



± 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

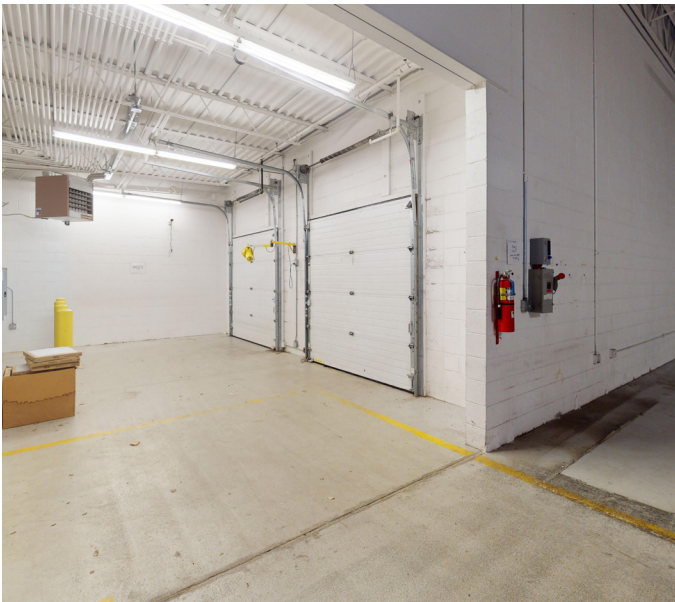
Listing Highlights

- › **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



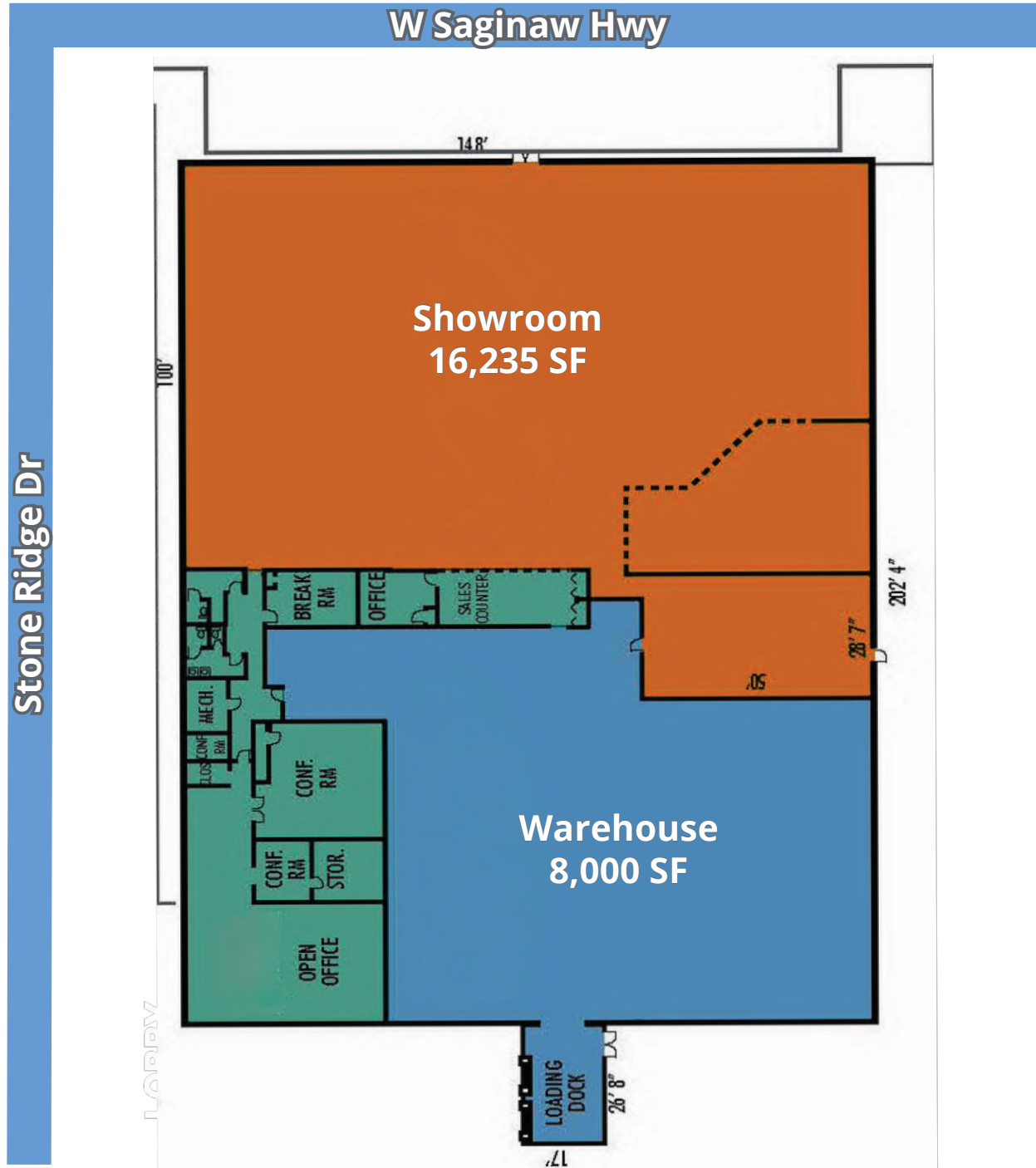


Photos - Retail Showroom

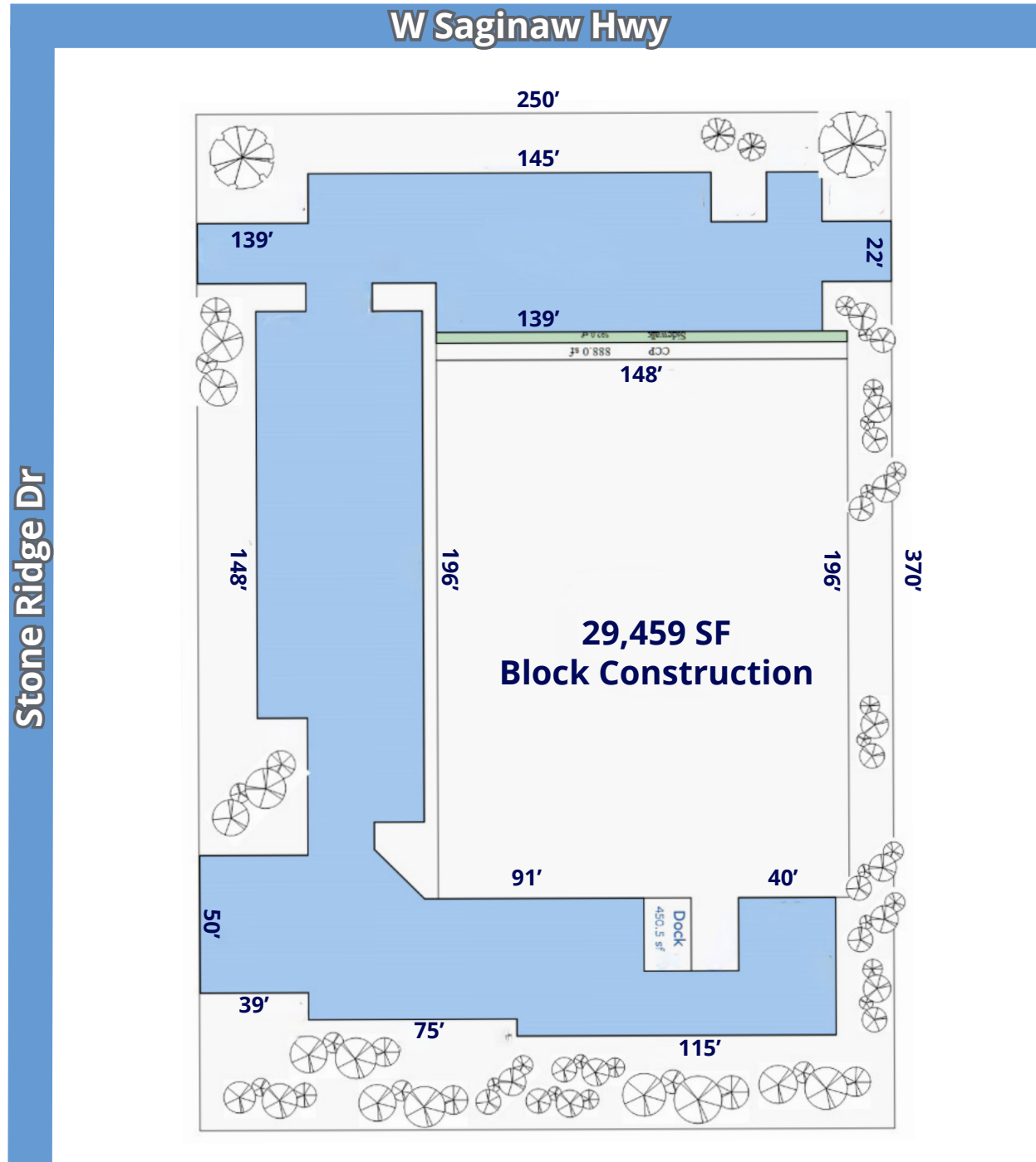


Photos - Warehouse and Loading Docks

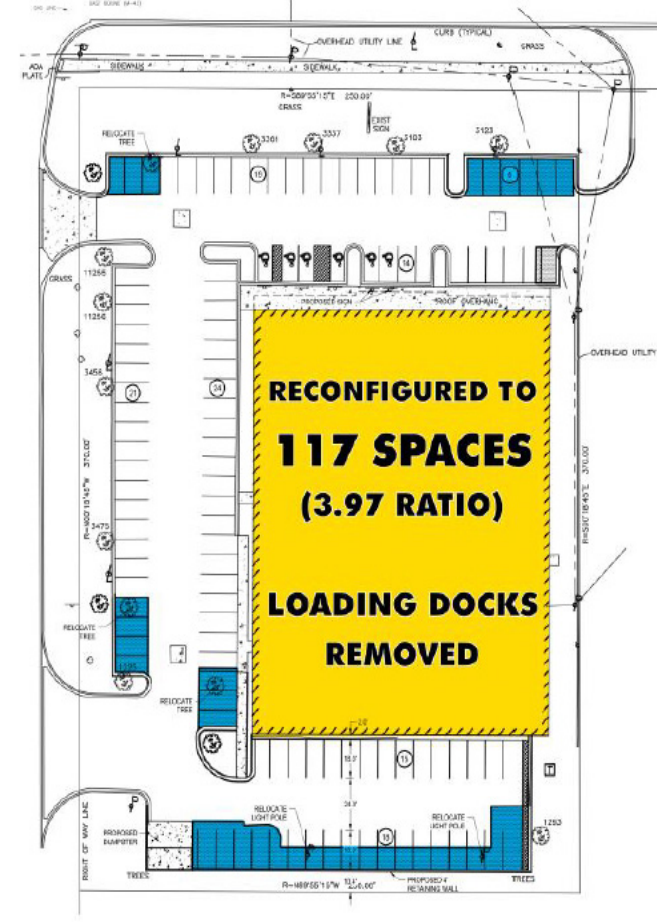
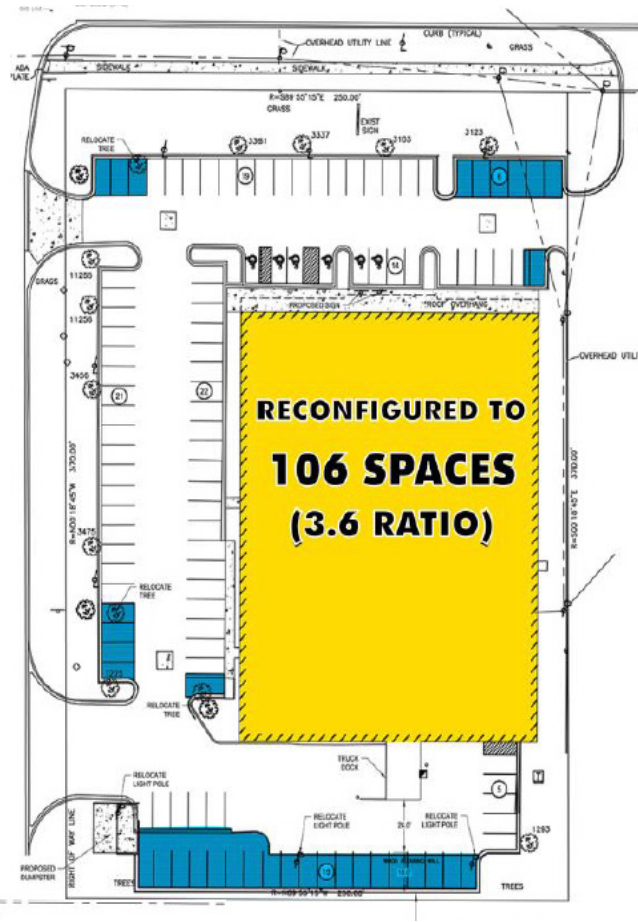
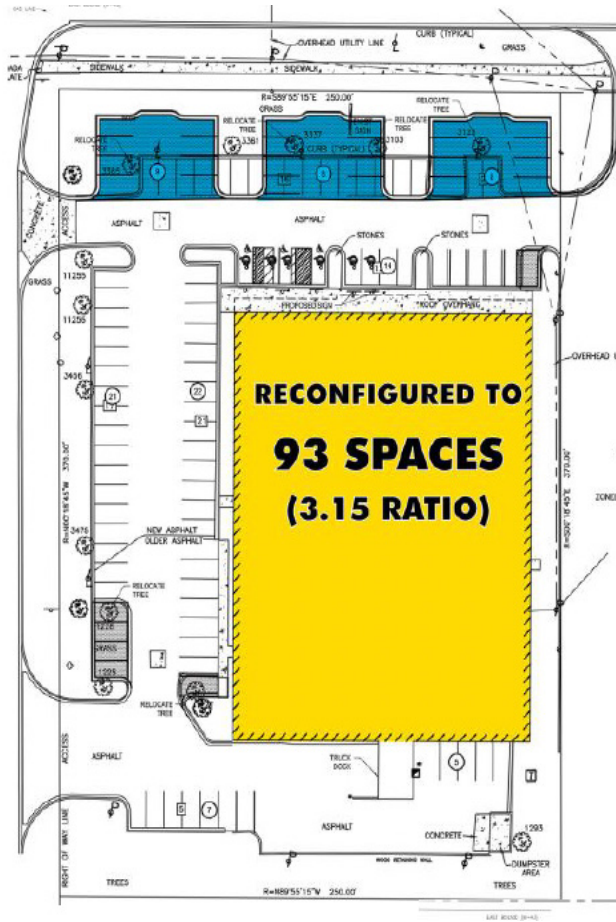
Floor Plan



Site Plan



Potential Parking Expansion Options



Location Map



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

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.