

WAREHOUSE FLEX SPACE WITH I-96 EXPOSURE

LOCATED NEAR GM IN DELTA TWP INDUSTRIAL CORRIDOR



FOR LEASE

2960 Ena Drive
Lansing, MI

AVAILABLE:

Suite A 14,300 SF

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MID-SIZE WAREHOUSE FOR MANUFACTURING OR DISTRIBUTION

2960 Ena Drive is an 86,000 SF multi-tenant industrial building located just off Canal Road in Lansing's largest industrial corridor. The available suite offers 14,300 SF of flexible warehouse and office space with open-span warehouse, 20' clear ceiling heights, and 440 Amp, 280 Volt, 3-phase power.

The space is well-equipped for a variety of industrial users, including two grade-level overhead doors, one dock, a covered loading area, and functional worker improvements such as locker and break rooms alongside private office space. Ample parking lot with room for trailers and additional outdoor storage/parking lot to accommodate ± 118 cars is an option.

The property is anchored by a strong tenant mix including Hager Fox, Auto-Owners Insurance, and Spartan Installation Group. The location provides exceptional access to key regional employers and logistics infrastructure, situated less than five minutes from major industrial and distribution hubs such as GM Delta Assembly, the new Ultium Battery Plant, Amazon Fulfillment Center, Meijer Distribution Complex, Peckham Industries, Ryder Logistics, and numerous automotive suppliers, making it a highly strategic site for operations, distribution, and manufacturing users.

LEASE RATE:

\$10.00

PSF/YR, NNN



PROPERTY FEATURES



SIZE:
14,300 SF



BUILT:
1980
Renov. 2016



CEILING:
20' clear



DOORS:
1 Dock,
2 Overhead



POWER:
400 Amp, 280 Volt
3-Phase



PARKING:
Ample Parking &
Additional Outdoor
Storage/Available

[illegible]



SITE AERIAL VIEW





GALLERY





AREA INFORMATION

1.8 Miles

to GM Delta Assembly

1.8 Miles

to Ultium Battery Plant
coming soon

<5 Minutes

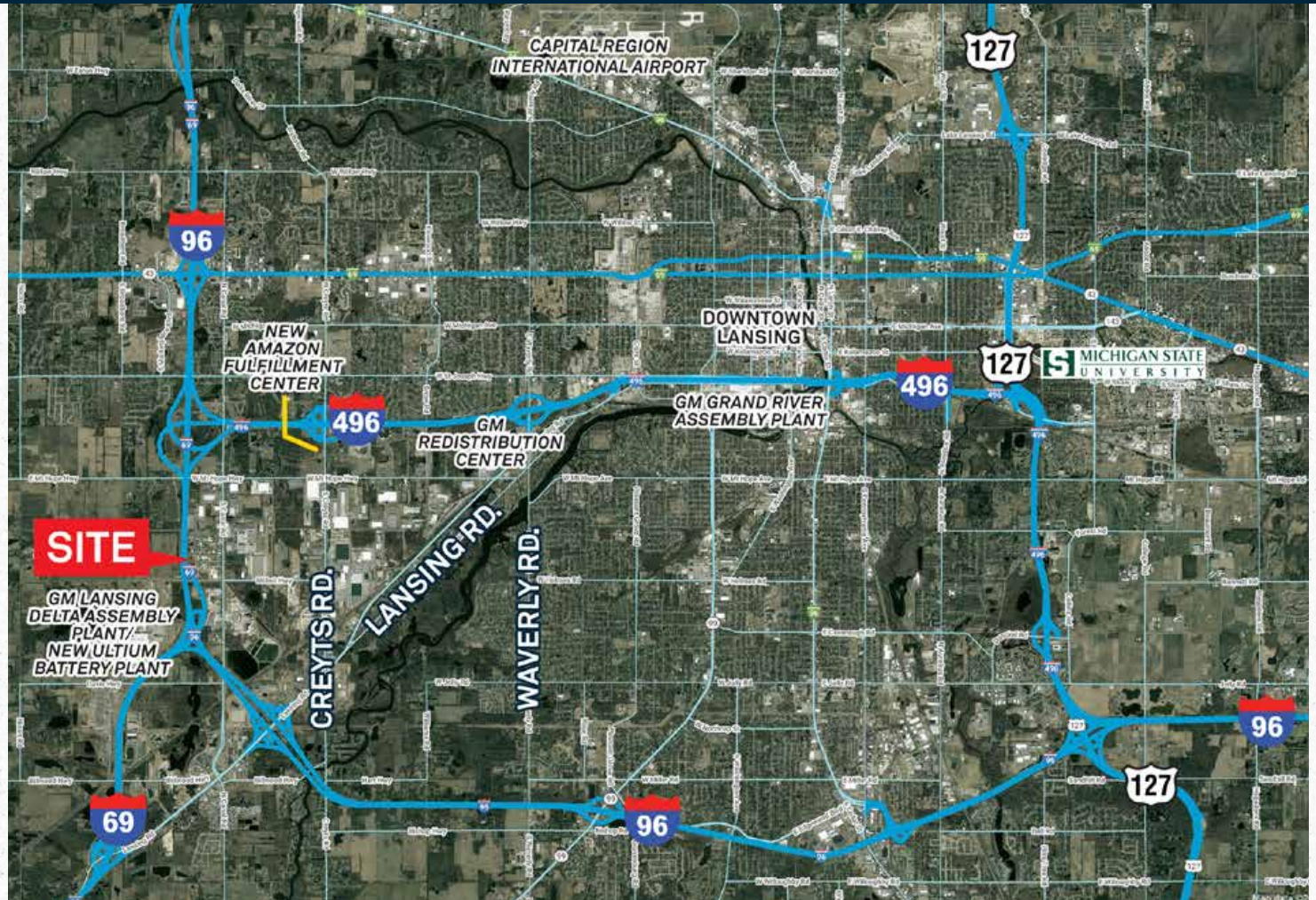
to interchanges at I-96/I-69
and I-496

3.5 Miles

to GM CCA PC

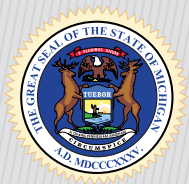
7.2 Miles

to GM Grand River Assembly





LARGEST EMPLOYERS



ECONOMIC HIGHLIGHTS



East Lansing is home to **Michigan State University** a premier research university with over **51,000** students and over **20,260** employees



The **Lansing** market is home to **8** insurance **company HQ's**, collectively responsible for **\$30 billion** in annual premiums/revenue



Lansing is **home** to three **GM** facilities that **employ** over **5,800** workers



2018-2022 **Regional** Growth in high-tech employment: **12.2%**. Between 2019 and 2023, Area **GDP** increased by **10.3%**

Distance To:

Grand Rapids.....	1.1 Hours
Detroit	1.5 Hours
Fort Wayne	2.0 Hours
Chicago	3.3 Hours

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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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