



FOR LEASE

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CROSS-DOCK TRUCK TERMINAL

17740 Dixie Highway
Birch Run, MI 48415



Square Footage: 17,455 (Office: 2,000 and Shop: 15,455)
* Dimensions: Office: 40' x 100' Shop: 150' x 200'
Building Type: Industrial/Warehouse/Large Storage Lot
Grade Level Dc 1 Via Ramp
Truckwells or Docks: 40 (8'X9')
Exterior Construction: Block and Steel & Aluminium
Structural Sytem: Steel Columns
Heating/Cooling: Office has Heat
Parking: ±100 trailer spaces
Occupancy: Immediate
Lease Rate: \$7.95 sf NNN
Taxes: 2026 Estimated Total: \$16,000

Zoning: Industrial
County Saginaw
Rail: No
Floor Drains: No
Restrooms: 3

Year Built: 1982
Freestanding: Yes
Floors: Cement
Electric: 240 volts
Sprinklers: No
Lighting: Led w/ Motion Sensors
Ceiling height: 10'-12' Clear
Large Paved 10 acres Fenced w/ Gate
Total Acreage: 3.84
Fueling Station: 12,000 gallon Diesel

FOR LEASE – 17,455 SF Cross-Dock Terminal | 3.84 Acres

Rare opportunity to lease a former USF Holland cross-dock facility featuring **40 dock-high doors (8' x 9')**, **2,000 SF of office space**, **three bathrooms**, and **10–12 ft clear height**.

The property sits on **3.84 acres of paved, gated yard with ±100 trailer parking spaces and ±100 car spaces**, making it ideal for trucking terminals, distribution, equipment storage, RV/boat storage, or container yard operations.

Prime location near the I-75 interchange at the Birch Run exit, approximately **20 miles from Flint Bishop Airport** and **20 miles from Saginaw**, providing excellent regional access.

Information shown on this sheet was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction.