

VERSATILE WAREHOUSE/SHOWROOM

CONVENIENTLY LOCATED ON US-27, LESS THAN 1 MILE TO US-127



FOR SALE

2352 N US-27
St. Johns, MI

AVAILABLE:

14,100 SF

CHRISTOPHER MILLER, SIOR

Senior Vice President

Industrial / Investment Advisor

Direct: 517 319-9244

christopher.miller@martincommercial.com

CARSON PATTEN, CCIM

Vice President, Retail Advisor

Direct: 517 319-9230

carson.patten@martincommercial.com

SAMANTHA LE

Senior Associate, Retail Advisor

Direct: 517 319-9279

samantha.le@martincommercial.com



Martin

martincommercial.com



FLEXIBLE WAREHOUSE FACILITY ON NEARLY 6 ACRES NEAR US-127

Positioned along Old US-27 just minutes from the US-127 interchange, this 14,100 SF industrial property offers a flexible layout well-suited for warehouse, showroom, contractor, storage, or service-oriented users. Situated on a nearly 6 acres, the building offers many amenities including 3 drive-in doors, 10-14' ceilings and additional mezzanine space, all providing versatility for a variety of operational needs.

The property's convenient location near downtown St. Johns, regional retailers, and major transportation routes enhances accessibility while supporting strong day-to-day business operations. With C-2 zoning, ample outdoor area, and proximity to US-127, the site presents a unique opportunity for an owner-user seeking flexible space with room to grow.

SALE PRICE:
\$675,000

CASH OR NEW MORTGAGE

PROPERTY FEATURES



PARCEL:
5.98 Acres



ZONED:
C-2, General
Commercial District



BUILT:
1988



DRIVE-IN DOORS:
(3) Three



CEILINGS:
10-14'



ACCESS:
1 Mile to US-127
Interchange





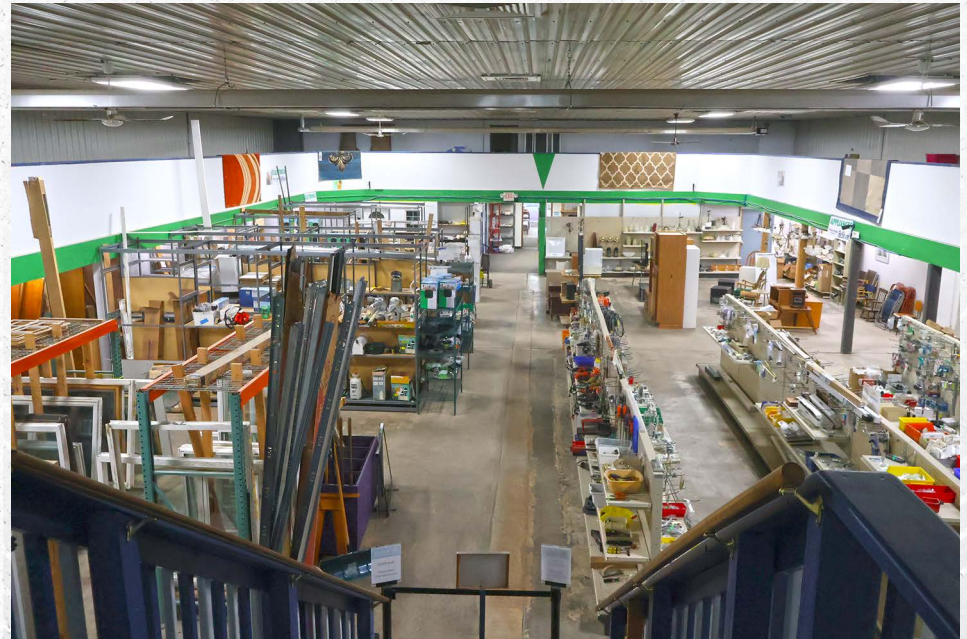
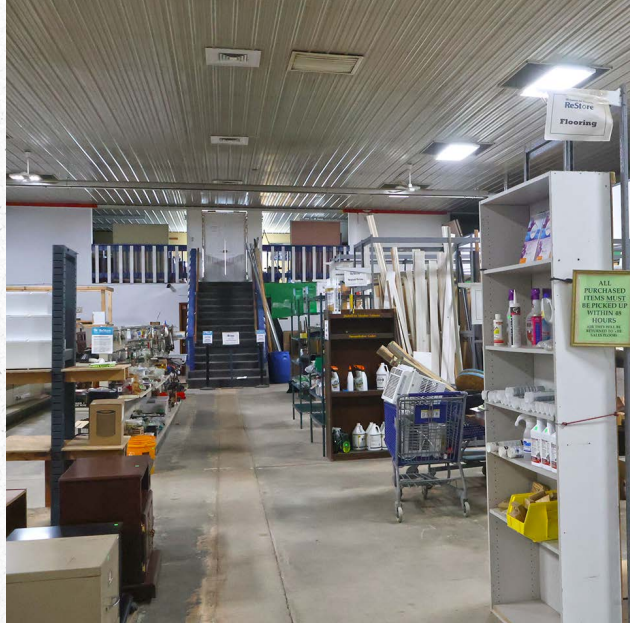
SITE PLAN

CLASS D-POLE 2050 SF	CLASS D-POLE 1440 SF
	CLASS D-POLE 7740 SF
CLASS D-POLE 500 SF	
	CLASS D-POLE 2540 SF





GALLERY





AREA INFORMATION

5 Minutes

to downtown St. Johns and surrounding businesses, retailers, and more

<1 Mile

to US-127

<20 Minutes

to I-69, downtown Dewitt, Eastwood Towne Center

Convenient to

strong customer base – along greater Lansing's major east/west thoroughfare and less than one mile from US-27

Convenient to

strong national retailers like Walmart, Tractor Supply Co., Dollar Tree, McDonald's, and more



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	1,913	9,105	12,570
Average HH Income	\$89,807	\$95,031	\$98,981

TRAFFIC COUNTS - VPD

Old US-27	7,224
US-127	21,900

Martin Your Vision. Our Mission.

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.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | East Lansing | Grand Rapids | Tampa

© 2026 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.