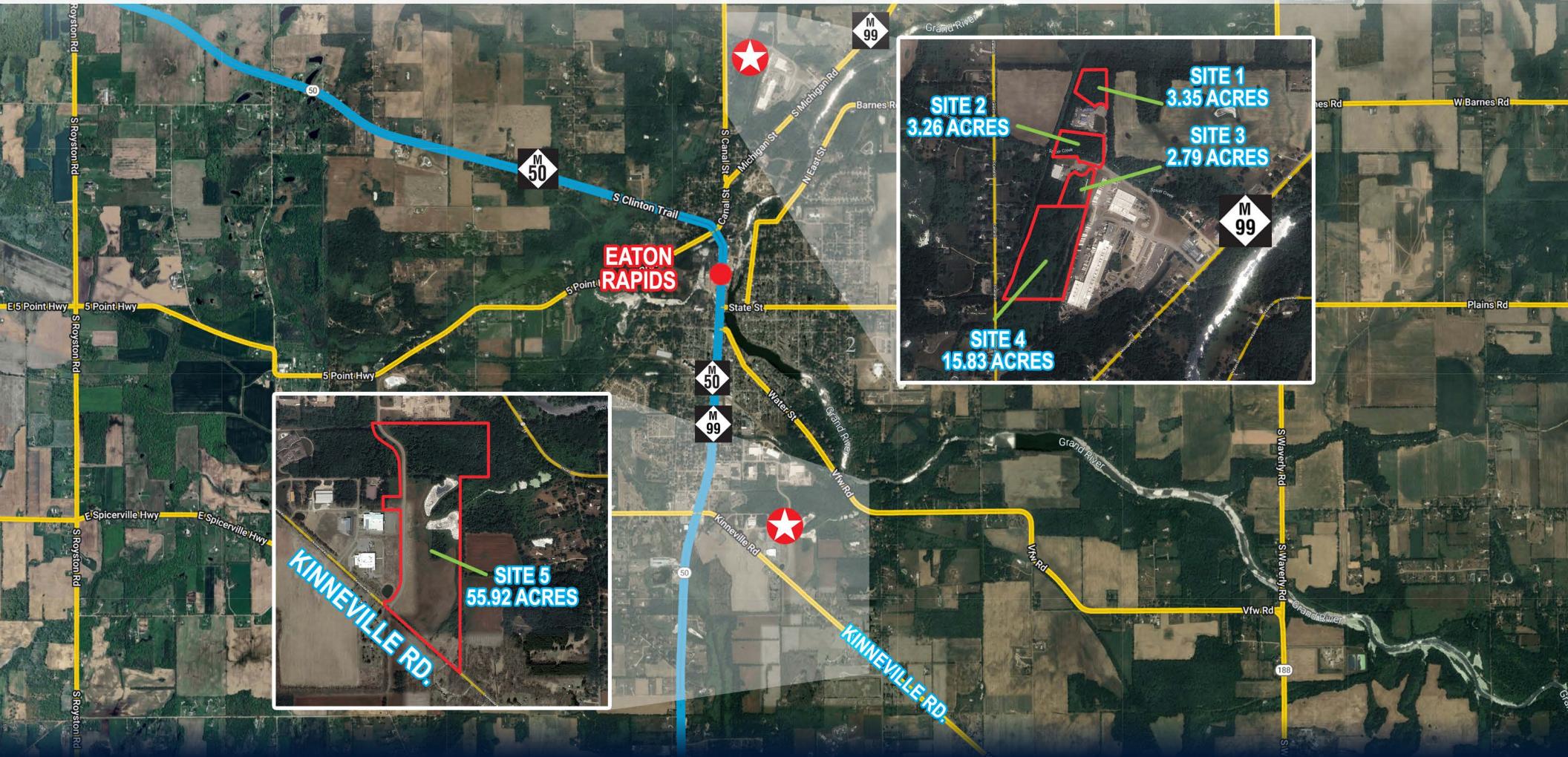


FOR SALE – INDUSTRIAL PARK ACREAGE NEAR M-50 AND M-99 CONVENIENT TO I-69, I-96 IN EATON RAPIDS, MI



CHRISTOPHER MILLER, SIOR
Senior Vice President
Industrial & Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com

SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

Martin
1111 Michigan Avenue, Ste 300
East Lansing, MI 48823
517.351.2200
martincommercial.com

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



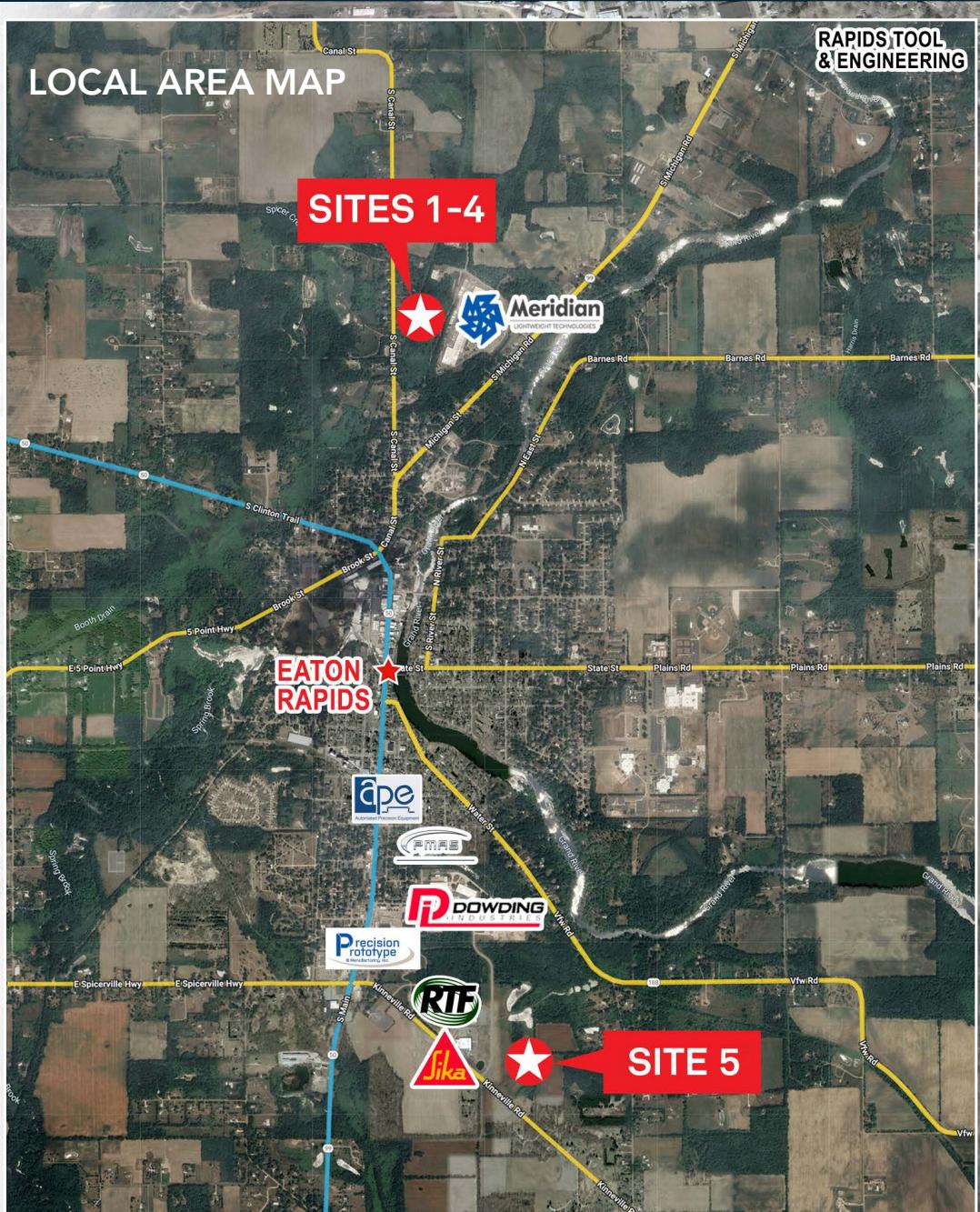
LOCATION
Between Lansing,
Battle Creek,
Jackson

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

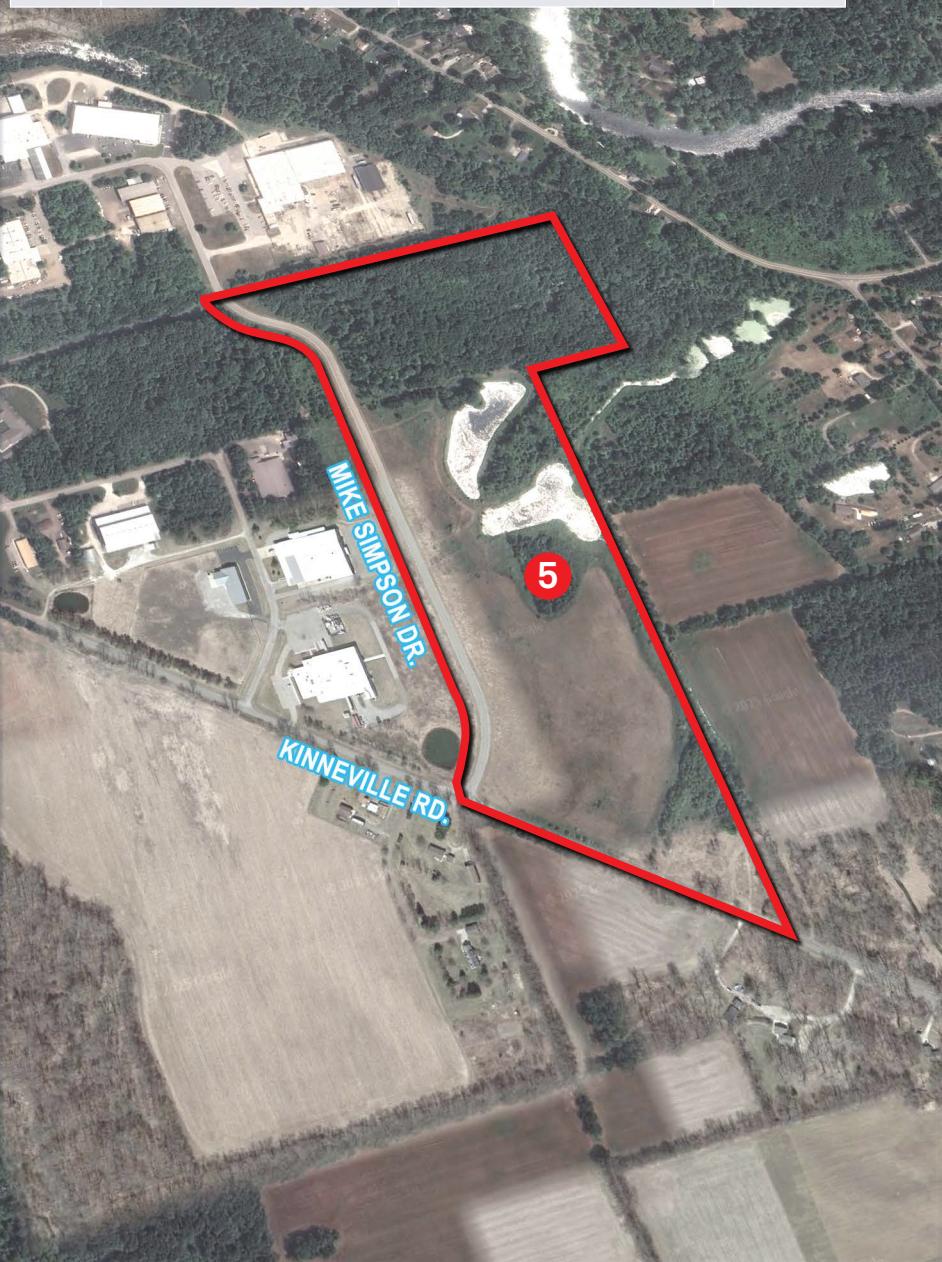


EATON RAPIDS INDUSTRIAL PARK

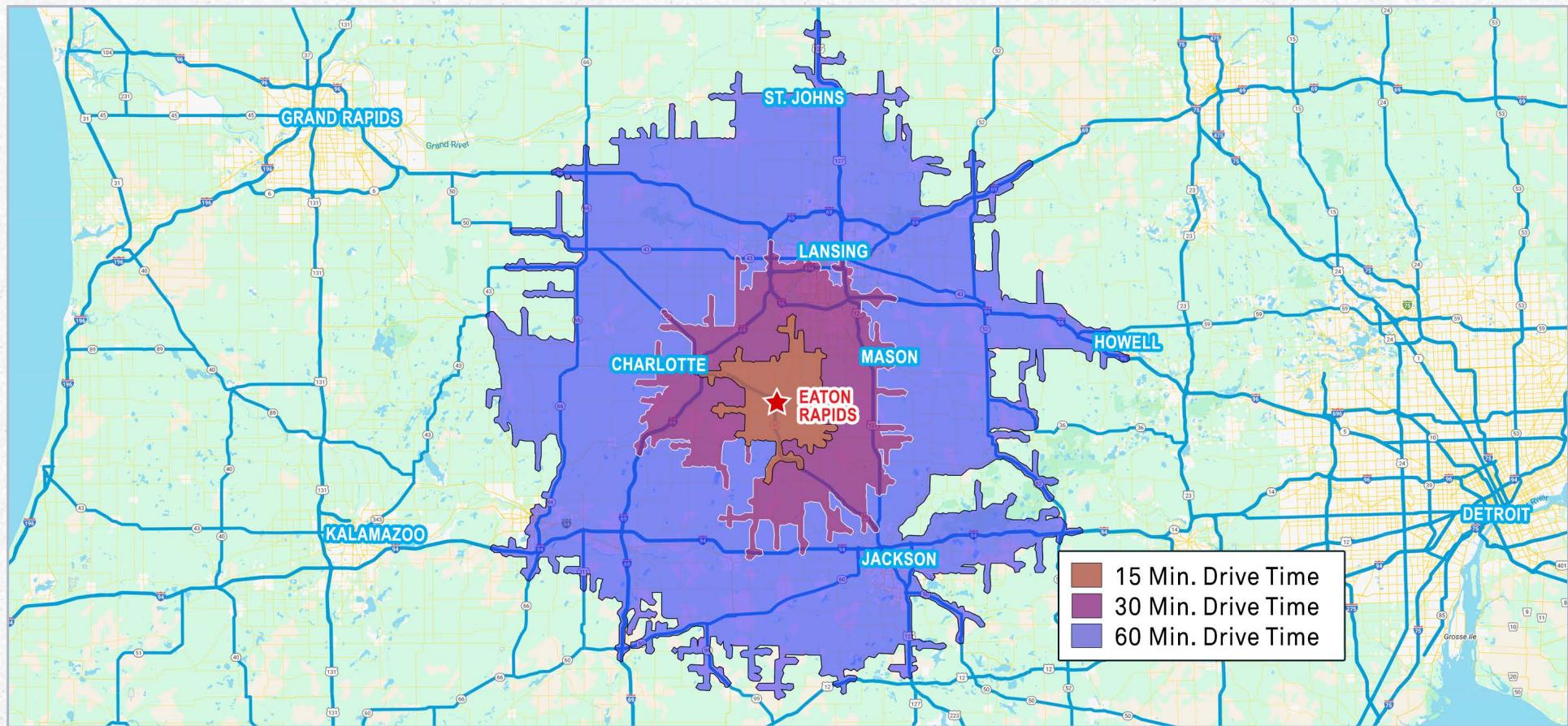
EATON RAPIDS, MI



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

