

FOR LEASE



7636 Northport Drive, Lansing, MI

11,728 SF of Industrial Space Available



Julie O'Brien
Senior Vice President
517 230 8944
julie.obrien@colliers.com



Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823
colliers.com/lansing





FOR LEASE

11,728 SF of Industrial Space

PROPERTY INFORMATION

Lease Rate: \$7.95/SF NNN
(NNN: ± \$2.00/SF)

- Located in Techwood Industrial Park
- Well-Maintained Single-Tenant Building
 - ± 9,600 SF Warehouse
 - ± 2,128 SF Office
- Multiple Grade-Level Doors
- Situated on 1.03 Acres
- Light Industrial Zoning
- ± 30 Parking Spaces
- Security System In Place
- Located in High-Demand Delta Charter Township Sub-Market
- In Proximity To GM Lansing Delta Assembly Plant, Amazon, Meijer, and Numerous Industrial Users
- Easily accessible to I-69, I-496 and I-96
- Excellent Opportunity for Numerous Contractors





FOR LEASE

11,728 SF of Industrial Space

PROPERTY SPECS

- **Warehouse Space**
 - 14' – 18' Ceiling Clearance
 - Forced Air Heating Units
 - (3) Grade-Level Doors
 - (2) 12' Height
 - (1) 14' Height
 - (4) Pedestrian Doors to Warehouse
 - Single-Phase 120/240 Volt Electricity
 - Electrical Plugs Throughout for Testing
 - Concrete Floors
 - (1) Restroom



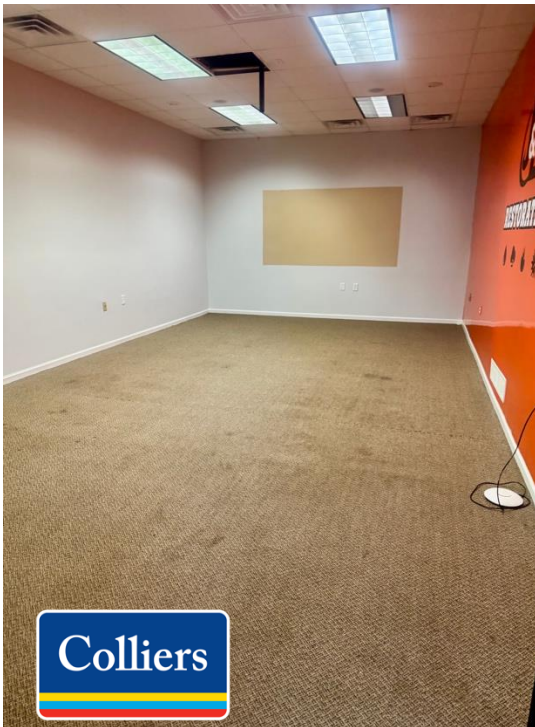


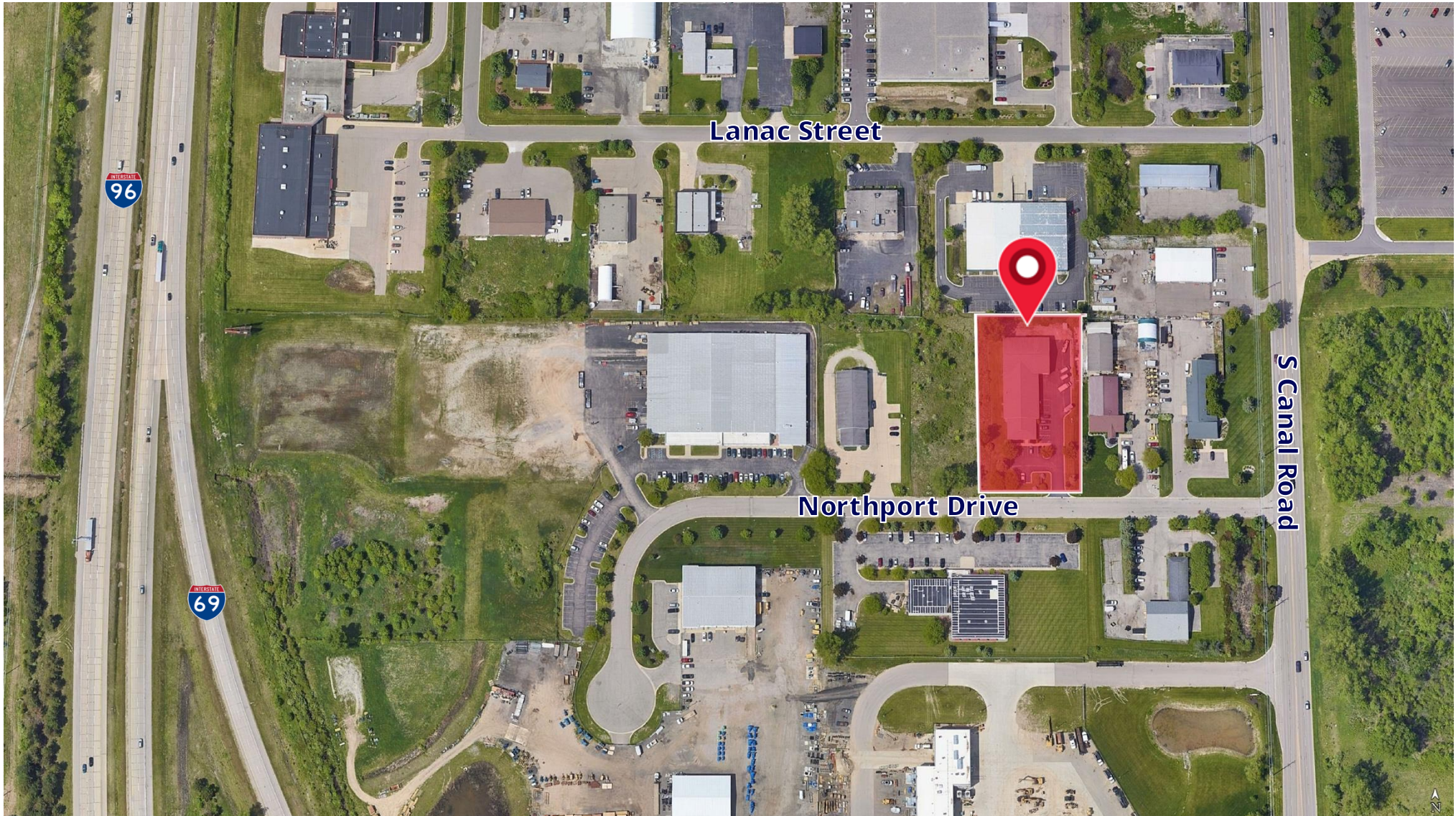
FOR LEASE

11,728 SF of Industrial Space

PROPERTY SPECS

- **Office Space**
 - Climate Controlled Throughout
 - (2) Separate Office Entrances
 - Open Waiting and Reception Area
 - (7) Private Offices
 - (2) Conference/Training Areas
 - Kitchenette and Storage Room
 - IT Room
 - (2) Connecting Doors Between Office/Warehouse
 - (2) Restrooms





We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

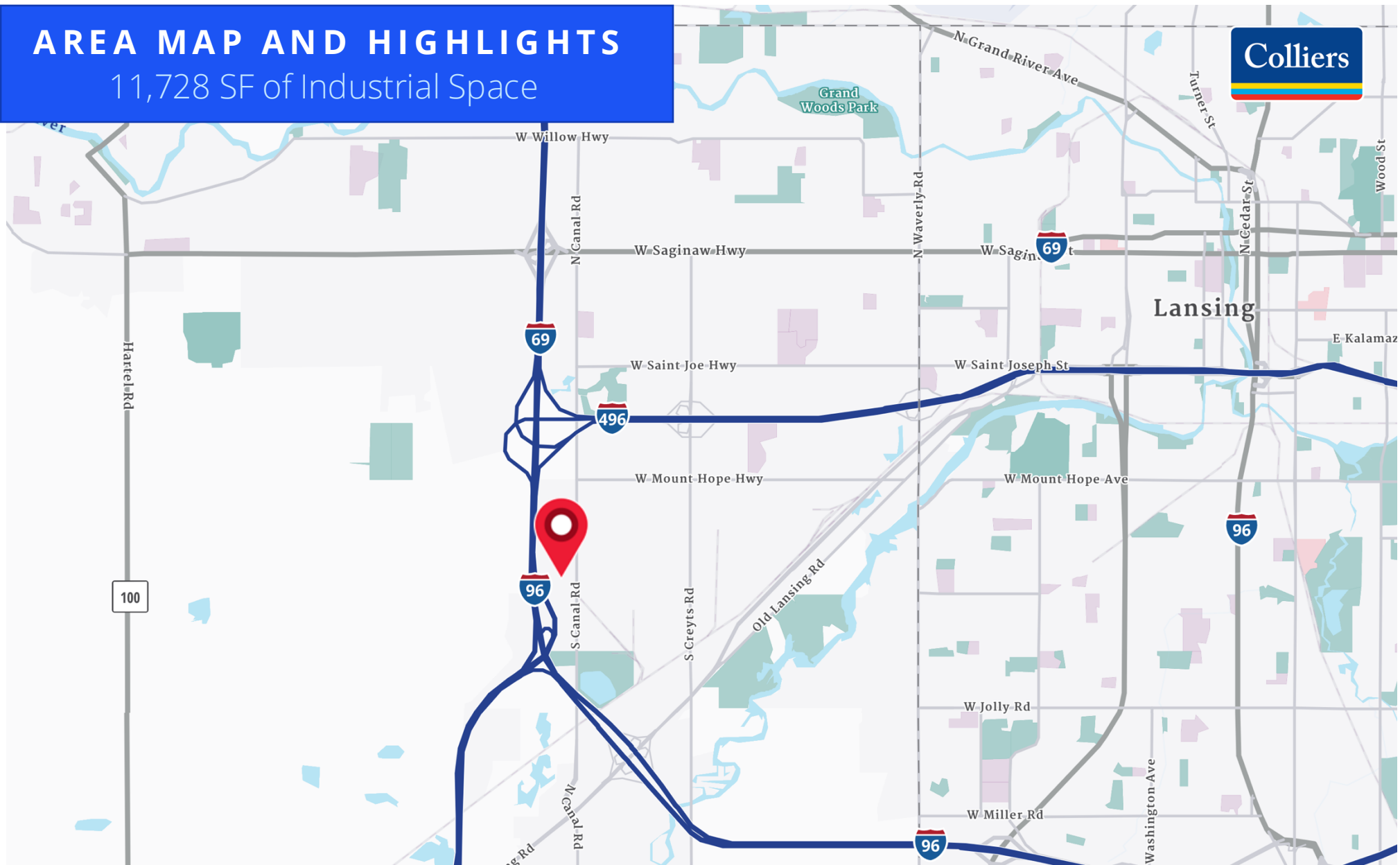
AERIAL MAP

11,728 SF of Industrial Space

AREA MAP AND HIGHLIGHTS

11,728 SF of Industrial Space

Colliers



- **1.3 Miles** Northeast of GM Lansing Delta Assembly
- **6.9 Miles** Southwest of GM Lansing Grand River Plant
- **9.6 Miles** South of Capital Region International Airport
- **69 Miles** East of Grand Rapids
- **96 Miles** West of Detroit
- **222 Miles** East of Chicago



Julie O'Brien
Senior Vice President
517 230 8944
julie.obrien@colliers.com