



PRICE REDUCED!

Asking Price:

\$400,000

\$47.85 PSF

Lease Rate

\$7.00/ SF NNN

NNN = +/- \$1.50/SF

CONTACT US



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Colliers Lansing

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FOR SALE OR LEASE

3850 Circle Drive Lansing, MI 48906

(AKA 3850 Capital City Boulevard, Lansing, MI 48906)

8,360 SF Warehouse/Office with Outside Storage Available

Adjacent to the Capital Region International Airport with proximity to I-69 and I-96

- 5,760 SF Hangar/Warehouse
- 2,600 SF Office
- Outside Fenced-in Storage
- Sale Includes Leasehold Estate with Capital Region Airport Authority (CRAA)
- Annual lease payment of +/- \$9,435 or \$786/month
- Situated on 0.77 Acres
- Zoning: H-Light Industrial
- Seeking an "Aviation related use" for a lease or purchase of the property
- Aviation related use will most likely be required to extend the long-term ground lease with the Capital Region Airport Authority

8,360 SF FOR LEASE OR SALE



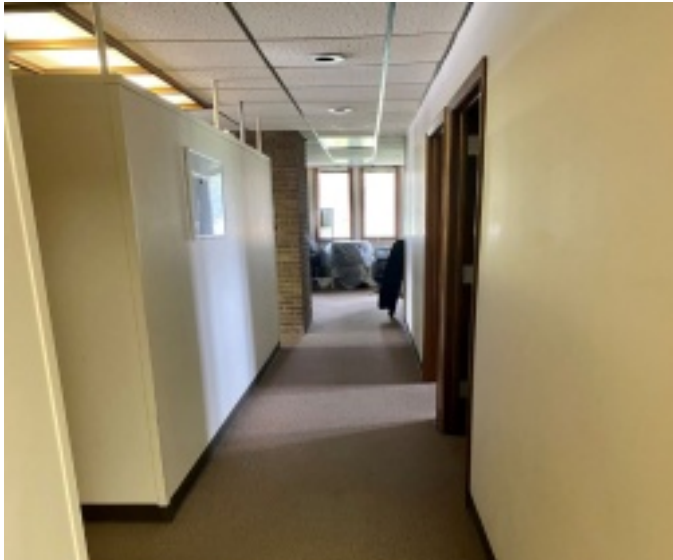
Exterior Photos



8,360 SF FOR LEASE OR SALE



Interior Photos



8,360 SF FOR LEASE OR SALE



Property Features



Hangar/Warehouse

- 5,760 SF (72'8" x 80')
- Steel Construction
- Built in 1968
- Fully Insulated
- (2) Suspended Gas Heating Units
- 19' Ceiling Clearance
- (1) 14' x 12' Grade Level Door With Electric Opener
- 6" Cement Floors
- (1) 15'9" High x 71" Wide Hanger Door Clearance
- Access To Exterior Gated Parking/Storage Area

Office

- 2,600 SF
- Block Construction
- Built in 1966
- Heating and Air Conditioning Throughout
- Private Entrance
- (5) Offices; Conference Room; Kitchenette; Reception Area; (2) Single Stall Restrooms

Property Information

Parcels:

Parcel # 1	19-05-83-19-052-801
Parcel # 2	19-05-83-17-010-801

County:

Clinton

Municipality:

City of Lansing

SEV 2024:

Parcel # 1	\$87,100
Parcel # 2	\$75,300

2024 Summer Taxes:

Parcel # 1	\$4,289.32
Parcel # 2	\$3,708.22

2023 Winter Taxes:

Parcel # 1	\$852.28
Parcel # 2	\$749.15

Gated Parking/Storage

- Asphalt area with parking for approximately 40 vehicles

Utility Providers

- Water/Sewer: Lansing Board of Water & Light
- Electricity: Lansing Board of Water & Light
- Gas: Consumers Energy

8,360 SF FOR LEASE OR SALE



Aerial Map



8,360 SF FOR LEASE OR SALE

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Aerial Map



*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.*