

vestian



For Sale:
Advanced Manufacturing Facility

**2700 South Saginaw Road
Midland, MI 48640**

**452,084 Square Feet
56.22 Acres**

Executive Summary



2700 South Saginaw Road is a modern, specialty-equipped industrial facility totaling 452,084 SF on 56.22 acres in the Midland/Bay region. Constructed in 2010 and upgraded through 2019, this property features high-capacity utilities—including 14 MW of available power (expandable to 28 MW) — Class 6 & 7 clean-room infrastructure and ample office for engineering/operations/sales. Industrial B District zoning supports a wide range of advanced manufacturing, technology, and mission-critical uses.

This property offers the scale, infrastructure, and flexibility required for today's high-spec operational needs. The site's acreage, robust electrical capacity, and structural configuration position the asset as a strong candidate for data center, electronics, aerospace, medical, battery manufacturing or other controlled-environment operations.

Modern Industrial Construction

Tilt up concrete structure with post-2019 upgrades provides a durable, clean, and reliable operating environment for advanced production.

Multiple Loading Capabilities

Dock high and grade-level doors improve logistics flow, inbound/outbound, and large-equipment access.

Flexible Floorplate Configuration

High clear heights and open manufacturing zones support diverse layouts including dry-room processes, electronics assembly, and precision manufacturing.

Large Site with Expansion Potential

56.22 acres allow for phased expansion, exterior mechanical yards, and long-term site adaptability for future needs.

Property Overview

2700 South Saginaw Road Midland, MI 48640



[View 3D Tour](#)



Total Building Size	452,084 SF (±24,000 SF Office)
Land Area	56.22 Acres (2,448,943 SF)
Year Built / Renovated	2010 / 2019
Zoning	Industrial B District (IB)
Clear Height	34'–53'
Construction Type	Tilt up Concrete
Loading Configuration	8 Dock-High 15 Grade-Level Doors
Parking	365 Surface Spaces
Stories	2 Stories
Flood / Seismic	Zone X (Unshaded) No Seismic Risk
Site Coverage Ratio	18.0%

Facility Operations & Site Functionality



The property's utility backbone, clean-room infrastructure, and specialty mechanical systems position this facility for rapid restart by advanced manufacturers requiring high power, controlled environments, and reliable process media. Existing steam and nitrogen feeds from Dow, ultra-dry Class 6 & Class 7 clean rooms and on-site substation significantly reduce capex and commissioning timelines for new operations.

Utility & Process Infrastructure

- Approximately 14 MW of available electrical capacity supported by seven (7) on-site substations.
- Electrical power can be expanded to 28 MW
- Steam and Nitrogen piped directly from DOW
- Class 7 Clean rooms maintained at ~ 10% RH
- Class 6 Clean room maintained at ~1% RH
- Diesel backup generator for redundant reliability

Production Layout & Operation

- Class 6 & 7 controlled environments connected by conditioned pathways for ISO/QMS compliant movement.
- Flexible column spacing, supporting both racked storage and line-based manufacturing
- Defined flow corridors and efficient line-of-sight between production, lab and administrative areas improve supervision, quality control, and auditability.

Mechanical & Expansion Capacity

- Rooftop and grade-level mechanical pads available for chillers, cooling towers, dry rooms, filtration skids, etc.
- Post 2019 Upgrades include a renovated shipping/receiving dock, enlarged maintenance shop, and refreshed second-floor engineering space.
- Capacity to expand power and graded land to expand square footage.

Timeline & Workforce Advantage

- Current production ends late April and full vacancy occurs June 30th.
- Existing workforce remains active on-site during wind down.
- Workforce is trained in advance manufacturing & Dow safety protocols; reducing ramp-up time for new operators.

Property Photos



Exterior Building Views

Representative views of the building envelope, site landscaping, and architectural frontage.

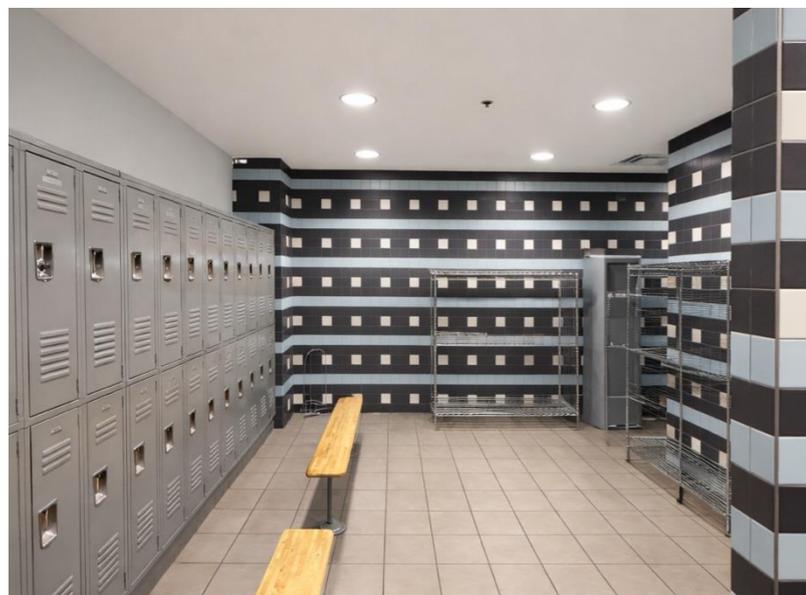
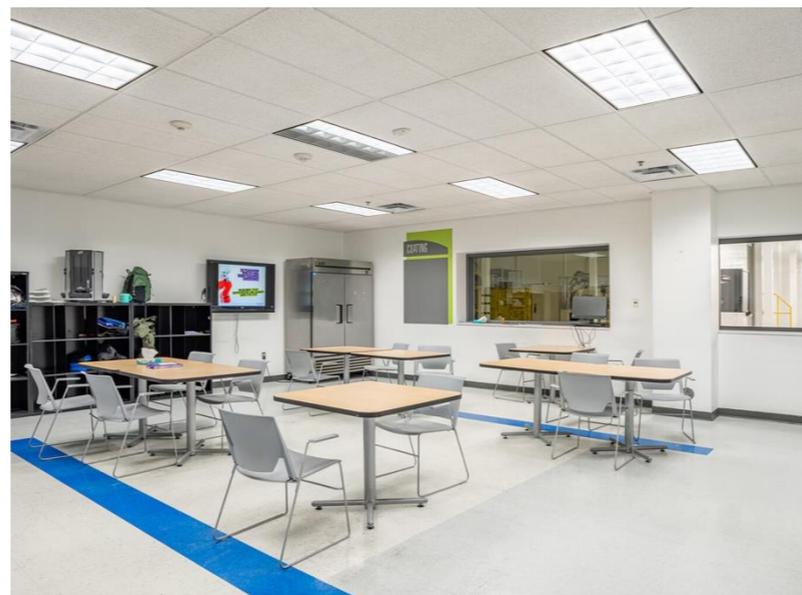


Property Photos



Administrative & Employee Areas

Office and amenity areas supporting administrative and employee functions.

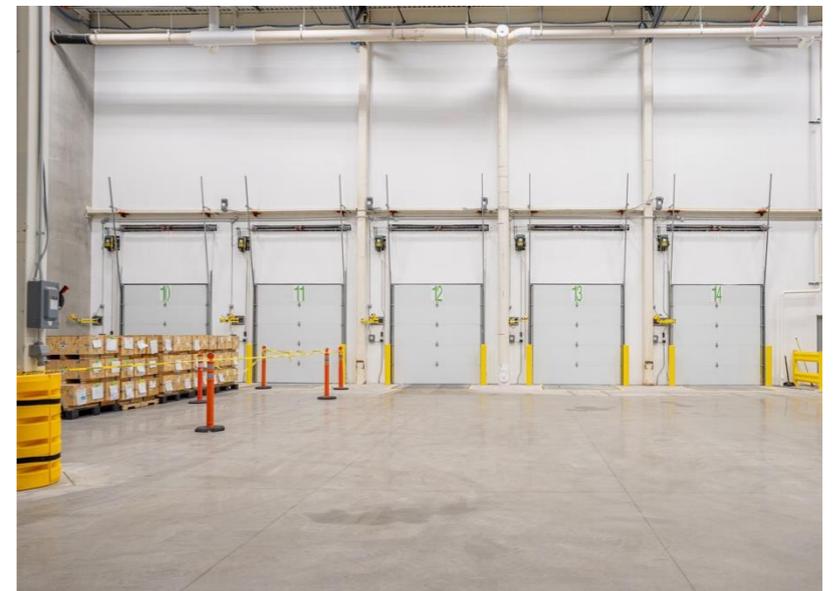


Property Photos



Manufacturing / Warehouse Areas

Production floor conditions, clear heights, and industrial systems.



Property Photos

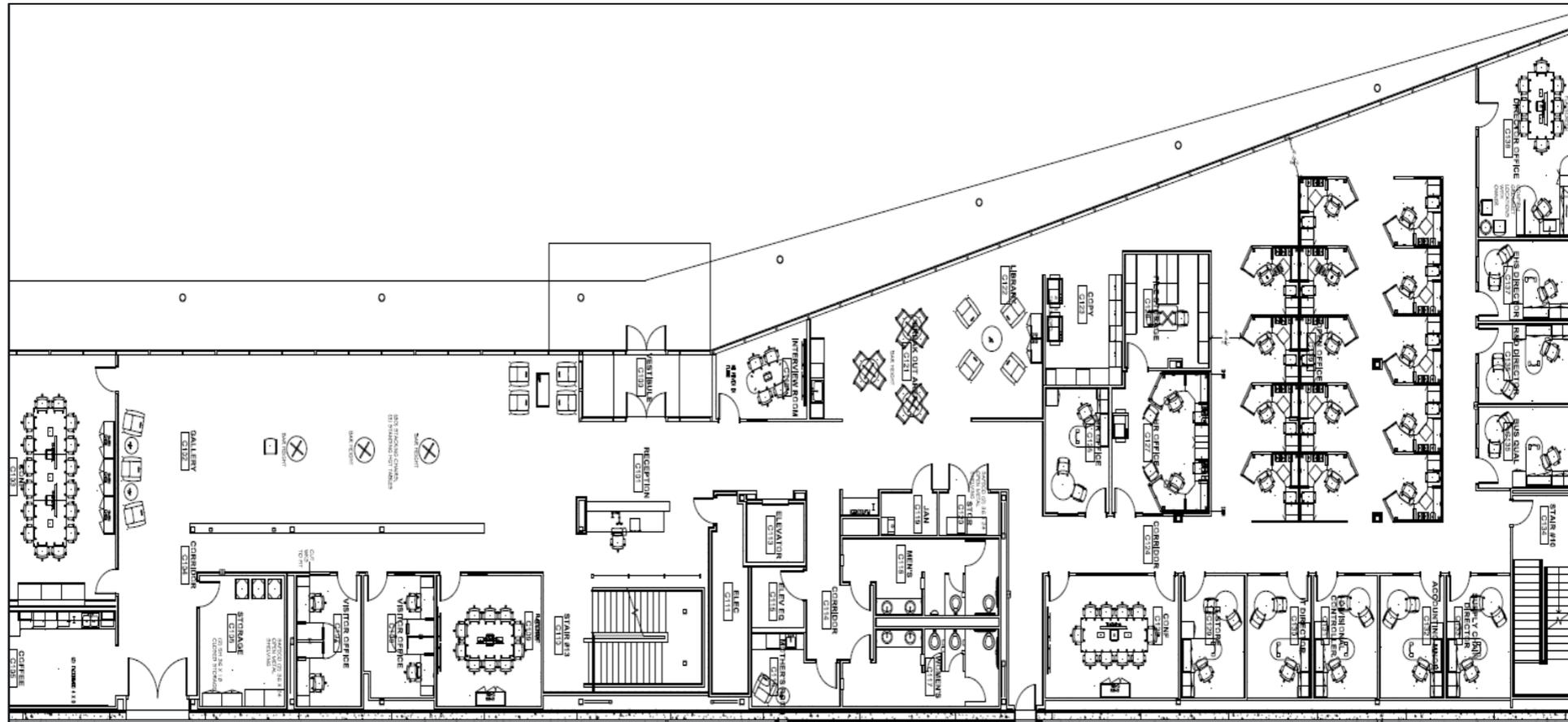


Mechanical, Roof & Frontage

Electrical/mechanical room, roof and RTUs, parking fields, and Saginaw Road frontage.

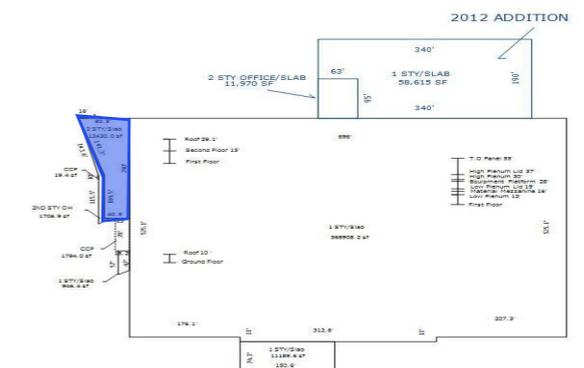


Offices Floor 1

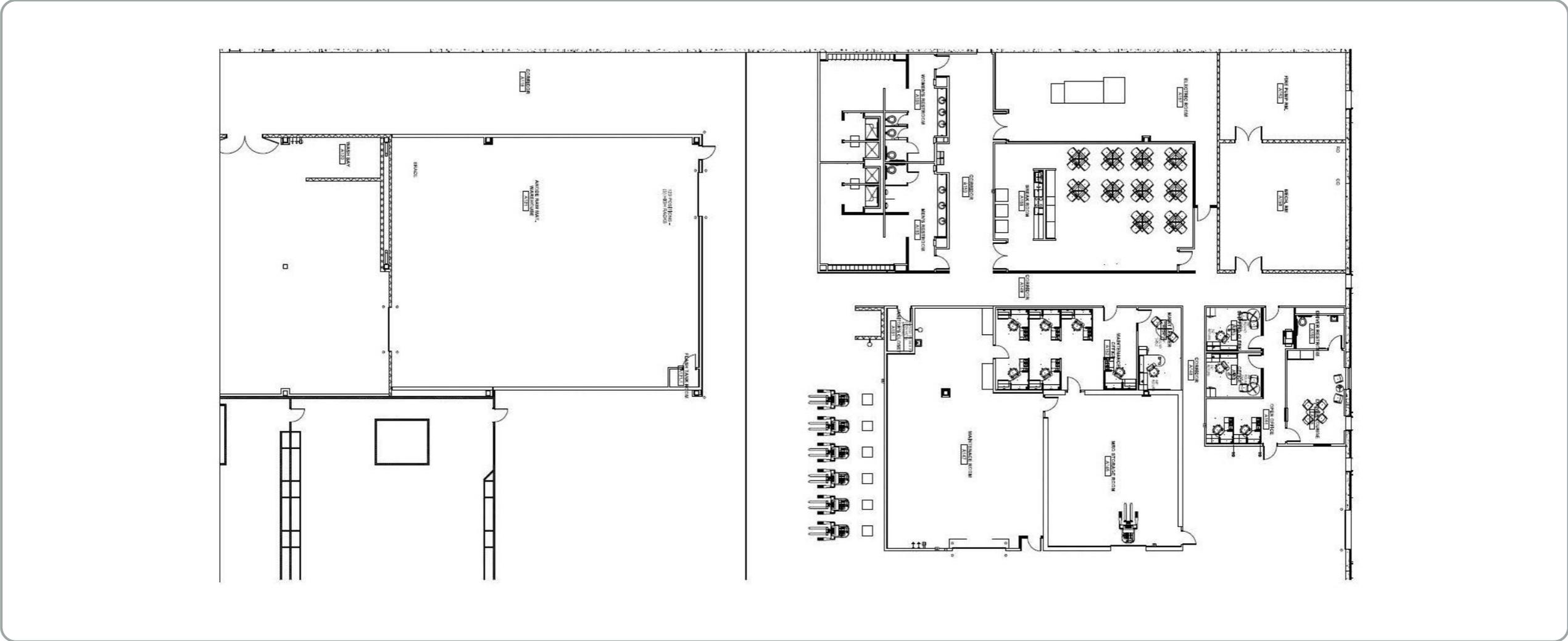


- 14 offices
- General Manager
- 2 Visitor
- 1 HR office
- 1 Interview
- 9 General

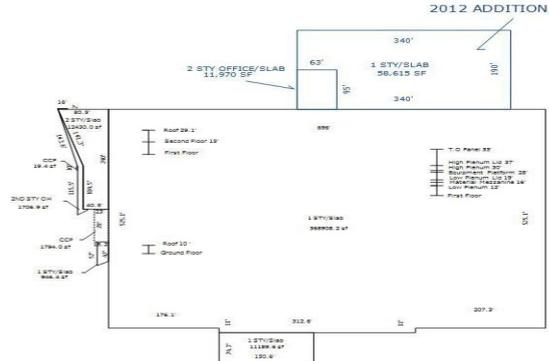
- Reception Gallery
- Breakout Area
- 13 Work Stations
- 2 conference room
- Various Support rooms



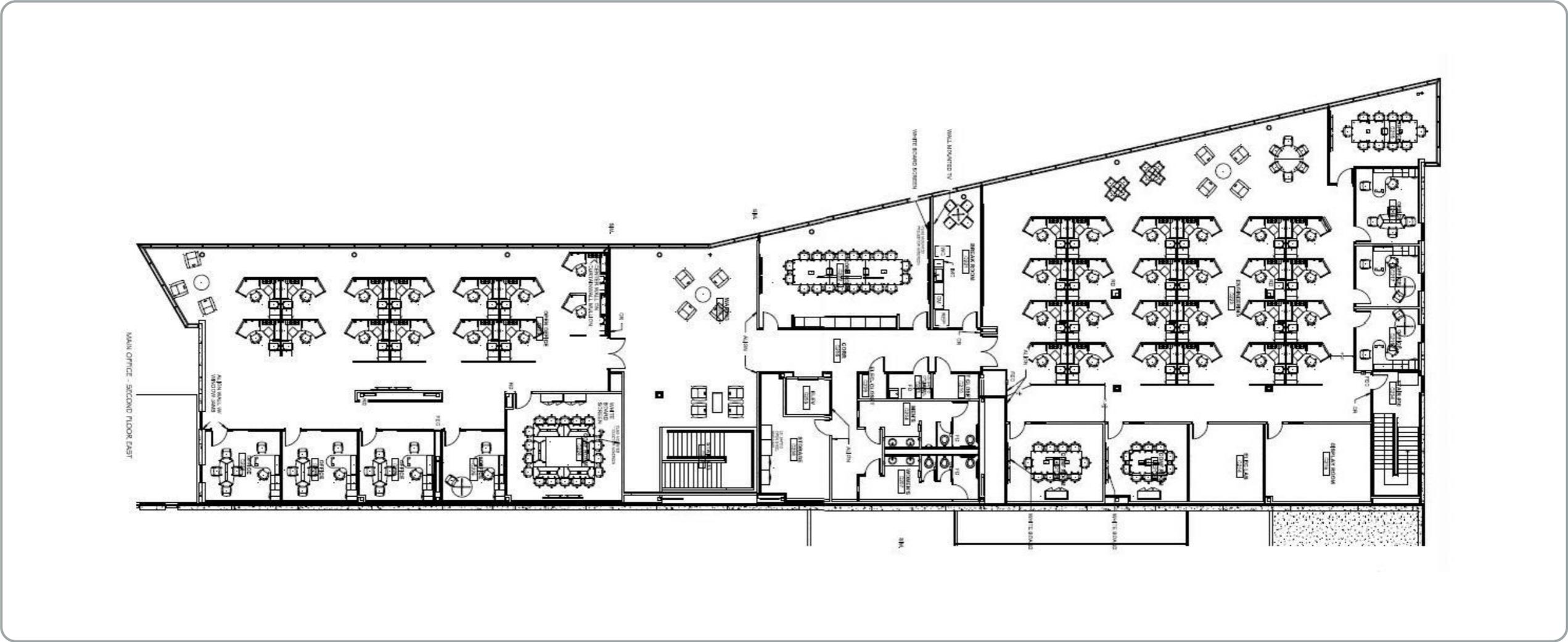
Flex Floor 1



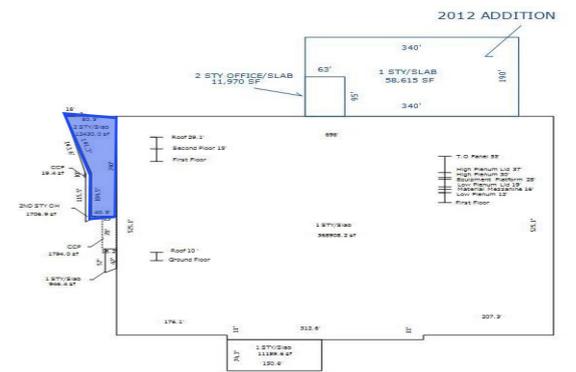
- 2 Locker Rooms
- Break Room
- 4 offices
- 8 Work Stations
- Manufacturing Warehousing and Wash Bay



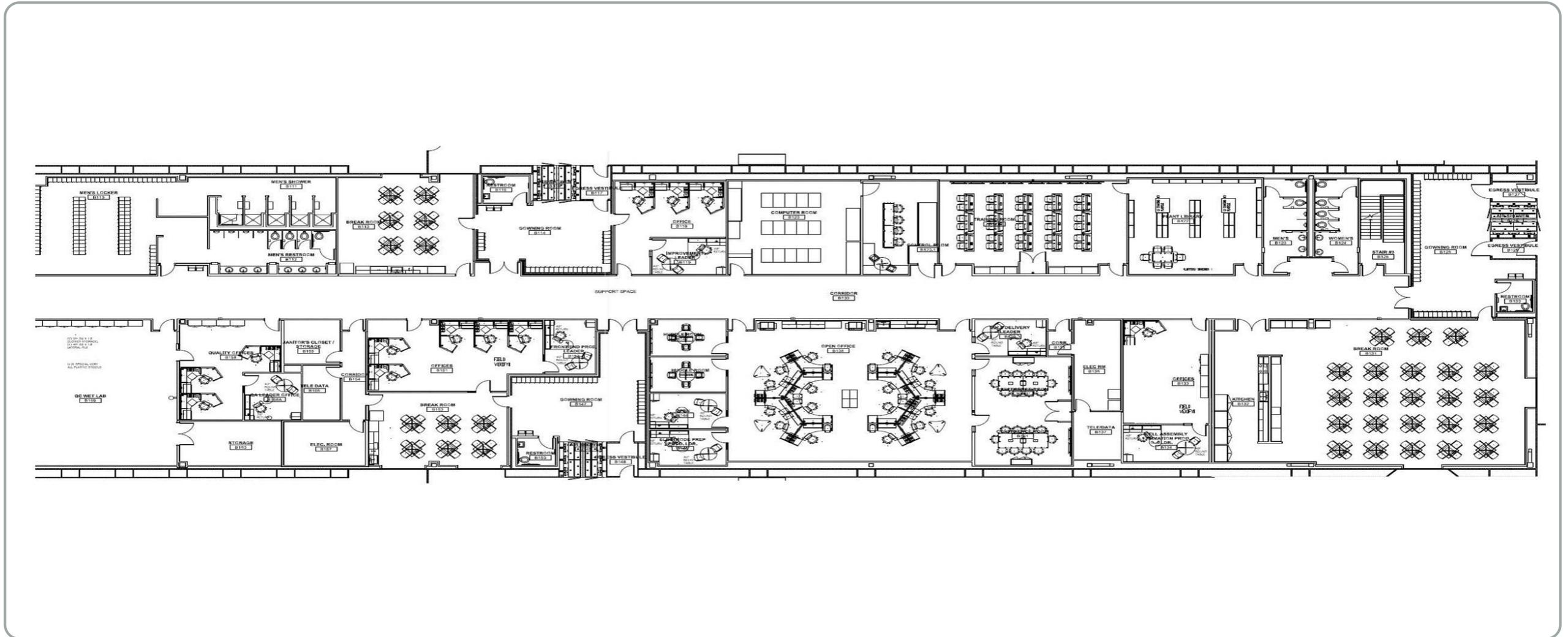
Offices Floor 2



- Electric Lab
- Display Room
- 6 conference rooms
- 38 work stations
- 7 offices

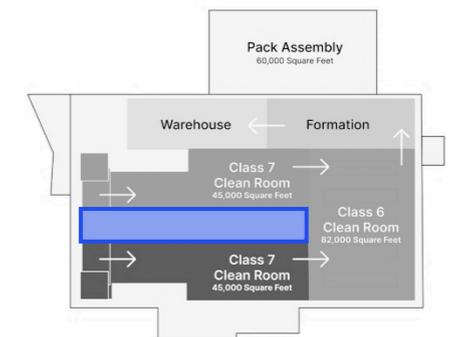


MBP Blue Mile

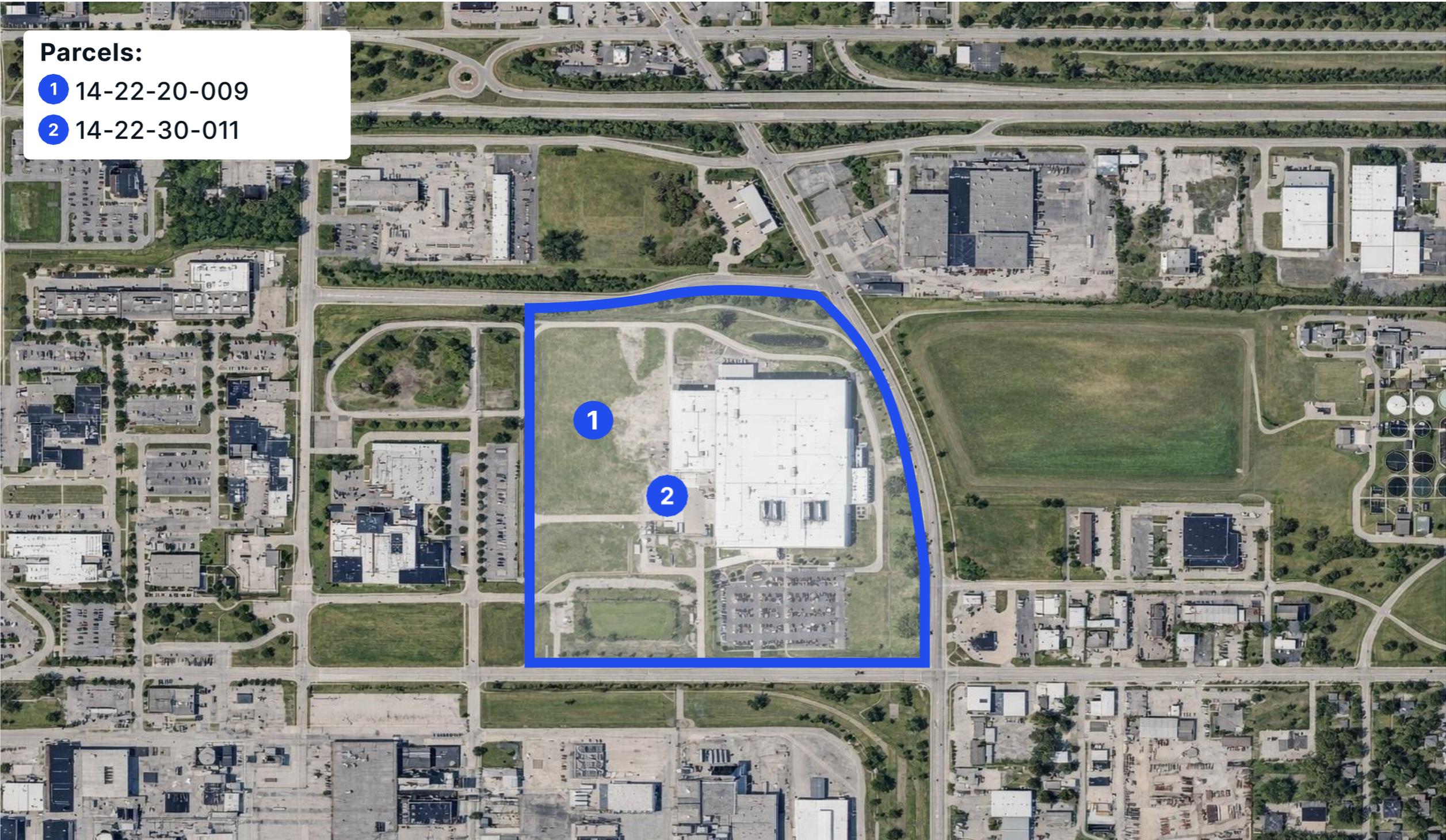


- Men's Locker Room
- 3 Gowning Rooms
- Quality Control Wet Lab
- 28 work stations
- 6 offices
- 3 break rooms

- Plant Library
- Training Room
- Control Room
- Computer room
- Conference Room



Property Aerial



Parcels:
1 14-22-20-009
2 14-22-30-011

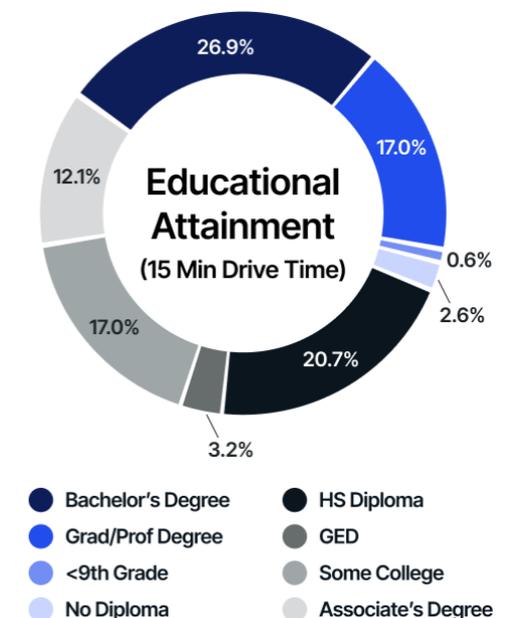
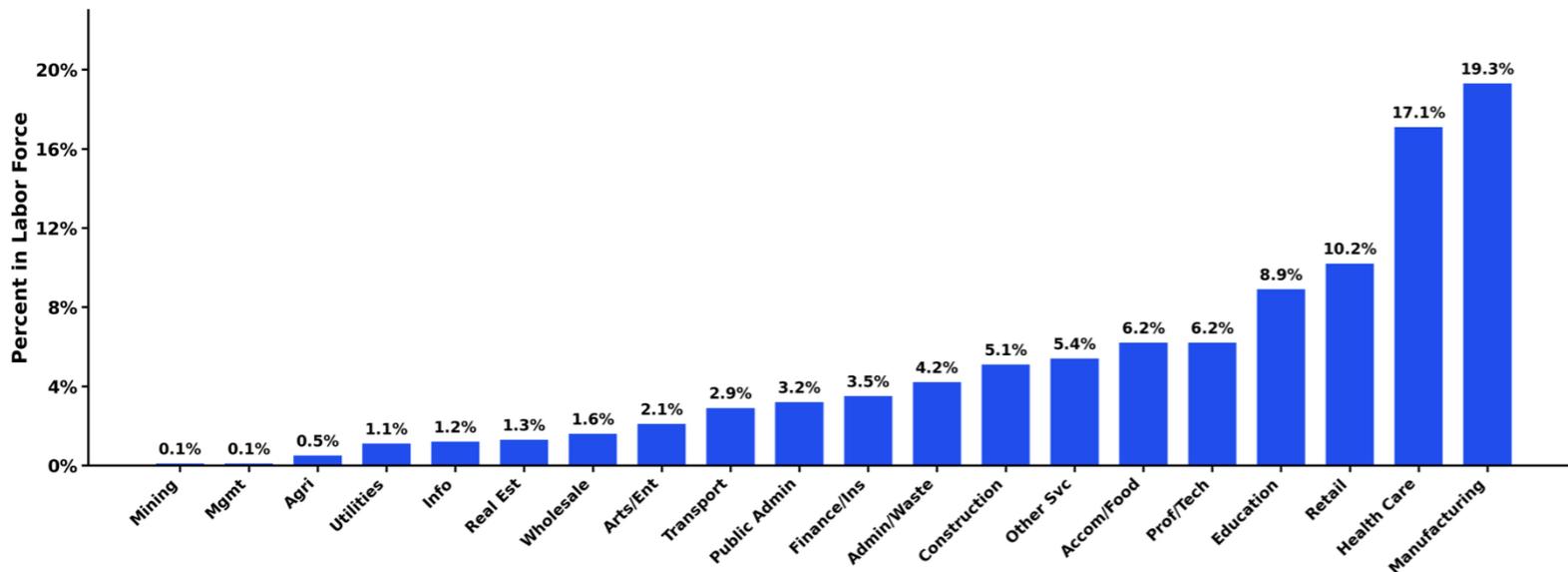
Demographics



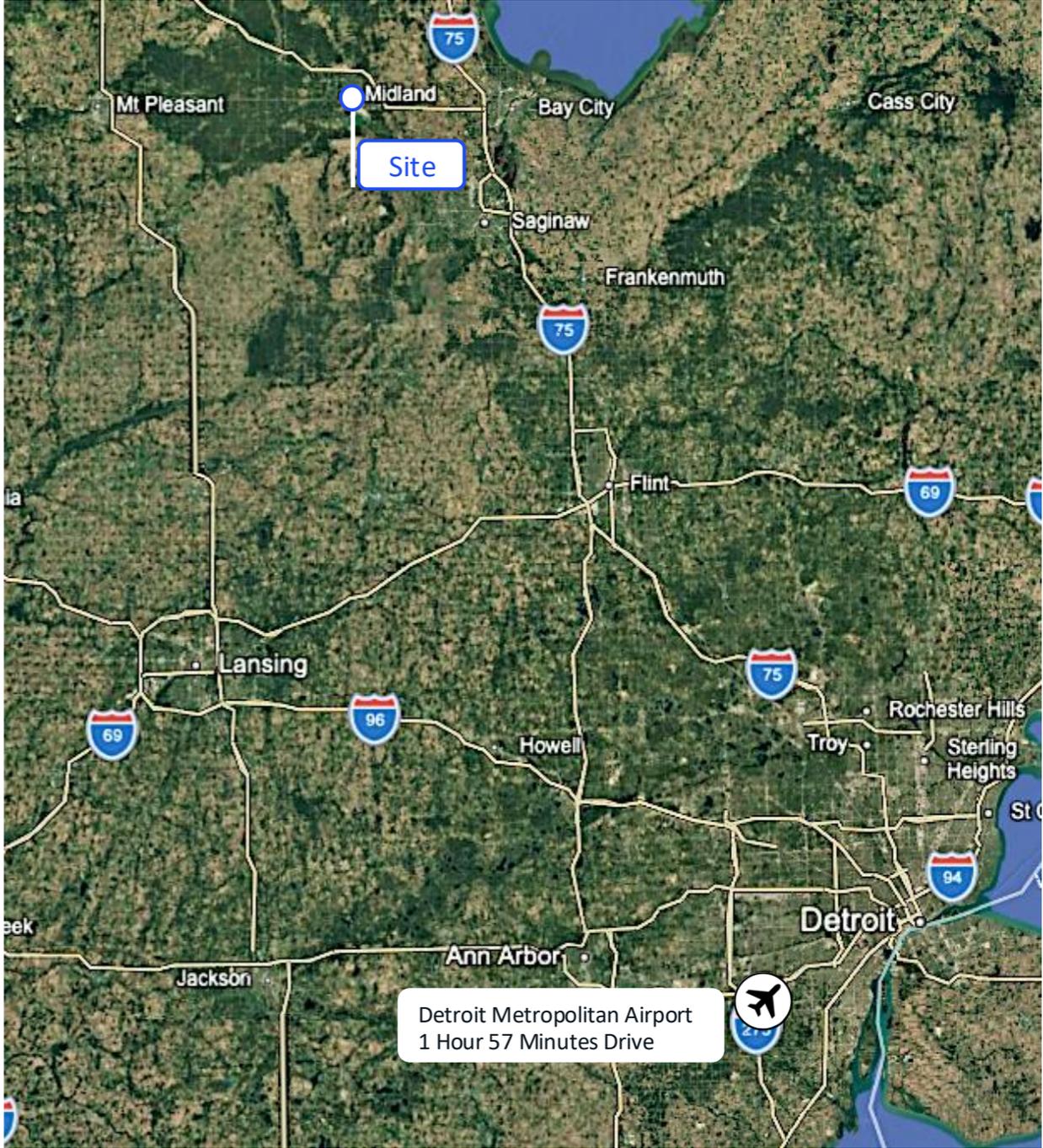
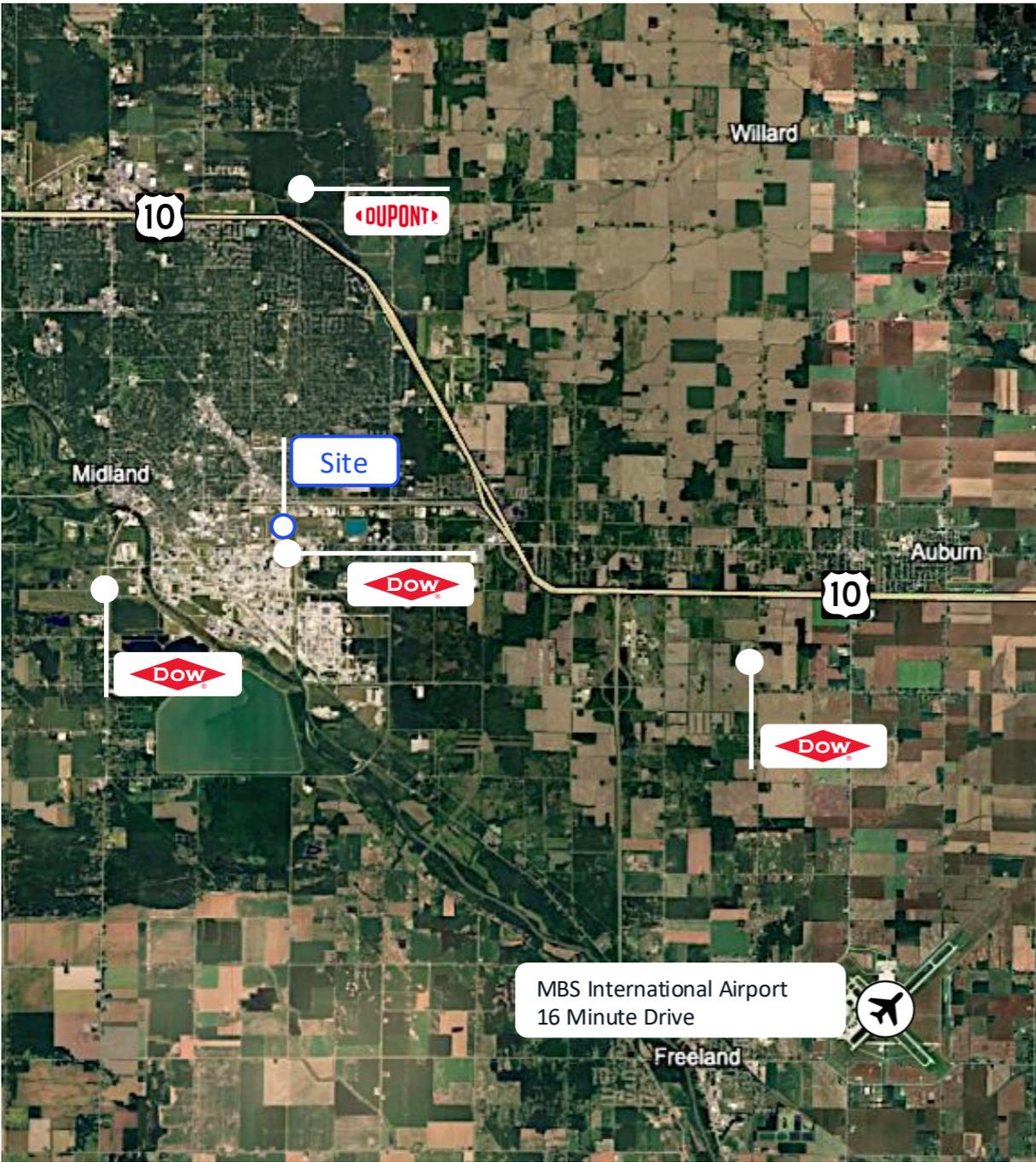
Situated adjacent to Dow Chemical’s Midland campus, 2700 South Saginaw Road benefits from a uniquely deep and specialized regional labor base. The immediate 15-minute drive time includes a highly educated workforce alongside a strong concentration of manufacturing and industrial talent. Within 60 minutes, the property draws from multiple established employment nodes across Mid-Michigan, including the Midland, Bay City/Saginaw, and Mount Pleasant areas, providing broad access to skilled labor supporting chemical, advanced manufacturing, and related industries.

Drive Time	Total Population	Total Households	Family Households	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age	Median Household Income	Average Household Income	Per Capita Income
15 Minutes	64,379	27,377	17,286	2.32	20,818	6,559	41.4	\$77,561	\$106,580	\$45,313
30 Minutes	253,032	108,948	66,446	2.26	83,674	25,274	42.8	\$68,454	\$93,234	\$40,208
60 Minutes	718,523	303,853	183,517	2.29	225,231	78,622	42.1	\$58,970	\$79,554	\$33,721

Labor Force by Industry (15 Min Drive Time)



Aerial Maps



Investment Highlights



Use-Case Optionality

Supports advanced manufacturing, electronics production, high-spec assembly, medical device, pharmaceutical, battery and other mission-critical operations.

Scalable Mechanical Capacity

Exterior yard and rooftop areas accommodate chillers, cooling towers, UPS systems, generator arrays, and phased redundancy supported by high-capacity utilities.

Long-Term Operational Continuity

Zone X (Unshaded) flood classification, non-seismic profile, and tilt up concrete construction enhance uptime reliability and mitigate unplanned capital exposure.

Campus-Style Flexibility

56.22 acres enable controlled perimeter access, equipment separation, secure staging, and phased building expansion.

Deployment Efficiency

Large existing Class 6 & 7 cleanroom environments, updated systems, and pre-installed process media (steam, nitrogen, compressed air) shorten commissioning timelines.

Strategic Regional Positioning

Access to a stable industrial workforce and proximity to Dow's technical ecosystem improve talent continuity. The region's mature supplier base and utility reliability support long-term operational resilience.

CONTACT

Greg Krzysko

Executive Managing Director

+1 312-961-6792

krzysko@vestian.com

CJ Walters

Managing Director

+1 704-430-7534

walters@vestian.com



Vestian is a best-in-class CRE firm, putting real estate to work worldwide. Partnering with clients of all sizes, Vestian creates and executes personalized end-to-end real estate strategies that deliver measurable results and move the dial for business.