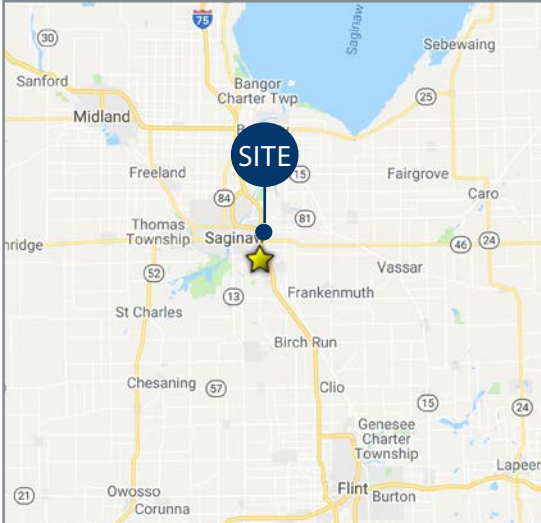


AVAILABLE FOR LEASE / SALE POSSIBLE

5425 DIXIE HIGHWAY

BRIDGEPORT TOWNSHIP, MICHIGAN



PROPERTY FEATURES

- + Modern Warehouse / Former Food Grade Facility
- + 599,987 SF Total Building Size
- + AVAILABLE
 - Suite A - 140,069 SF
 - Suite B - 264,038 SF
 - Suite C - 194,770 SF
 - Truck Repair Facility: 7,000 +/- SF
- + Up to 20,000 SF Office Available
- + 32.98 Acres
- + 32' Ceiling Height
- + 40' - 50' Bays
- + 300 Parking Spaces
- + 83 - truck docks w/ Levelers
- + 480 Volt, 7,000 Amp, 3 Phase
- + LED Lighting with motion sensors
- + Rail Possible
- + ESFR and Wet Fire Suppression



CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

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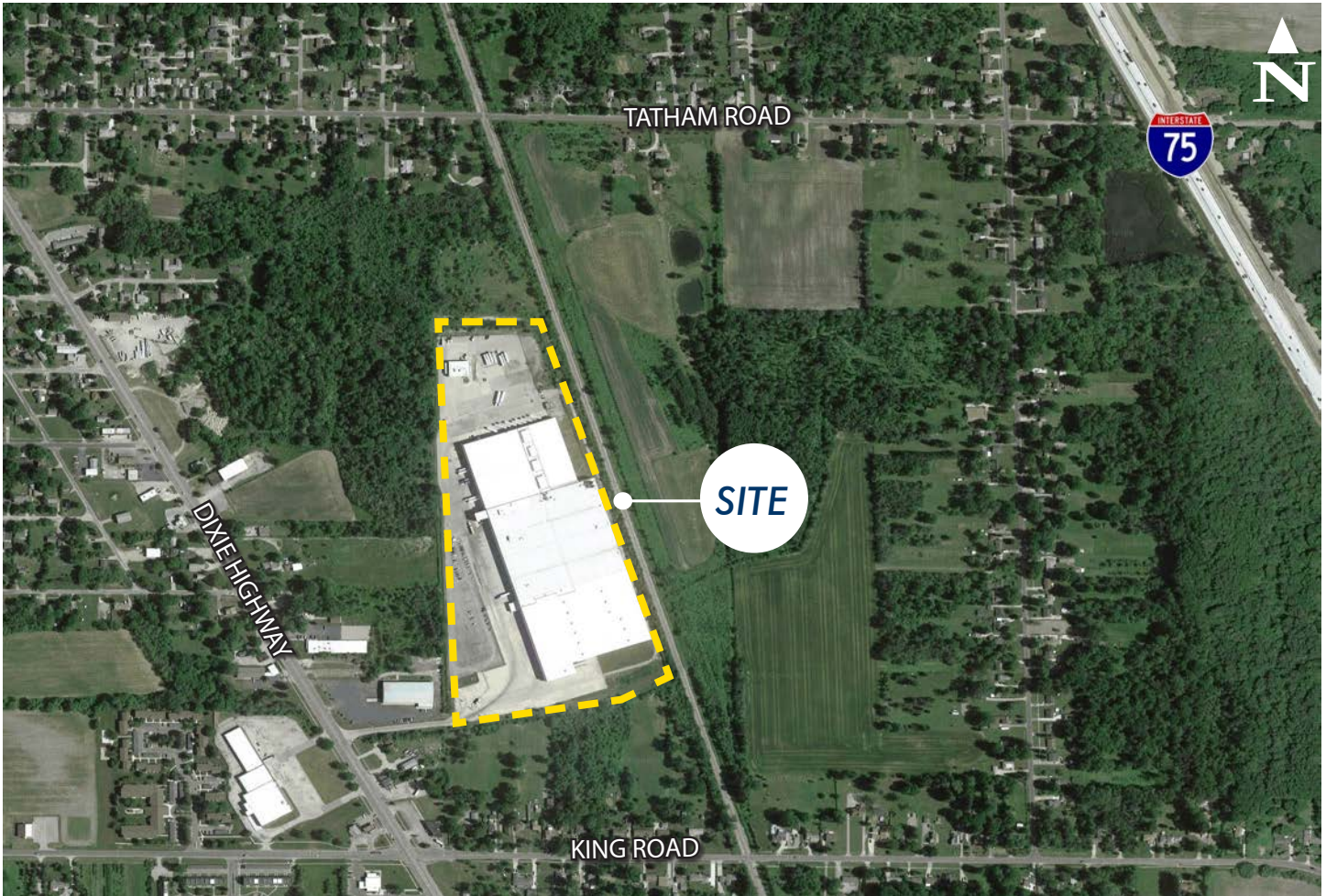
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BRIDGEPORT TOWNSHIP, MICHIGAN

AERIAL



CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

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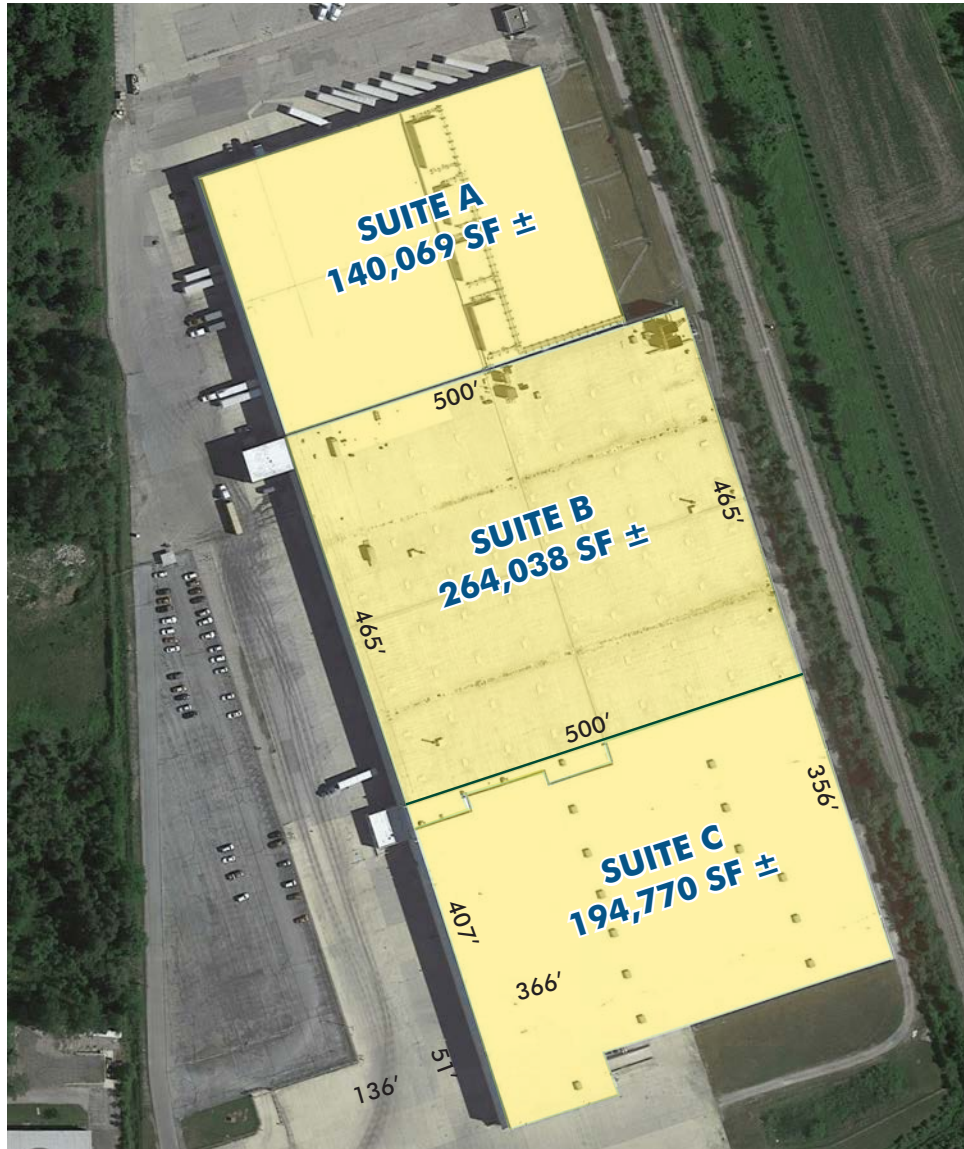
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5425 DIXIE HIGHWAY

BRIDGEPORT TOWNSHIP, MICHIGAN

BUILDING PLAN



CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

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5425 DIXIE HIGHWAY

BRIDGEPORT TOWNSHIP, MICHIGAN

BUILDING FLOOR PLAN



CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

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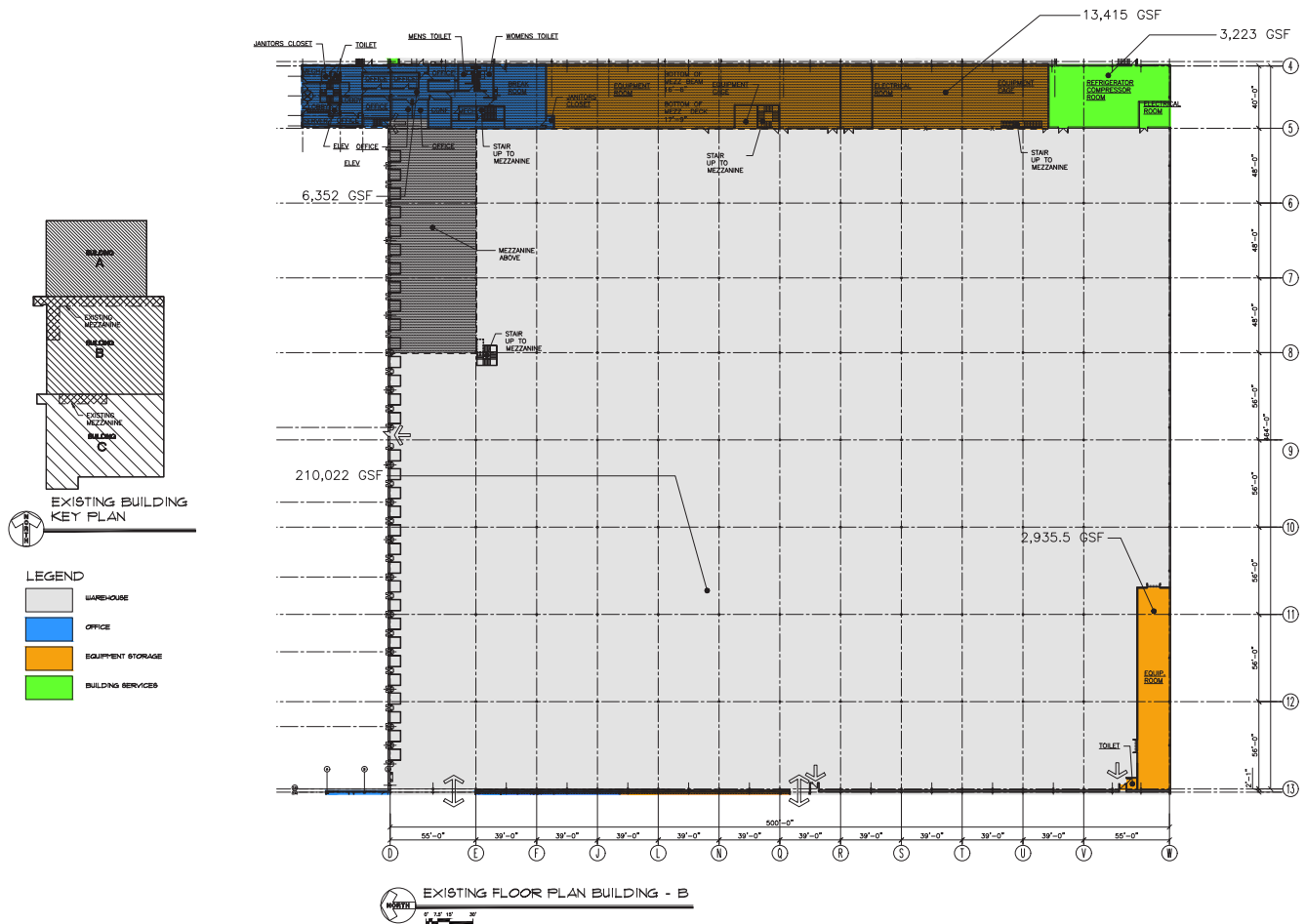
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5425 DIXIE HIGHWAY

BRIDGEPORT TOWNSHIP, MICHIGAN

FLOOR PLAN - BUILDING B



CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

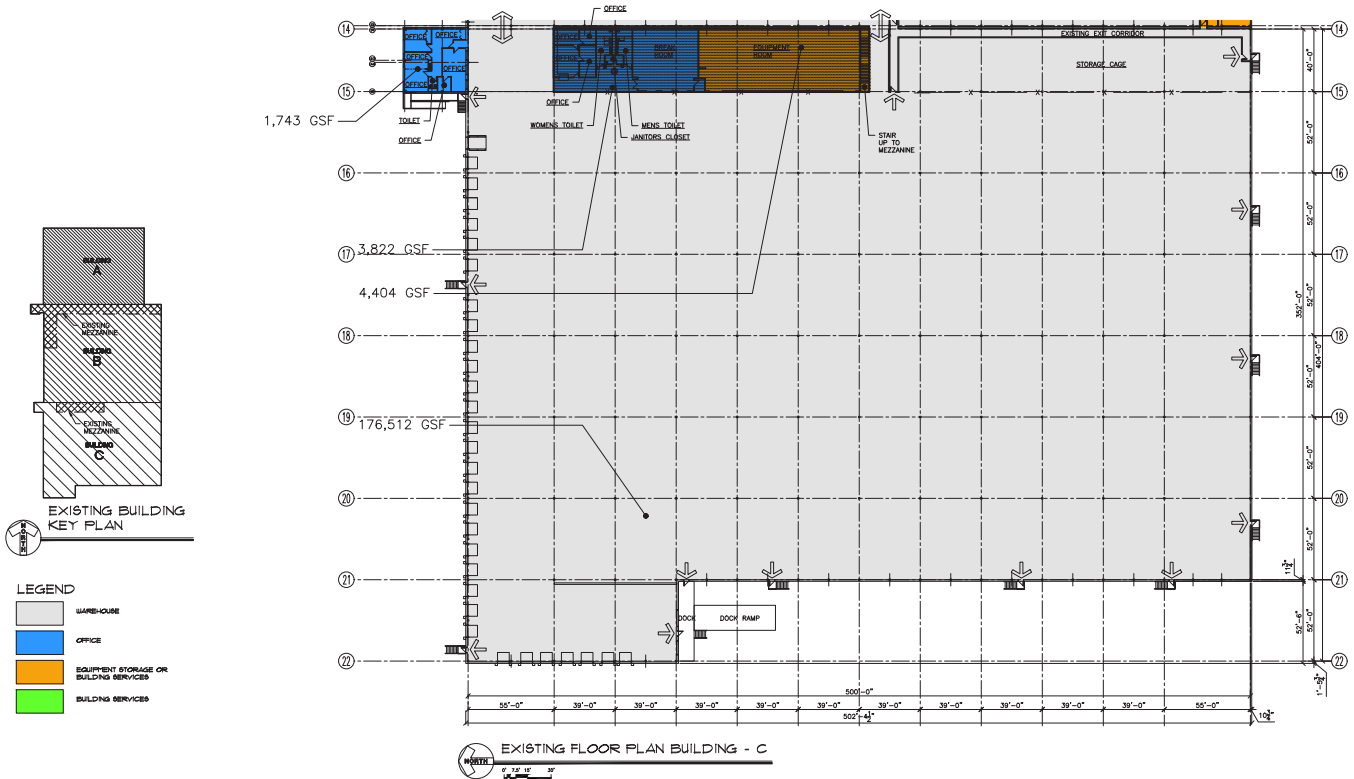
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CONTACT US

LAUREN J. SCARPACE

Senior Vice President

+1 248 351 2060

lauren.scarpace@cbre.com

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MODERN WAREHOUSE/FOOD GRADE FACILITY

FOR LEASE / SALE POSSIBLE

5425 DIXIE HIGHWAY
BRIDGEPORT TOWNSHIP, MICHIGAN



PROPERTY OVERVIEW

- + County: Saginaw
- + Total Building Size: 599,987 SF
- + Lease Rate: \$3.95 NNN
- + Zoning: M-1 Light Industrial
- + Divisible (Min/Max): 185,000 SF - 599,987 SF
- + Taxes: Approx. \$0.50 SF



LAND & STRUCTURES

Year Built:	1978, Addition 1985	Parking:	300 Spaces
Total Available:	599,987 SF	HVAC:	Cambridge Units
Available Office:	20,000 SF	Power:	480 Volt, 7,000 Amp, 3 Phase
Second Story Office:	20,000 SF	Security System:	Fenced at Gate, Cameras
Divisible:	Yes	Lighting:	LED with Motion
Acreage	32.98 Acres	Restrooms:	6 Men's; 6 Women's
Construction:	Steel	Grade Level Doors:	One (1) 12' x 14' with Ramp
Floors:	6" Reinforced	Truckwells / Docks:	83 - docks with Leveler; 8' x 8' Doors and 8' x 10' Doors
Floor Drains:	Yes	Cranes:	None
Ceiling Height:	32'	Bay Sizes:	40' x 50'



COMMENTS

- + 599,987 SF Total Building
- + 300 Parking Spaces
- + 480 Volt, 7,000 Amp, 3 Phase
- + Up to 20,000 SF Office
- + 32' Ceiling Height
- + ESFR and Wet Fire Suppression
- + 32.98 Acres
- + LED Lighting with Motion
- + 20 minutes to Flint
- + 40' x 50' Bays
- + 83 - truck docks w/ Levelers
- + Easy freeway access



CONTACT US

LAUREN J. SCARPACE
Senior Vice President
+1 248 351 2060
lauren.scarpace@cbre.com

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