



Bill Jakovac – Broker

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Offering Memorandum

419 Lentz Ct, Lansing, MI 48917

Sale Price

- Sale Price: \$815,000

Property Overview

- Type: Light Industrial, Retail, Flex Space Warehouse
- Size: 10,048 Square Feet

Building Details

- Two (2) Suites or can be combined.
- **Suite A:** 7,948 Square Feet, leased to a National Tenant on a NNN Lease with three years left on their second option period.
- **Suite B:** 2,100 Square Feet, leased to an E-Commerce company, with a new bathroom installed in 2025, new service door, and LED lights throughout with motion sensors.
- Loading Dock: 1, installed in 2019.
- Roll Up Door: 1
- Service Door: 2
- Electric: 480 Volt 3-Phase Electric with three meters and multiple electrical boxes, two transformers are installed.
- Roof: New roof installed in 2018 over the entire office area and large warehouse.
- Heating and Cooling: Two 96 Efficiency Goodman furnaces and Two air conditioning condensers installed in 2018.
- Lighting: New LED lights throughout the interior and exterior.
- Parking lot with new asphalt in November 2023, ample parking spots.