

FOR LEASE OR SALE

Felton and Grove Roads, Lansing, MI



**15,000 - 250,000 SF New Industrial Space
on 2.18 -20 Acres Land Sale or
Owner to Build-to-Suit for Lease**

PROPERTY OVERVIEW

2.18-20.5 acres of light industrial land available for sale, or owner will build to suit up to 250,000 SF off Grand River Avenue, ± 3 miles west of the I-96/I-69 interchange in north Lansing. Located close interstates and GM assembly plants, the site is ideal for automotive or logistics occupiers.

PROPOSED LEASE RATE:

\$6.00

SF/YEAR, NNN

15,000–250,000 SF

SALE PRICE: CONTACT AGENT

FOR MORE INFORMATION:

Christopher Miller, SIOR

Senior Associate

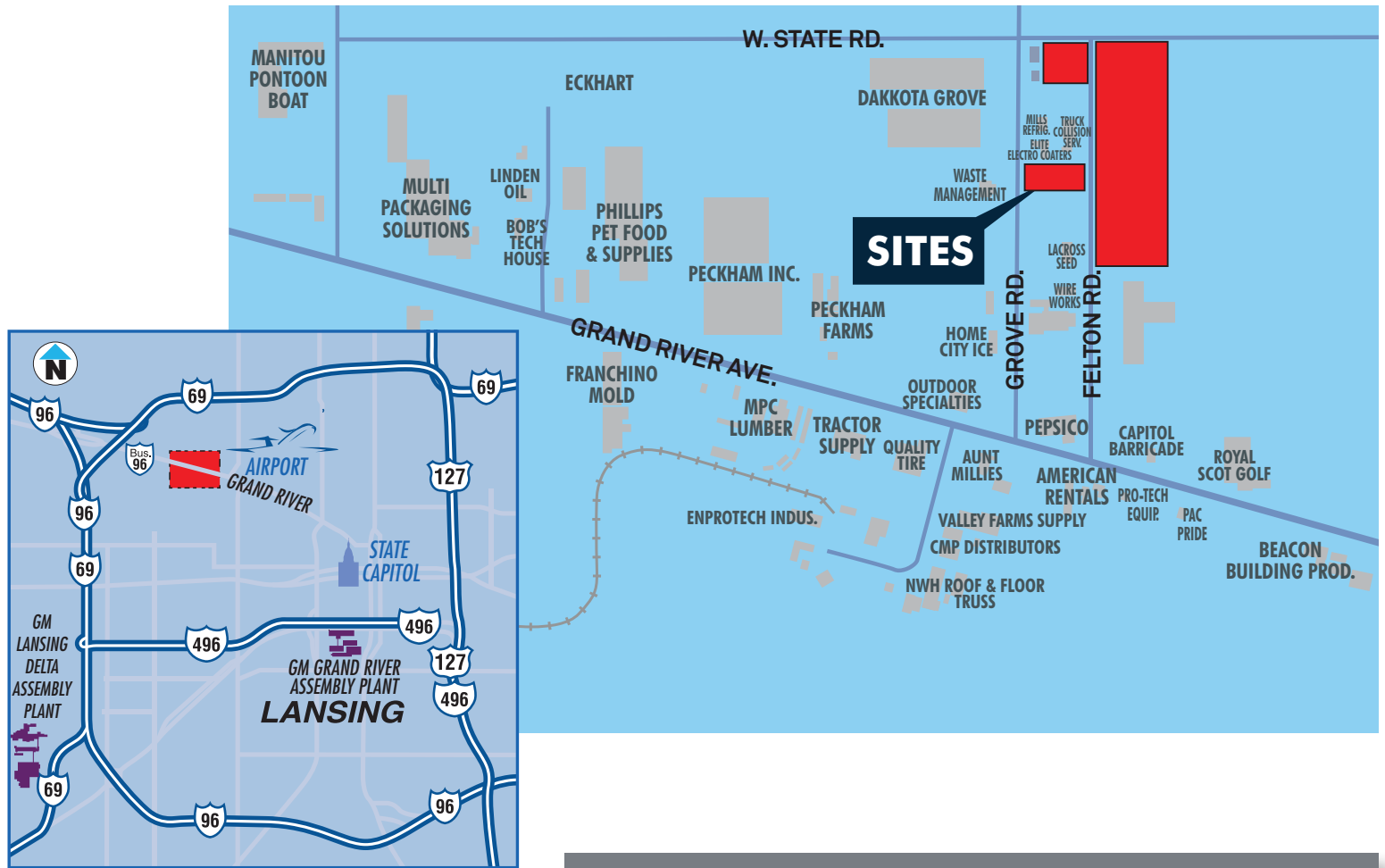
Industrial & Investment Advisor

Direct: 517 319-9244

christopher.miller@martincommercial.com

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1111 Michigan Ave., Ste 300
East Lansing, MI 48823
517 351-2200
martincommercial.com



AREA INFORMATION:

2.2 Miles

To Capital Region International Airport

2.7 Miles

To interstate I-96 Interchange

3.0 Miles

To interstate I-69 Interchange

6.0 Miles

To GM Lansing Grand River Assembly

10 Miles

To GM Lansing Delta Assembly

POTENTIAL USE:

- Parcel sizes from 2.18 to 20.5 acres are available for sale or build-to-suit for lease
- Sites can accommodate 15,000 to 250,000 SF users
- Owner proposes the build-to-suit development of steel buildings with 22'+ ceilings, overhead doors and docks
- Light Industrial zoning

WATERTOWN TWP., CLINTON COUNTY

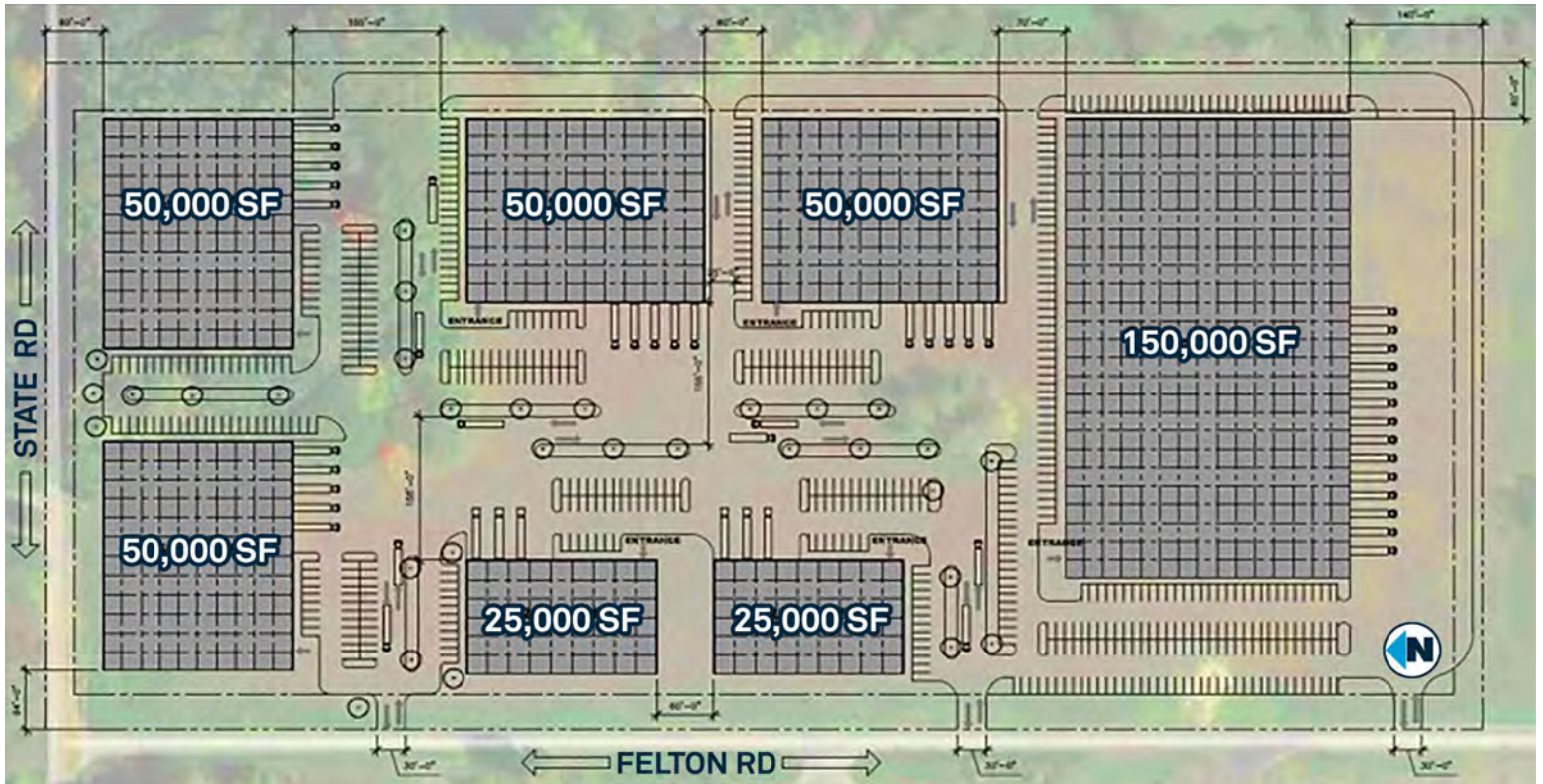
Parcel No.	Acres
150-140-000-005-00	2.18
150-140-000-009-00	2.40
150-036-200-010-05	±20.0



*Rendering of potential building



*Rendering depicts potential development of 20.5-acre site



*Depicts potential site plan of 20.5-acre site