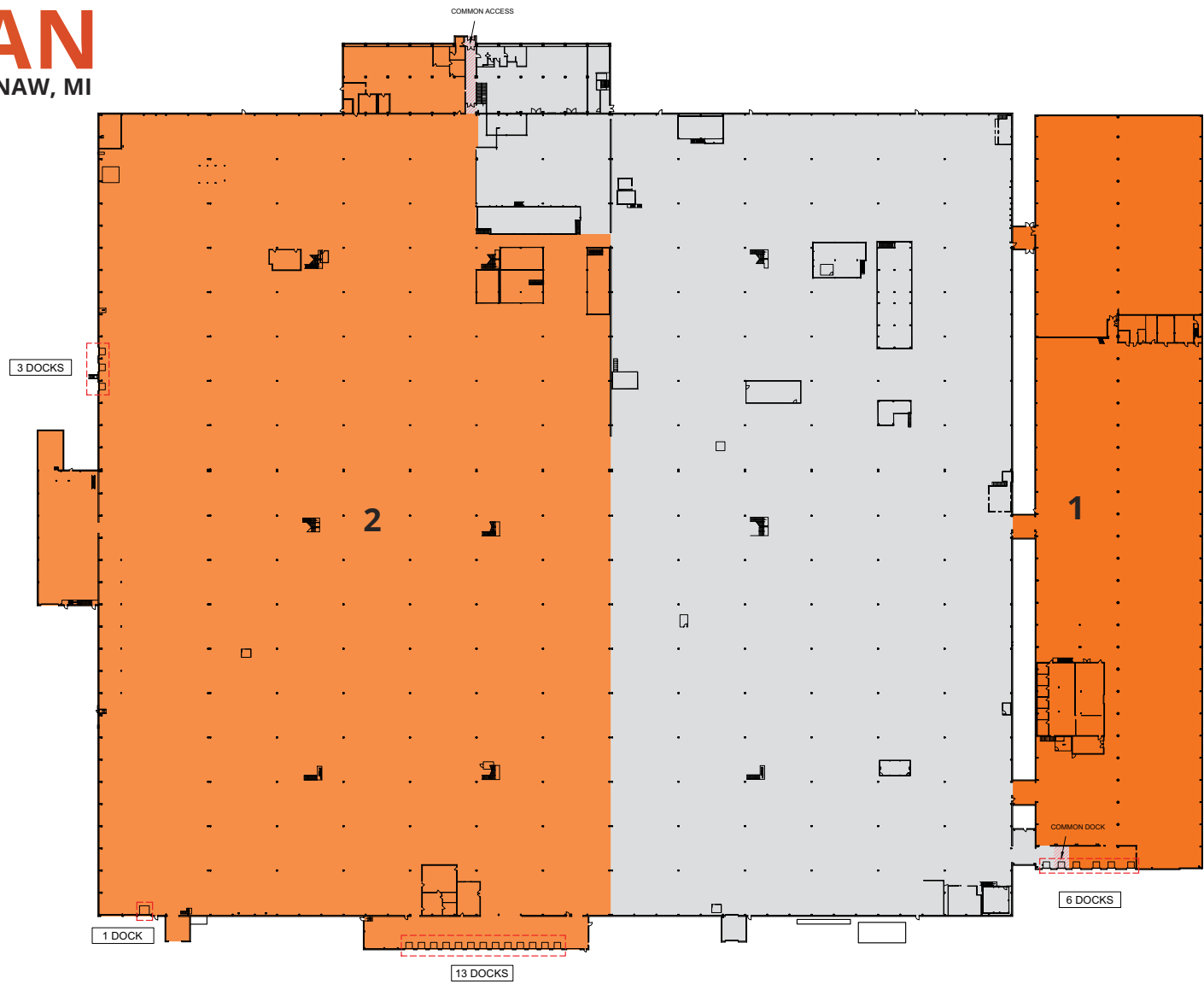
3900 E HOLLAND RD (PLANT 6) | SAGINAW, MI

AVAILABLE SPACE	103,900 SF (Available 1/1/2027) 330,520 SF (Available 4/1/2027)
DOCK DOORS	21
DRIVE-IN DOORS	3
CLEAR HEIGHT	18' - 47'
COLUMN SPACING	40' x 60' 20' x 75'
CRANES	50-Ton Crane Available
ROOF	Built-Up & Metal
WALLS	Metal Panel
FLOORS	6" 12" in High Bay Space
YEAR BUILT	1964
FIRE SUPPRESSION	Wet
LIGHTING	LED, T5 & T8 with Motion Sensors
POWER	480V, 3-Phase
PARKING	Extensive
LAND AREA	25 Acres
ZONING	M-2 Intensive Manufacturing
PARCEL ID	10-12-5-28-4001-000
RAIL ACCESS	Possible

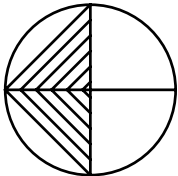


FLOOR PLAN

3900 E HOLLAND RD (PLANT 6) | SAGINAW, MI



NUMBER	SPACE DESIGNATION	AVAILABLE	DOCK DOORS	CLEAR HEIGHT	COLUMN SPACING	SQUARE FEET
1	BUILDING 6E	1/1/2027	4	20' - 23'	20' x 75'	103,900 SF
2	BUILDING 6	4/1/2027	17	18' - 47'	40' x 60'	330,520 SF
TOTAL						434,420 SF



LOCATION MAP

3900 E HOLLAND RD (PLANT 6) | SAGINAW, MI

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

