



FOR SALE OR LEASE

21,107 SF Industrial Building

4500 North Aurelius Road,
Lansing, MI

Property Highlights

- Property Sits on 2.25 Acres
- Heavy Power, 10 MW with the Ability to Increase to 20 MW
- Extensive Climate Control Systems
- Clean Building for High-Tech Usage
- Potential Data Center Opportunity

CONTACT US



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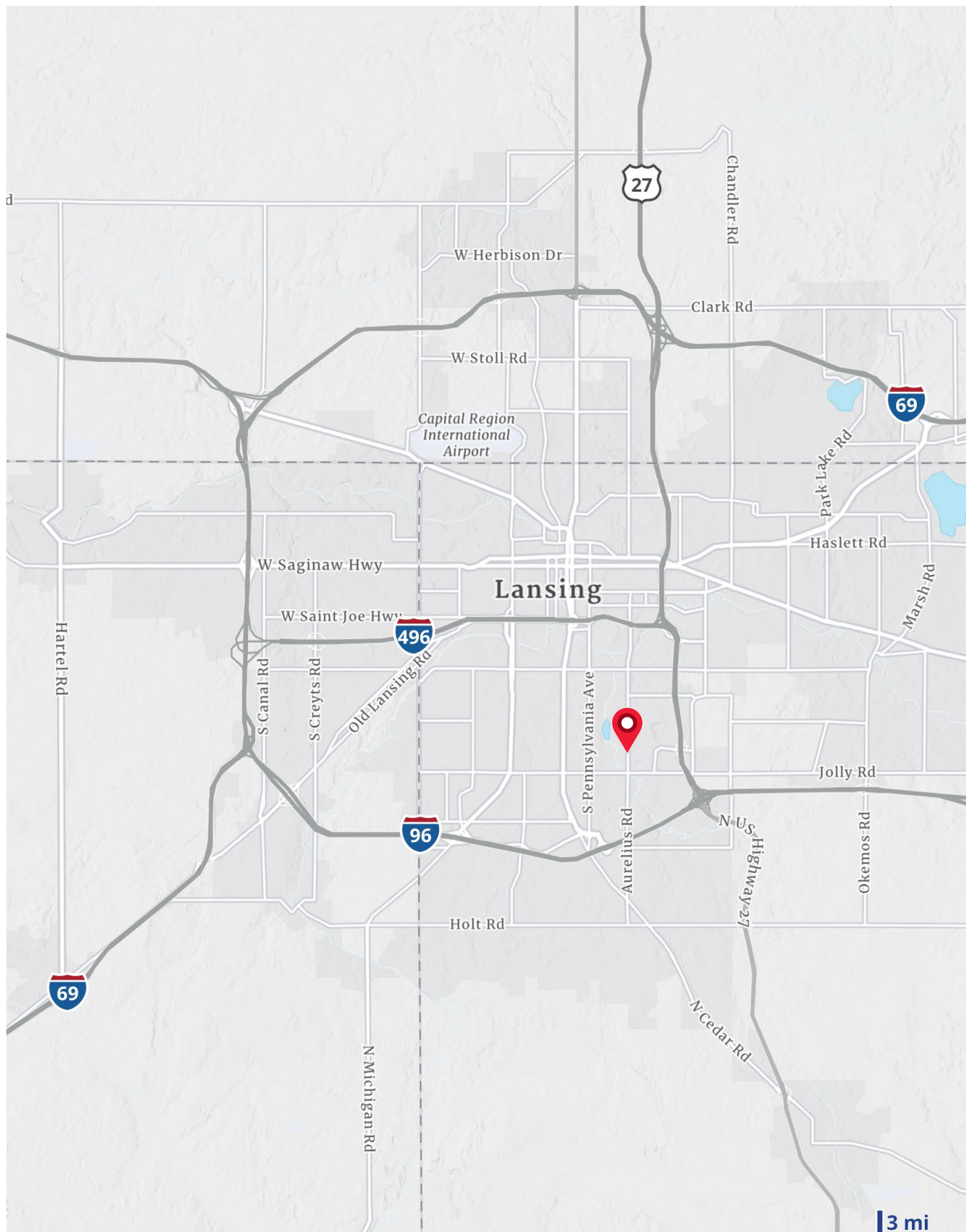
400 W 4th Street, Suite 350

Royal Oak, MI 48067

colliers.com/detroit



Location Map



INDUSTRIAL BUILDING FOR SALE OR LEASE —

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Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	7,417	60,548	187,767
Total Households	3,727	27,169	78,000
Total Family Households	1,399	13,438	37,738
Average Household Size	1.98	2.15	2.18
Median Age	29.3	34.7	31.2
Population Age 25+	4,739	40,434	111,558
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.23%	-0.25%	0.07%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.98%	-0.06%	0.10%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.60%	-0.01%	0.06%
Households	1.14%	0.47%	0.53%
Families	0.66%	0.17%	0.28%
Median Household Income	1.74%	2.11%	2.05%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	3,745 / 50.5%	29,679 / 49.0%	92,860 / 49.5%
Female Population / % Female	3,672 / 49.5%	30,869 / 51.0%	94,907 / 50.5%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$54,368	\$56,493	\$57,725
Average Household Income	\$65,422	\$69,832	\$78,286
Per Capita Income	\$32,907	\$31,297	\$32,794
SUMMARY BUSINESS DATA			
Total Businesses	277	2,045	7,207
Total Daytime Population	8,804	59,469	224,653
Daytime Population: Workers	5,774	31,144	135,104
Daytime Population: Residents	3,030	28,325	89,549

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.