

# Flex Space For Lease

4063 Grand Oak Drive  
Lansing, MI 48911

**Oakwood Executive Park**

±6,200 - ±11,000 SF



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# Contiguous Space

- »  $\pm 6,200$  -  $\pm 11,000$  SF Available
- » Open-Span Warehouse
- » 21' Ceiling with 17' Clearance
- » (2) (14' x 12') Grade-Level Doors
- » Rooftop HVAC Units - Climate Controlled Throughout
- » Separate Pedestrian Customer Doors
- » 3 Phase; 480-Volt Electricity
- » 6" Concrete Floors
- » Fire Suppression
- »  $\pm 30$  Parking Spaces Available
- » Office Build-Outs Considered
- » H LT - Industrial Zoning
- » Municipality: City of Lansing

Lease Rate:

\$8.50/SF NNN

NNN =  $\pm$ \$3.16/SF



# Contiguous Space Photos

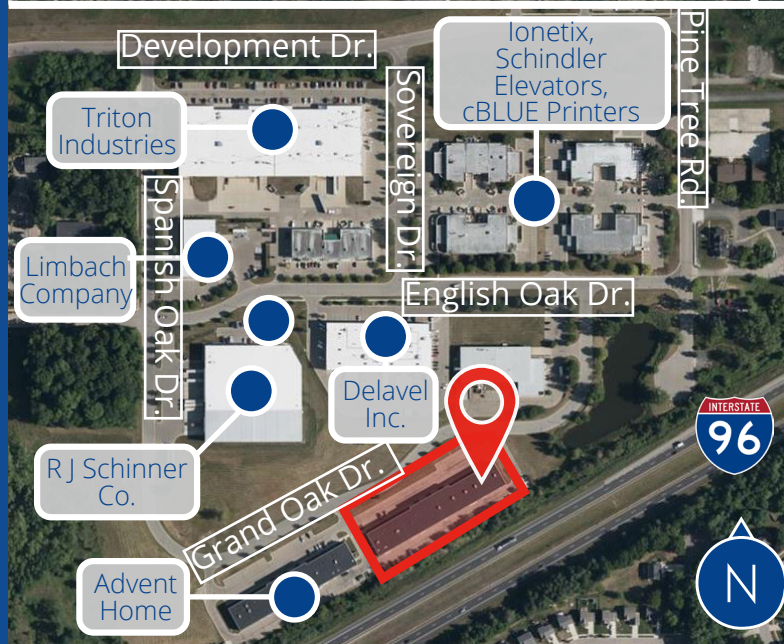
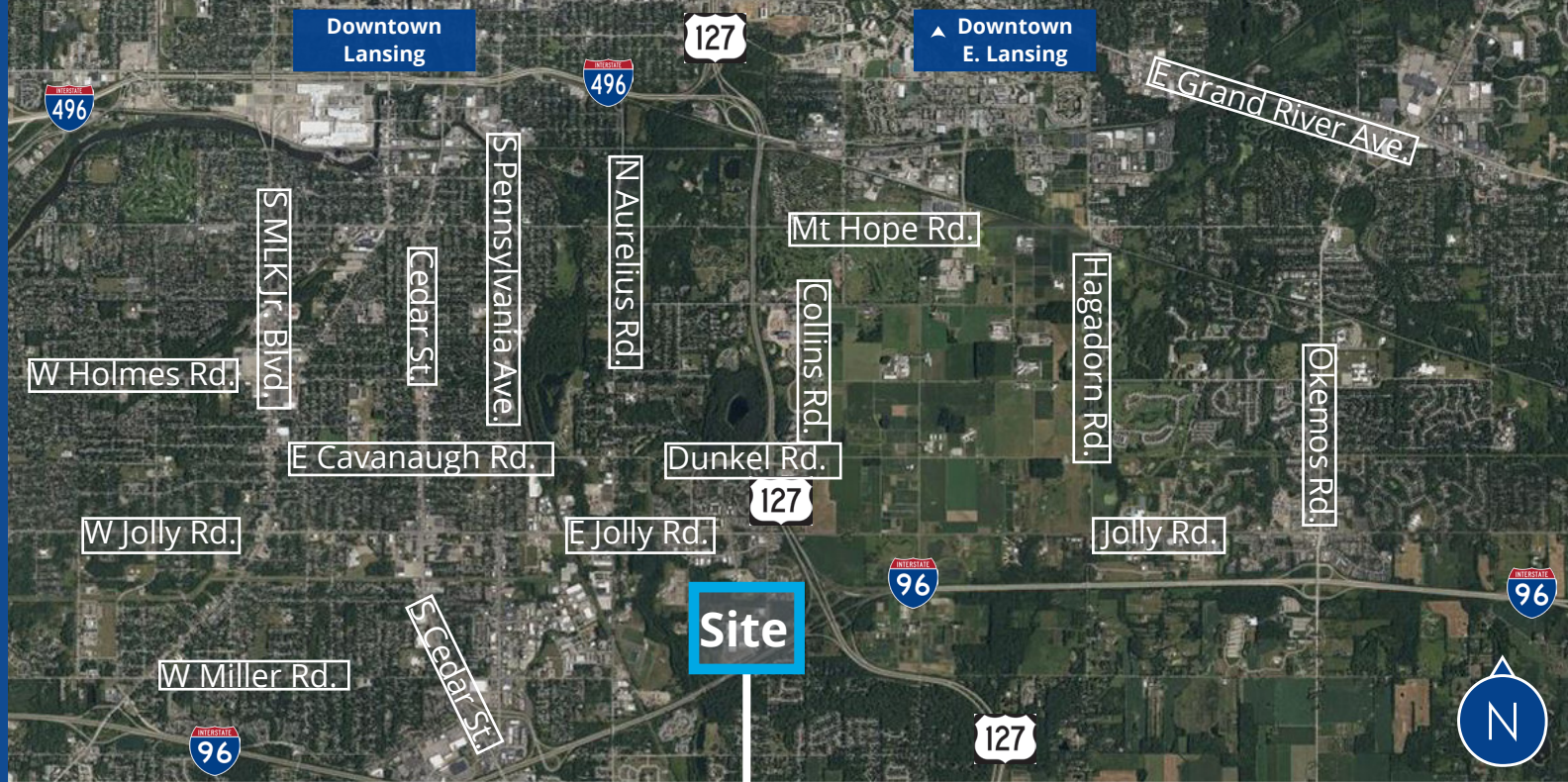


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## Location Highlights:

- » Michigan Certified Business Park
- » Industrial Development District
- » On CATA bus route
- » Traffic Count - 51,775 AADT (I-96)
- » Adjacent to River Trails For Walking, Running, & Biking
- » Near US Post Office and Michigan State University
- » Adjacent to I-96 With High Sign Exposure
- » Within 1.5 miles of US-127/Jolly Rd Exit
- » Easy Access to Detroit, Grand Rapids, Chicago and Indianapolis

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