

MILLER ROAD INDUSTRIAL

Midway Industrial Park, Lansing, Michigan

±60,000 SF

BUILD-TO-SUIT




Martin

Miller Road Industrial Midway Industrial Park, Lansing, Michigan

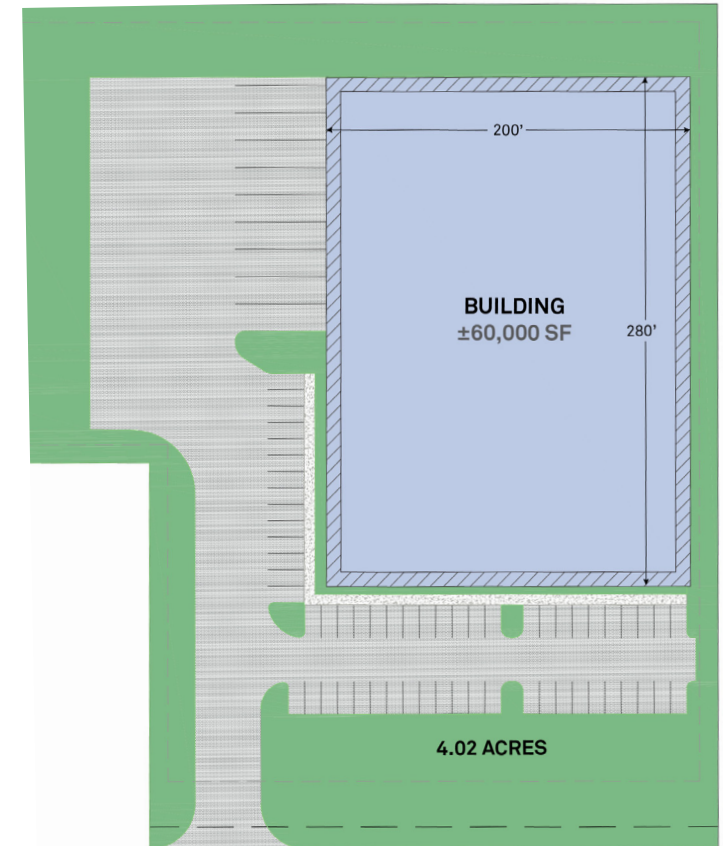
20,000-60,000 SF of New Construction

This proposed industrial facility is located in Greater Lansing's Midway Industrial Park and provides immediate access to I-96. Lansing is the capital city of Michigan and is centrally located, between Grand Rapids and Detroit.

Highlights

The proposed manufacturing/warehouse/distribution facility will accommodate single or multiple users and be built to user specifications. Proposed specs include 27' clear ceilings, 8 docks, 2 grade-level doors, heavy 3-phase power, ESFR and LED lighting.

Located in South Lansing's Midway Industrial Park, the 4-acre site is only minutes from I-96 and US-127, convenient to manufacturing centers throughout the Midwest. The 1,500-acre Midway Industrial Park is home to Pratt & Whitney, Barnes Aerospace, APCO, Two Men and a Truck, Road Tex, Lectronix and more.



PROPOSED SPECIFICATIONS :

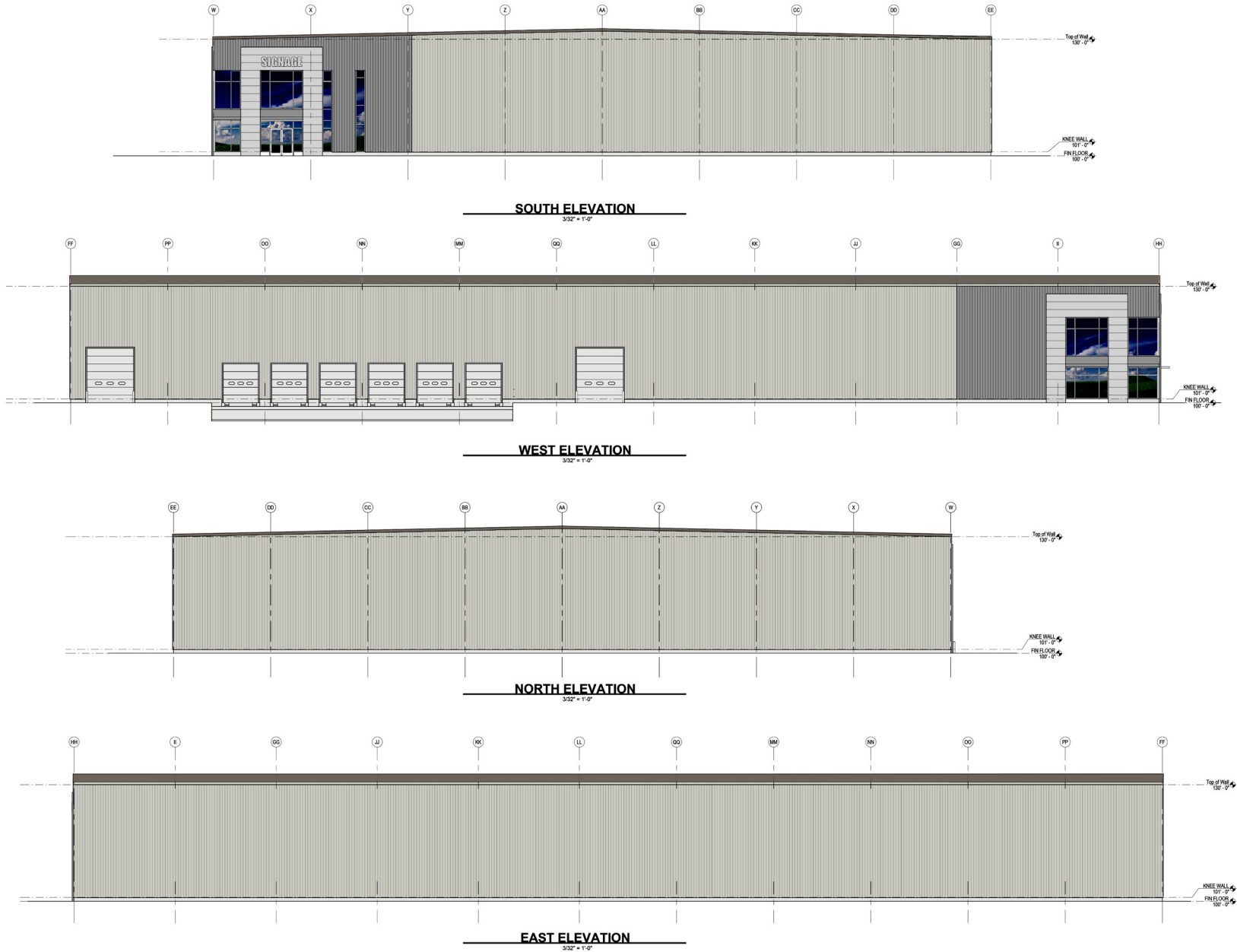
	SIZE: UP TO 60,000 SF		CEILINGS: 27'		PARKING: 45 Spaces		TRAILER PARKING: 9 (Expandable)		DOCKS: 6 (Expandable)		OVERHEAD DOORS: 2		WAREHOUSE LIGHTING: LED
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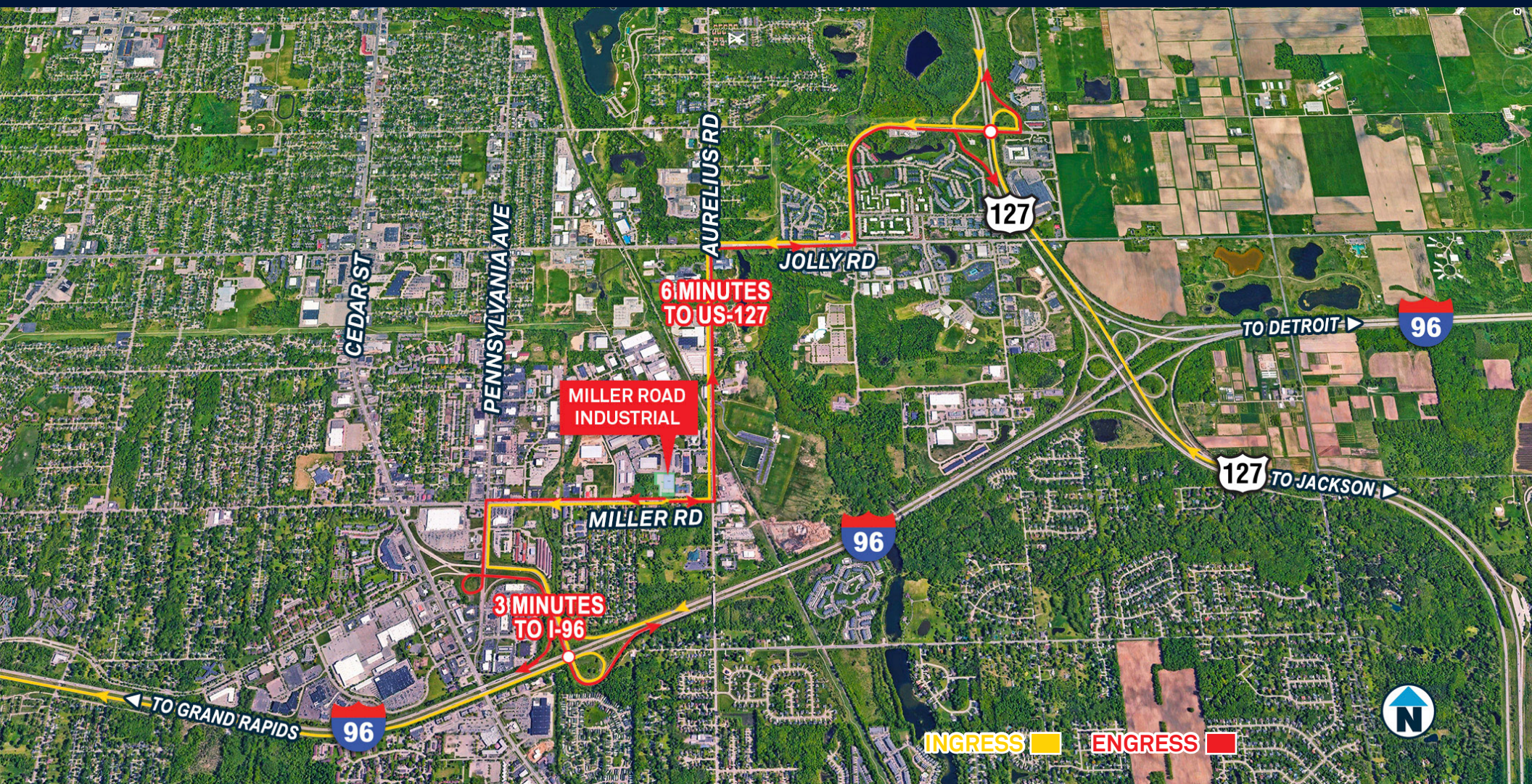
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Building Elevations



Midway Industrial Park and Surrounding Businesses



Conveniently Located Near Highway Interchanges

 The site is located 1.5 miles from the I-96/Cedar St. interchange (42,672 vehicles per day). I-96 is the major East/West interstate connecting Grand Rapids, Lansing and Detroit.

 Located 2.4 miles to the North is US-127 Exit 11 for Dunckel Rd./Jolly Rd. interchange (40,252 vehicles per day). US-127 is the main North/South highway between Jackson, Lansing and Clare.



Lansing Manufacturing Highlights

- Lansing is home to three General Motors facilities that employ over 5,800 workers
- Under construction: \$2.6 billion, 2.8-million-square-foot GM/LG Ultium Battery Plant (1,400 new jobs)
- Amazon has two distribution centers with a new one million-square-foot distribution center that will employ over 500 workers under construction
- Meijer operates nine stores in the area with large distribution warehouses featuring the fastest delivery systems in the Midwest



Michigan State University
5.2 MILES



GM - Lansing Parts
5.2 MILES

Central Midwest Location

Michigan’s top manufacturing is dominated by the automotive and parts industry. Lansing is situated within 80 miles of numerous top tier automotive suppliers in the state. The Miller Road industrial building is located in the center of Michigan convenient to many manufacturing centers in the Midwest:



GM Lansing Grand River Assembly
5.4 MILES



Jackson	39 Minutes
Flint	54 Minutes
Detroit	1.3 Hours
Grand Rapids	1.4 Hours
Toledo	1.7 Hours
South Bend	2.4 Hours
Chicago	3.8 Hours



New Amazon Fulfillment
11.1 MILES



GM Delta Assembly Plant & GM/LG Ultium Battery
11.6 MILES

Greater Lansing Industrial Snapshot

Market Composition and Growth

Greater Lansing’s most active industrial sectors are the West, South and North. The market comprises nearly 10 million square feet of leased industrial space in buildings ≥20,000 SF; however, the majority of the market is owner-occupied.

The South Submarket is the second largest industrial sector. Its largest users include General Motors (3.4 million SF Lansing Grand River Plant), Michigan Forge (1.2 million SF), and Dart Container (1.15 million SF).

The West Submarket is the largest sector and home to General Motors’ 3.6 million SF Delta Assembly Plant and 2.3 million SF warehouse, over 3 million SF of warehouse/distribution space for Meijer, and approx. 3 million SF of manufacturing/distribution space for Shyft Group.

The North Submarket is the smallest industrial sector. Its largest occupiers include Peckham, Inc., Dakkota Integrated Systems, ITC Michigan, and LOC Performance Products.



Source: Martin Commercial Properties, Industrial Market Insights H1 2022

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