

WELL MAINTAINED WAREHOUSE SPACE IDEAL FOR CONTRACTOR JUST OFF NORTH M.L.K. BLVD.



FOR LEASE
812 Filley St,
Lansing, MI

AVAILABLE SPACE:
SUITE C: 3,000 SF

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WELL-MAINTAINED WAREHOUSE WITH OFFICE, MEZZANINE & OVERHEAD DOOR

This 3,000 SF warehouse offers a versatile and well-maintained space ideal for a variety of industrial uses. The space includes $\pm$ 800 SF office, a mezzanine, one grade-level overhead door (14'), providing efficient access for shipping and receiving. The well-insulated warehouse is equipped with 16' (14' clear) ceiling heights, infrared heaters, and 3-phase, 120/208-volt power and LED lighting ensuring a functional and energy efficient environment.

Strategically located north of Grand River in a thriving industrial corridor, the property is surrounded by key businesses, including Michigan Community Health Laboratories, Emergent Biodefense, and a Michigan National Guard Base, along with numerous industrial service providers. The site offers easy access to the airport and is within 10 minutes of three major highways, making it a prime location for logistics, warehousing, or manufacturing operations.

LEASE RATE:

\$10.00

PSF/YR, MODIFIED GROSS



SIZE: 3,000 SF
800 SF of Office



YEAR:
Built 2002



CEILINGS:
14-16'



3-PHASE:
120/208-V
Electric



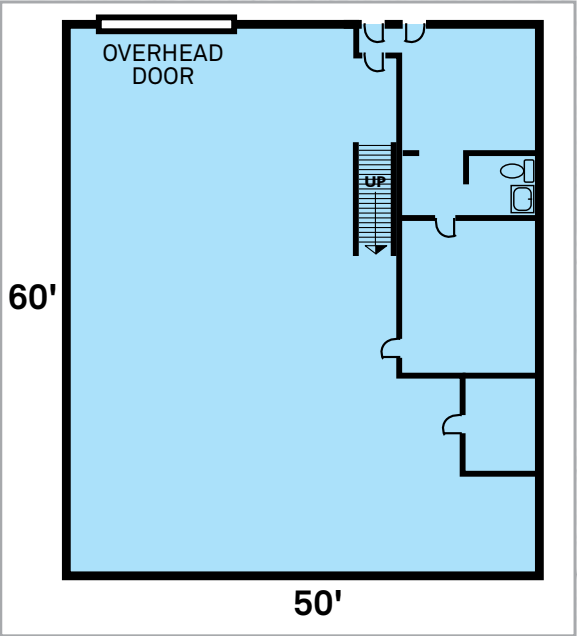
DOORS: One
14' grade-level door



OFFICE: One
Office, Break
Room, Rest
Room & Storage

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FLOOR PLAN:



OFFICE



WAREHOUSE



MEZZANINE



AREA INFORMATION

<6 Minute

drive to AIS, Peckham Inc. & Capital Region International Airport

<6 Minute

drive to three interstate interchanges, I-69, I-96 & I-496

<21 Minute

drive to 3 GM Facilities

Convenient

location for Lansing light industrial users and close to West Grand River industrial corridor.

