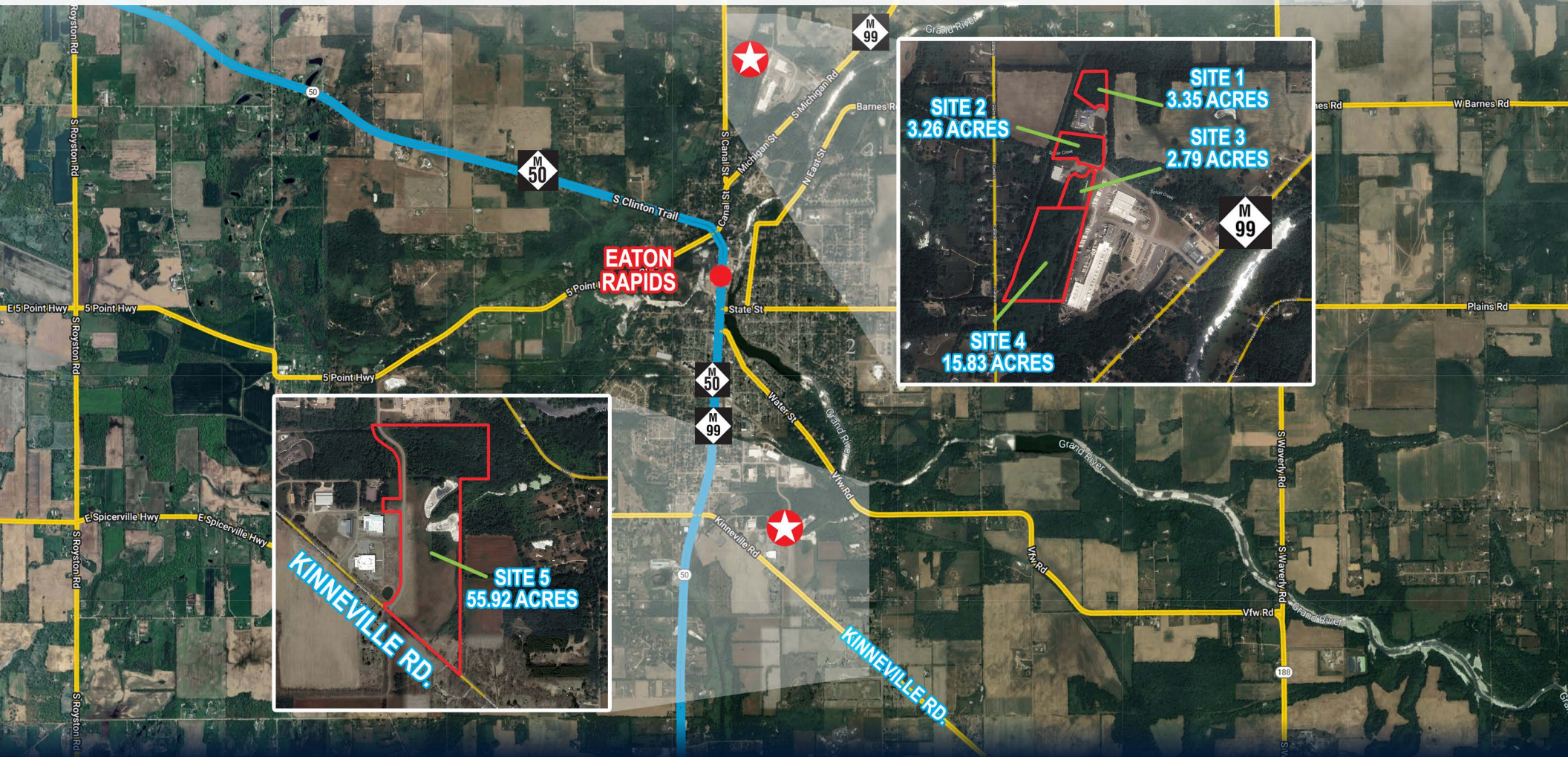


# FOR SALE – INDUSTRIAL PARK ACREAGE NEAR M-50 AND M-99 CONVENIENT TO I-69, I-96 IN EATON RAPIDS, MI



**FOR SALE**  
**2.79-55.92**  
**ACRES**

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## INDUSTRIAL SITES READY TO BE DEVELOPED

Five municipally owned industrial development sites are available, ranging from 2.79 to 55.92 acres approximately 15 miles south of Lansing. **Sites 1 through 4** are located on the north side of Eaton Rapids, adjacent to **Meridian Lightweight Technologies'** 37-Acre campus, a global leader in magnesium casting. **Site 5**, situated on the south side of Eaton Rapids along Kinneville Road, encompasses 55.92 acres near **Rapids Tumble Finish**, **Sika Advanced Resins**, and **EnerFusion**.

The city provides water, sewer, and electric services at competitive rates, along with fiber optic connectivity. Class A all-weather truck routes link these sites to key metropolitan areas, offering immediate access to M-99 and just 14.5 miles south of I-96. Eaton Rapids is also home to industrial users; **Dowding Industries**, **Precision Prototype & Manufacturing**, and **Rapids Tool & Engineering**, among others.

### SALE PRICE:

Contact Agent-Flexible Pricing

## PROPERTY INFORMATION

 **SITES:**  
2.79-55.92  
Acres



**FEATURES:**  
Affordable  
Utilities, Ready  
to Develop

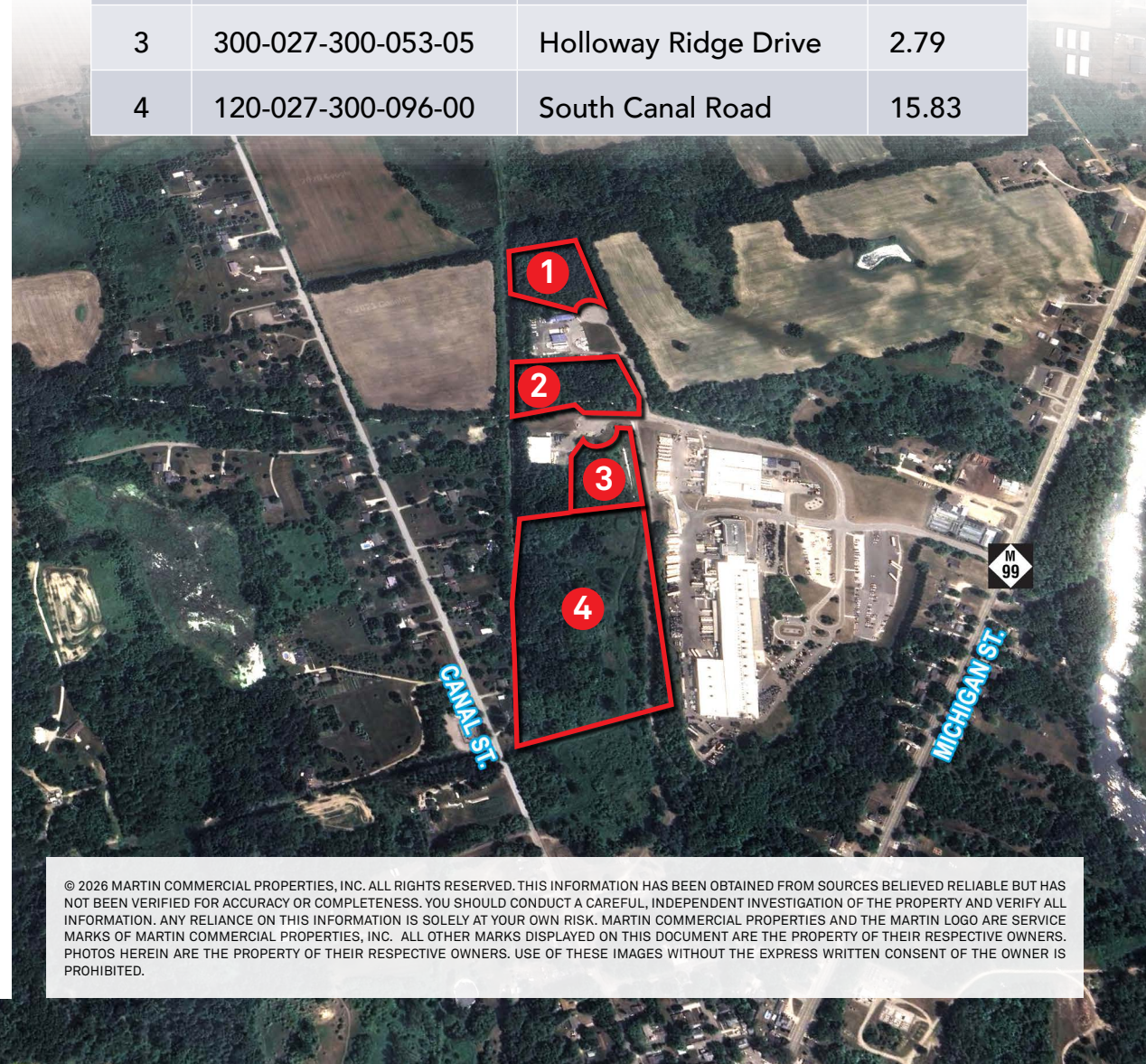


**ZONING:**  
Flexible



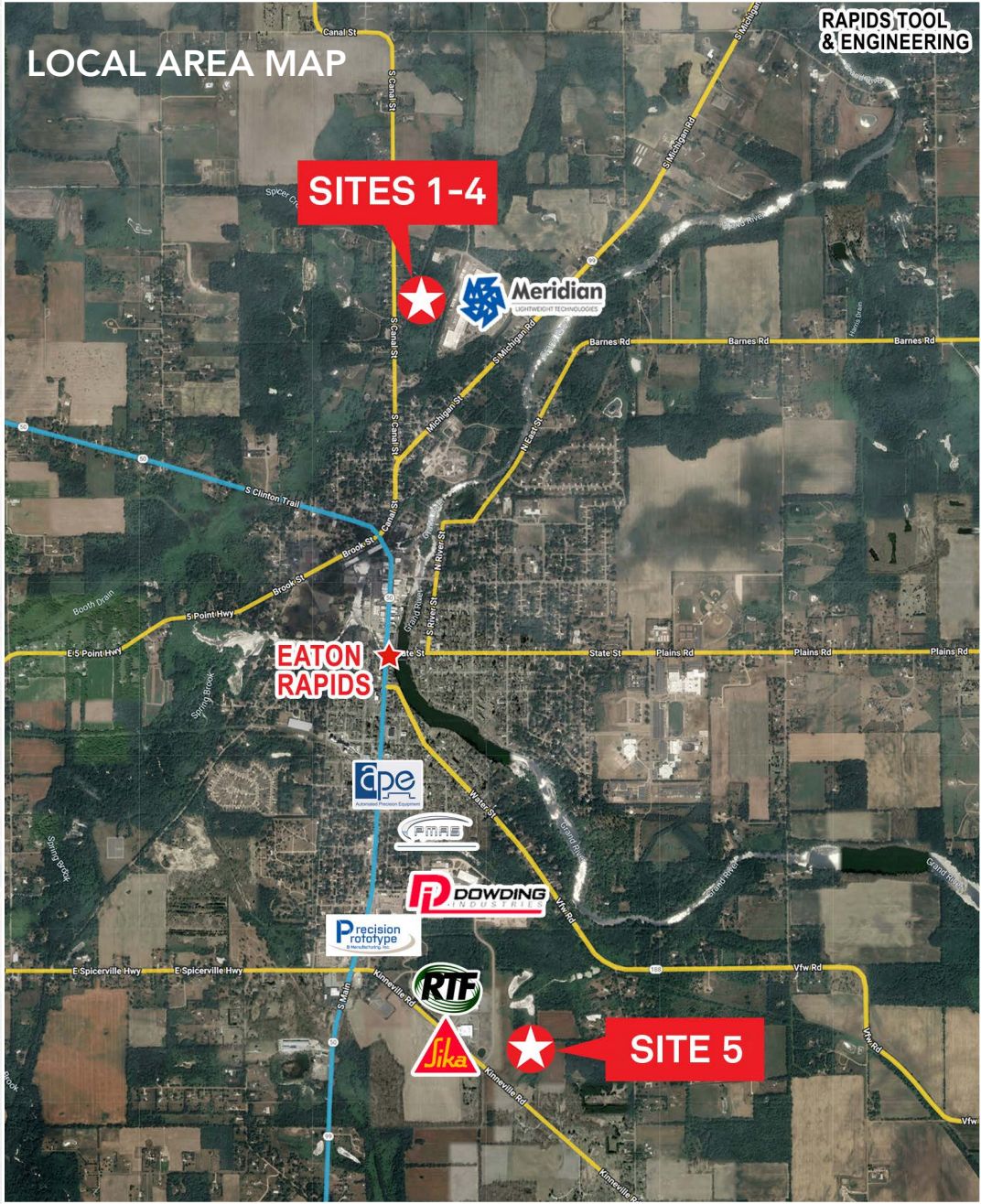
**LOCATION**  
Between Lansing,  
Battle Creek,  
Jackson

Site #	Parcel #	Address	Acreage
1	300-027-300-053-01	1009 JP Sullivan Drive	3.35
2	300-027-300-053-04	JP Sullivan Drive	3.26
3	300-027-300-053-05	Holloway Ridge Drive	2.79
4	120-027-300-096-00	South Canal Road	15.83



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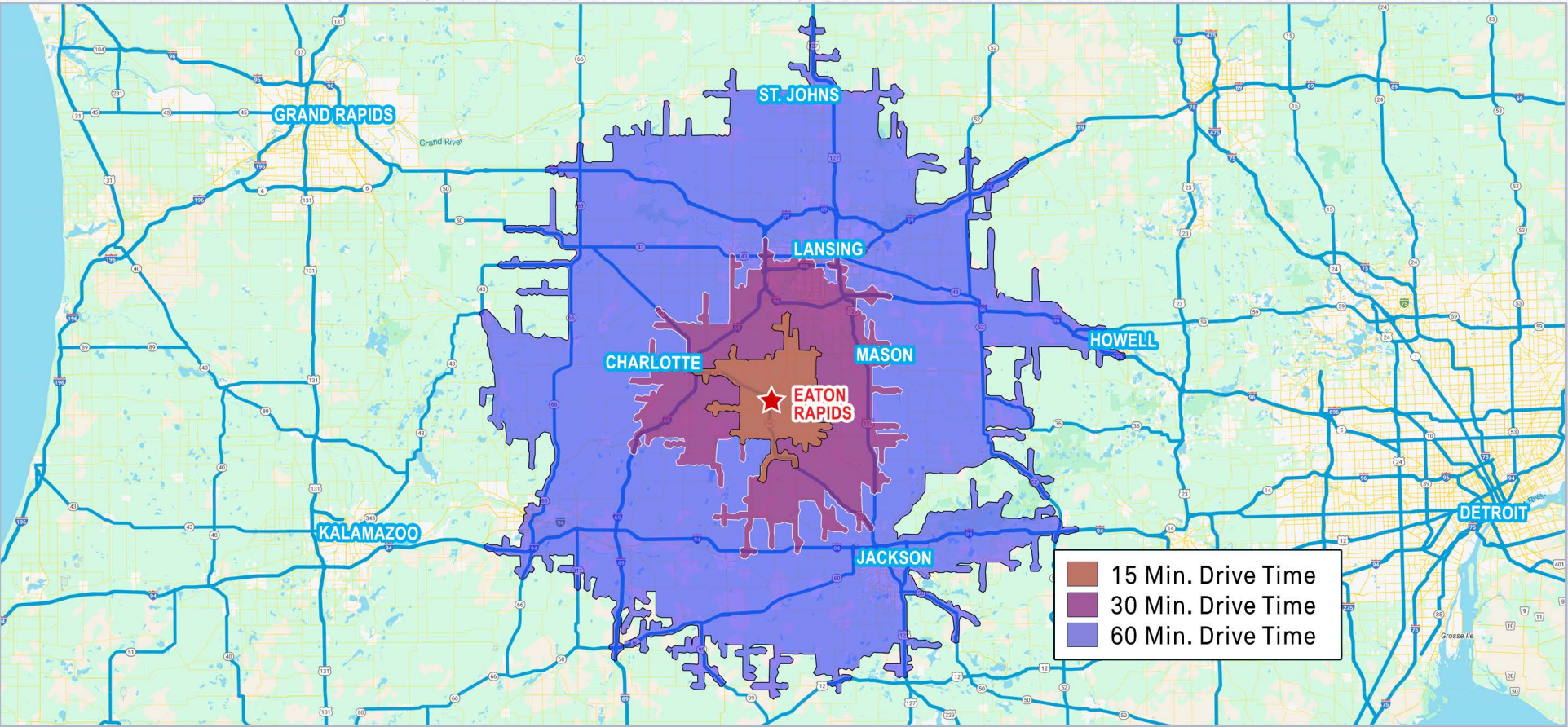


Site #	Parcel #	Address	Acres
5	300-010-200-002-05	9261 Kinneville Road	55.92





DRIVE TIME MAP



DEMOGRAPHICS

Proximity	3-Mile	6-Mile	9-Mile
Population	8,912	6,979	8,885
Average Household Income	\$88,966	\$83,889	\$89,950
Labor Force	7,265	5,677	7,251

