

INDUSTRIAL LAND OFF M-100 IN EATON COUNTY, MI

CONVENIENT TO I-96, I-69 AND M-43



FOR SALE
1133 Comet Lane,
Grand Ledge, MI

AVAILABLE:
±6.0 ACRES

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PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

This 6.0±-acre industrial development site offers an exceptional opportunity to acquire a development-ready parcel within the established Willis Industrial Park in Grand Ledge, Michigan. The rectangular site is flat, cleared, and zoned I-1, Heavy Industrial, providing flexibility for a broad range of manufacturing, warehousing, logistics, distribution, and industrial service uses.

Strategically located at the northwest corner of Comet Lane and Winstanley Boulevard, just west of North Hartel Road (M-100), the property is immediately south of American Bottling Company and directly north of Lowe's Distribution Center. Surrounded by established industrial operations, the site offers a proven location for business growth and investment.

Approximately 20 miles southwest of downtown Lansing, the property provides outstanding regional connectivity with I-96 just 3.5 miles away and the I-96/I-69 interchange approximately 4.5 miles from the site. M-43 is also nearby, providing efficient access throughout Mid-Michigan and the broader regional transportation network.

Located within the Willis Industrial Park, the property benefits from Class A all-weather roads designed to accommodate heavy commercial truck traffic, along with readily available electric, natural gas, public water, and sanitary sewer infrastructure.

PROPERTY FEATURES



SITE:
Rectangular Configuration,
Flat, Cleared Parcel



ZONED:
I-1, Heavy Industrial



ROADS:
Class A All-Weather Roads Designed
for Commercial Truck Access



UTILITIES:
Electric, Natural Gas, Public Water,
and Sanitary Sewer Available



LOCATION:
West of North Hartel Rd (M-100)



LOCATION:
Directly North of Lowe's
Distribution Center

SALE PRICE:

\$330,000

\$55,000/ACRE



AERIAL VIEW





AREA INFORMATION

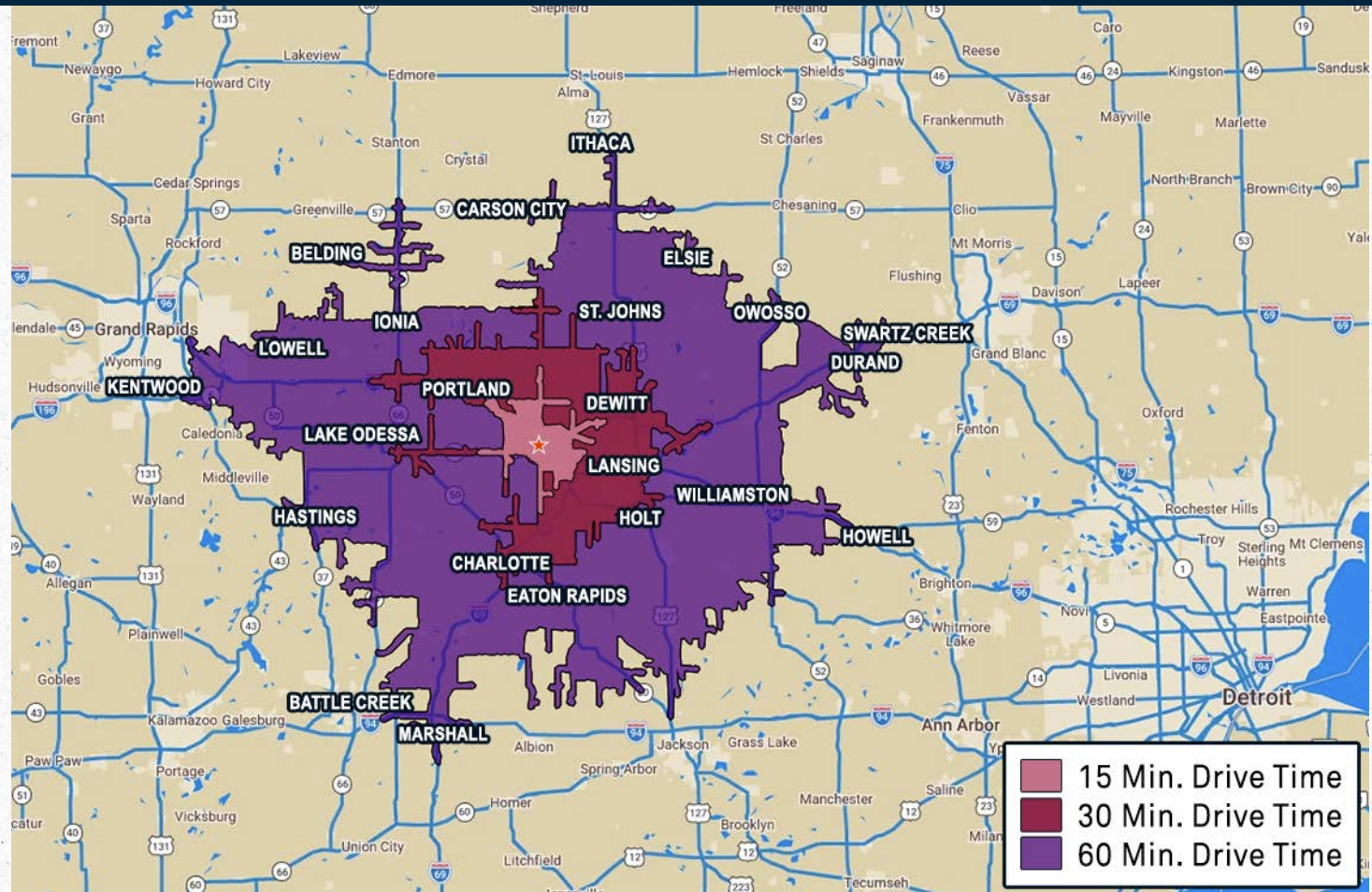
0.2 Miles
to M-100/Hartel Rd.

3.0 Miles
to I-96, PJ's Towing, T L Hart, and
Cross Enterprises Inc.

9 Minutes
to I-69, Capital Area Humane
Society, Pure Green Lawn & Tree
Professionals

Minutes from
Abrams Municipal Airport, Grand
Air Aviation, and Michigan Army
National Guard Recruiting

Convenient to
American Bottling, Pro-MEC
Engineering Services, CentralStar
Cooperative Laboratory, Zion
Industries, Inc., Transfast Trucking,
Inc., and more



TRAFFIC COUNTS - VPD

Parcel Number	400-001-100-020-10
Zoning	I-1, Heavy Industrial
2026 SEV	\$88,900
2025 Taxes	±\$5,900

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