

1720 Norman Street

Saginaw, Michigan



Property Features

- 38,315 SF Available
- Expandable to 58,815 SF
- Two (2) Truckwells
- One (1) Grade-Level Door (12' x 14')
- 2,000AMP / 480/208V / Electrical Power throughout with buss duct
- Air lines throughout
- Easy freeway access to I-75
- Rail Loading Potential

Property Overview

- **County/City:** Saginaw
- **Total Building Size:** 38,315 SF
- **Sale Price:** \$1,250,000 / \$32.62/SF
- **Zoning:** M-2 / General Industrial
- **Per Site Plan, This Property Has Rail Spur & Dock Loading Potential**
- **The Adjacent 16 Acres Is Also For Sale Via A Separate Owner**

Comments:

- Great Manufacturing Building
- Expandable to 55,815 Total
- Two (2) Truckwells with Dock Levelers
- 2,000a / 480/208v / Electrical Power Throughout with Buss Duct
- Air Lines Throughout

Land & Structures

Year Built:	2004
Total Available:	38,315 SF
Available Office:	3,315 SF
Available Shop:	35,000 SF
Acreage:	5.71
Construction:	Pre-Engineered Steel Frame
Roof:	TBD
Floor Drains:	Yes
Ceiling Height:	20' - 22'10" at Eaves
Parking:	Ample
HVAC:	Shop: Gas Make Up Air / Office: HVAC
Power:	2,000a / 480v / 3p
Lighting:	Metal Halide
Restrooms:	Ample
Grade Level Doors:	One (1)
Truckwells / Docks:	Two (2)
Shop Floors:	6" Reinforced Concrete
Cranes:	None
Rail:	Possible

1720 Norman Street
Saginaw, MI 48601

Property Aerial



