

FOR LEASE



3135 Pine Tree Road, Suite A, Lansing, MI
± 2,609 SF Office and Warehouse Space



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FOR LEASE

Office & Warehouse Space

PROPERTY HIGHLIGHTS

- Located Within Oakwood Executive Park
- Multi-Tenant Building with Security System and On-Site Management
- ±2,609 SF Flex Space
- Office with Warehouse Attached
- 12' Grade Level Door
- Loading Dock Access
- Sprinkler System Throughout
- Marquee Signage Available
- Approximately 8 – 10 Parking Spaces
- Municipality: Delhi Township
- Utilities: Consumers Energy, Lansing Board of Water and Light, Delhi Township
- **Lease Rate: \$12.00/SF**

NNN = ±\$2.60/SF



OFFICE FEATURES

- ± 1,950 SF Office Space
- Customer Entrance with 2nd Pedestrian Door
- Climate Controlled With HVAC Throughout
- Open Work Areas
- Conference Room
- Small Kitchenette
- Adjacent to Warehouse



FOR LEASE

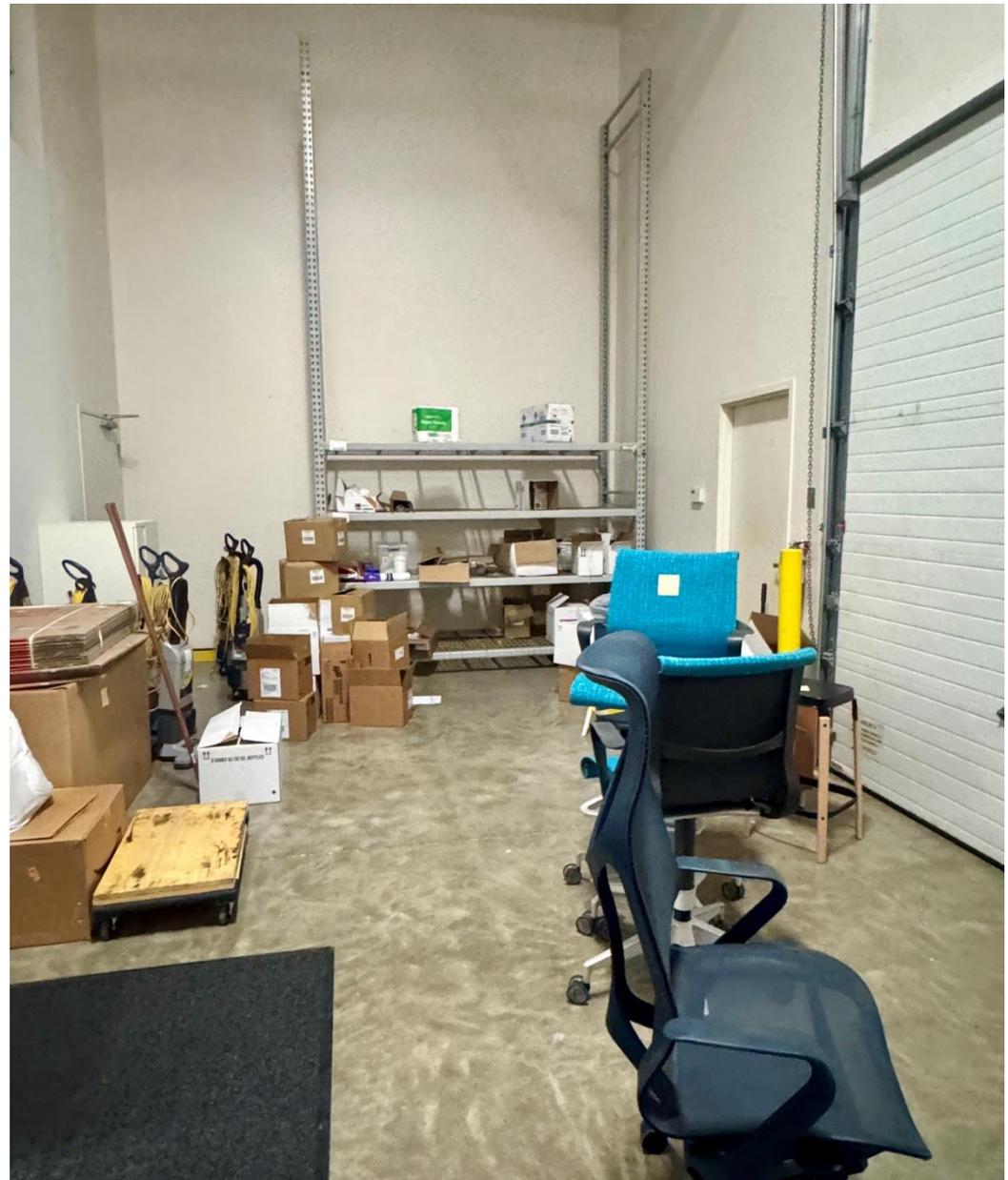
Office & Warehouse Space

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WAREHOUSE FEATURES

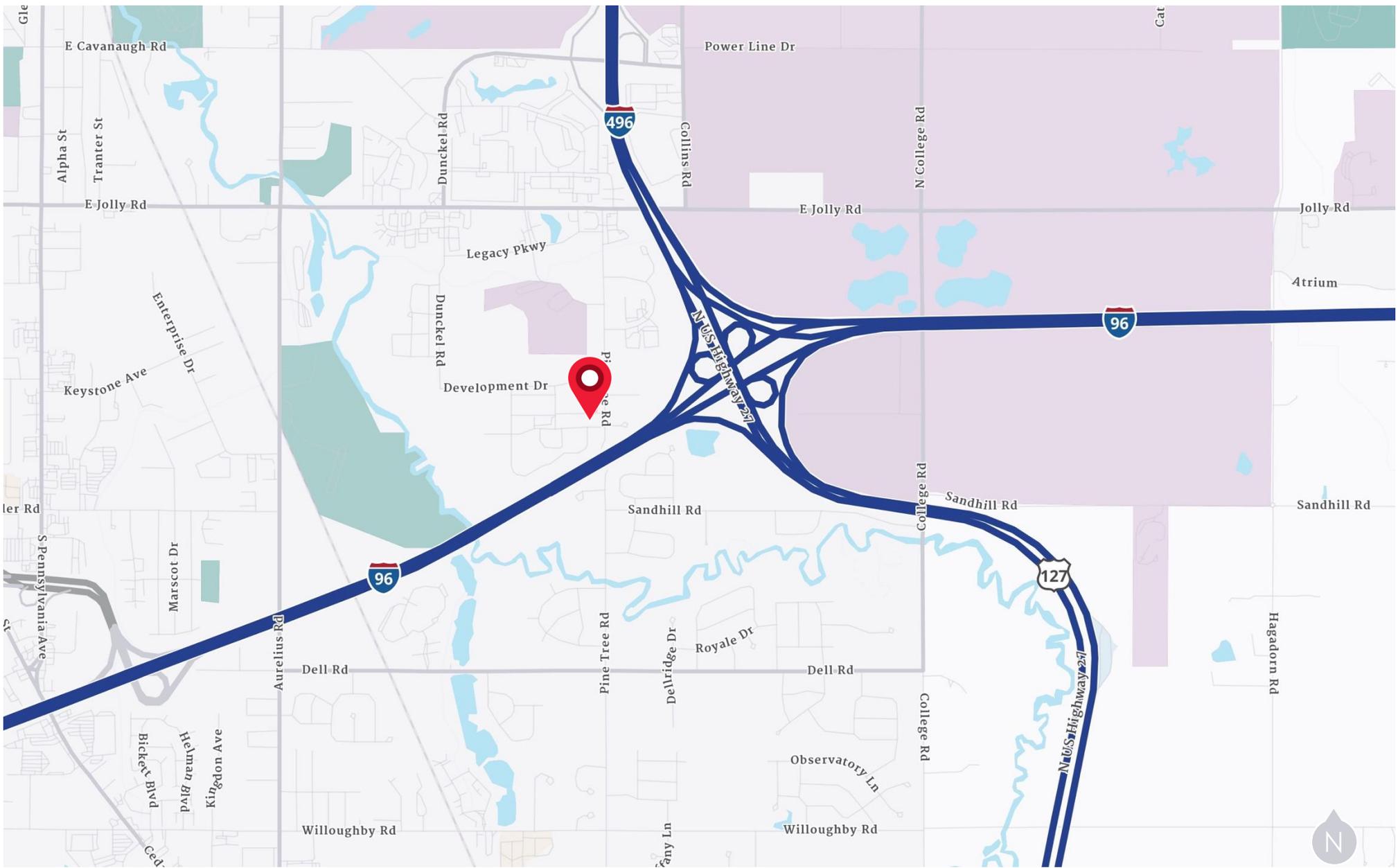
- ± 659 SF Warehouse Space
- 16' Clearance
- Forced Air Heat
- 12' Grade Level Door; Leads to Shared Space for Deliveries
- Mezzanine for Potential Extra Storage/Server Room
- 3 Phase; 480-Volt Electricity



FOR LEASE

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LOCATION MAP

Office & Warehouse Space





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
- Proximity to Michigan State University
- Within 1.5 Miles of US-127/Jolly Rd Exit
- Easy Access to Detroit, Grand Rapids, Chicago and Indianapolis

AERIAL MAP

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