

CONTRACTOR-AUTO SERVICES BUILDING

JUST OFF MICHIGAN AVENUE NEAR US-127



FOR LEASE
116 Charles St.
Lansing, MI

AVAILABLE:
3,510 SF

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CENTRALLY LOCATED BUILDING WITH 2 DRIVE-IN OVERHEAD DOORS

116 Charles St. is a 3,510 SF facility featuring two drive-in overhead doors and approximately 502 SF of office space. The office area includes a 144 SF showroom/reception area, two private offices, and additional storage/shop space. The warehouse is equipped with a spray booth, making it an excellent fit for auto detailing, vehicle inspections, fleet services, or light auto repair operations.

Located just off Michigan Avenue between Downtown Lansing and East Lansing, the property offers convenient access to US-127. Charles Street is home to several light industrial businesses and is surrounded by a variety of auto service providers, making this a prime location for automotive-related enterprises.

LEASE RATE:

\$7.95

PSF/YR, NNN



SPACE:
3,510 SF Including
±502 SF Office



CEILING:
11.5', 10 Clear
in Warehouse



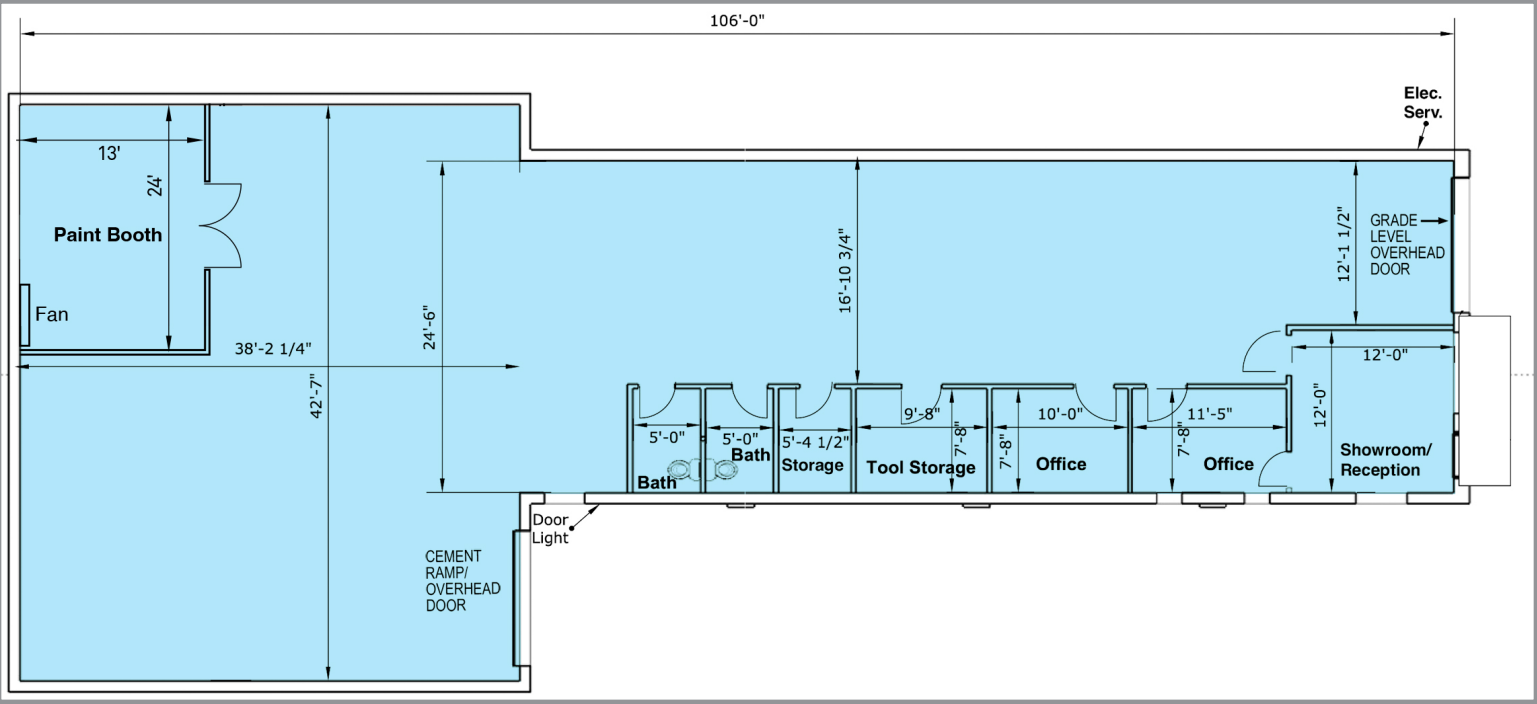
DOORS: Two
12' Grade-Level
Overhead Doors



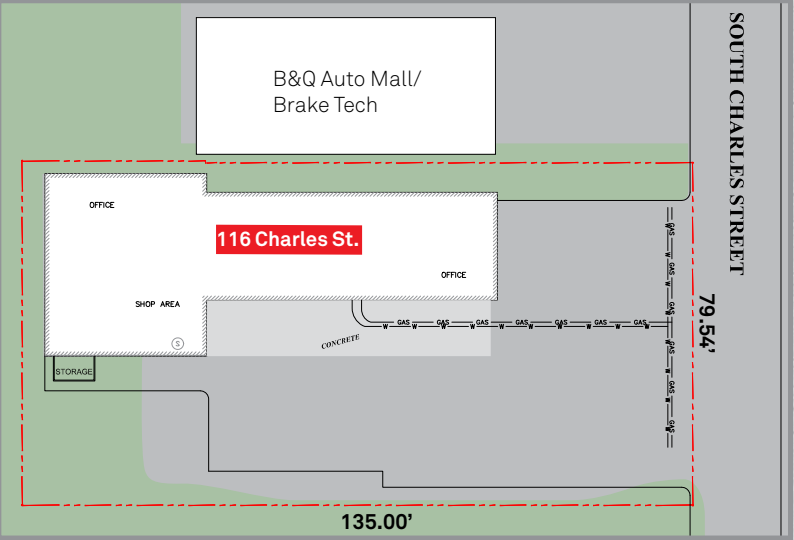
POWER:
200 Amp
Power

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FLOOR PLAN:



SITE PLAN:



AREA INFORMATION

<0.5 Miles

to Frandor Shopping Center,
Red Cedar Development and
US-127

<1 Mile

to over a dozen auto dealership,
supply and repair shops

<2 Miles

to Downtown East Lansing,
MSU and Downtown Lansing

Conveniently

located near highway system,
shopping areas and densely
populated residential areas.

