

**Asking Price:**

\$950,000

(\$63.84/SF)

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FOR SALE

1149 S Pennsylvania Ave Lansing, MI

14,880 SF Freestanding Industrial Facility

Property Highlights

- 14,880 SF industrial facility with \pm 12,880 SF warehouse and \pm 2,000 SF office
- High visibility location on S Pennsylvania with 15,042 AADT
- Amenities include (6) loading docks, (1) grade level door, and full basement for additional warehouse / storage
- 30 – 40 parking spaces
- Pylon and building signage
- Proximity to highways: 0.3 miles south of I-496; 0.5 miles west of Business I-96; and 2.2 miles west of US-127

Property Details

Address:	1149 S Pennsylvania Ave Lansing, MI 48912
Municipality:	City of Lansing Ingham County
Parcel #:	33-01-01-22-176-131
Acres:	0.62
Zoning:	IND-1 (Industrial – Warehouse/Storage)
Utilities:	Consumers Energy: Gas Lansing Board of Water & Light: Electricity Municipal Water/Sewer
2025 Value:	\$268,400
SEV	\$232,951
Taxable Value:	
2025 Combined Taxes:	\$18,341

Warehouse Highlights

- ±12,800 SF industrial warehouse
- ±14' – 15' ceiling clearance
- Forced air heat in majority of warehouse
- (6) loading docks
- (1) 8' grade level door
- 3-phase, 480-volt power
- Fire suppression throughout
- Wood and concrete floors
- Dispatch office
- Multi-stall restrooms
- Multiple pedestrian doors
- Full basement for storage
 - ±7.5' – 10' clearance
 - Conveyor system in basement

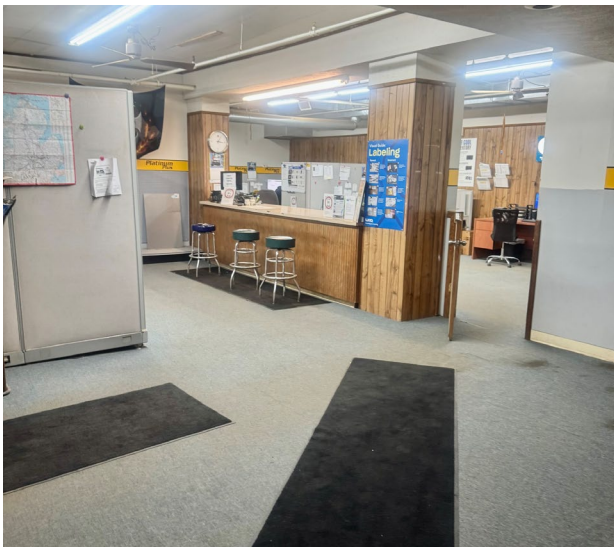
Office Highlights

- ±2,000 SF finished office space
- Dedicated HVAC system in office area
- Private entrance and reception area
- (3) private offices
- Large open work area
- Kitchenette/breakroom
- Conference room
- (1) restroom
- (2) entry points between office and warehouse

14,880 SF INDUSTRIAL FACILITY FOR SALE



Warehouse & Office Photos



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Loading Docks & Open Yard Photos



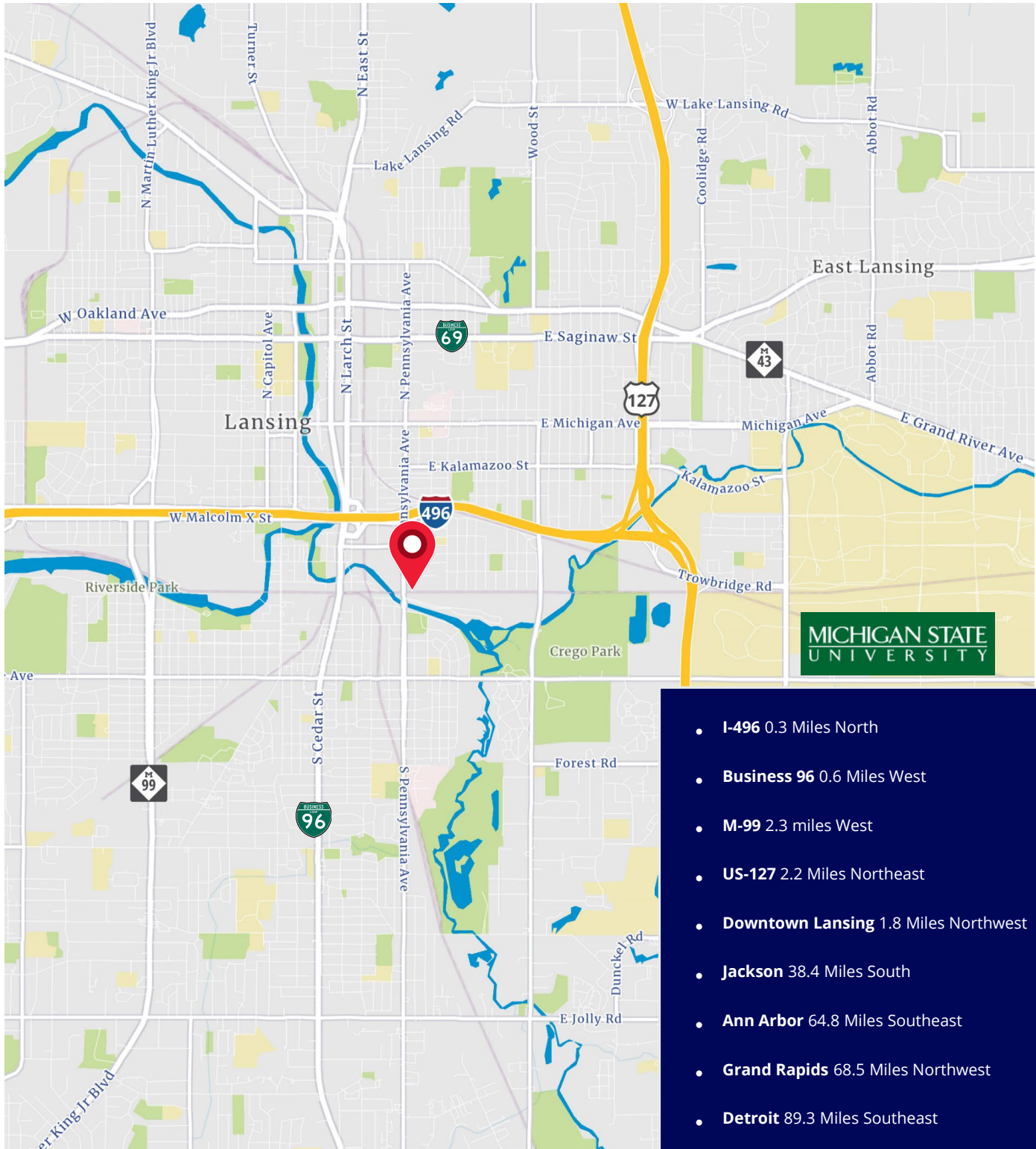
Aerial Map



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Location Map



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.