

Offering Memorandum

3414 N Aurelius Rd, Lansing, MI



NAI Mid-Michigan

2149 Jolly Road, Suite 200, Okemos, MI 48864
517 - 487 - 9222
naimidmichigan.com

Prepared By:

JEFFREY BRANCH
Associate Broker
517 - 899 - 6368



Property Highlights

- Almost 20,000 SF of clear span warehouse/manufacturing area
- 30' clear height at outside walls and 36' in the center
- 25 ton crane with 120' of travel along with a 2 ton jib crane
- Ten 20x20 overhead doors with 3 available drive throughs
- IND-1 zoning provides for a variety of uses
- Office area with break room, lockers, and showers
- 3 acre lot with outdoor storage options

Offering Summary

SALE PRICE:	\$1,299,000
LEASE RATE:	\$6 SF/yr (NNN)
LOT SIZE:	2.92 AC
BUILDING SIZE:	19,467 SF

Demographics

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,224	30,539	79,322
TOTAL POPULATION	6,636	71,907	193,712
AVERAGE HH INCOME	\$64,081	\$66,180	\$75,878



Property Description

3414 N Aurelius Road is a 19,467 SF single-story industrial facility on 2.92 acres in central Lansing, offered for lease at \$6.00/SF NNN. Zoned IND-1 (Suburban Industrial), the building is purpose-built for heavy manufacturing, fabrication, and assembly use, with a minimum 30-foot clear height rising to 36 feet at the center and a 25-ton overhead bridge crane already in place — a rare, high-value asset that lets a tenant move production in without a costly buildout. On-building signage is permitted, giving occupants clear corridor visibility. With generous clear height, crane service, and nearly three acres of site, the property suits fabricators, manufacturers, distributors, and contractors seeking move-in-ready industrial space within the Lansing core market.

Location Description

Positioned on North Aurelius Road in Lansing's established south-central industrial corridor, the property sits within one of Mid-Michigan's core manufacturing and distribution districts, surrounded by active industrial users and served by a workforce experienced in advanced manufacturing and the automotive supply base. The location offers efficient access to the region's primary highway network — I-496, US-127, and I-96, connecting tenants to Greater Lansing, the broader Michigan market, and interstate freight routes in every direction. As the seat of Ingham County and the state capital, the Lansing metro provides a deep labor pool, established supplier relationships, and a central position within Michigan's industrial economy, making this a strategically located base for manufacturing, fabrication, and distribution operations.

ADDITIONAL PHOTOS



LOCATION MAP

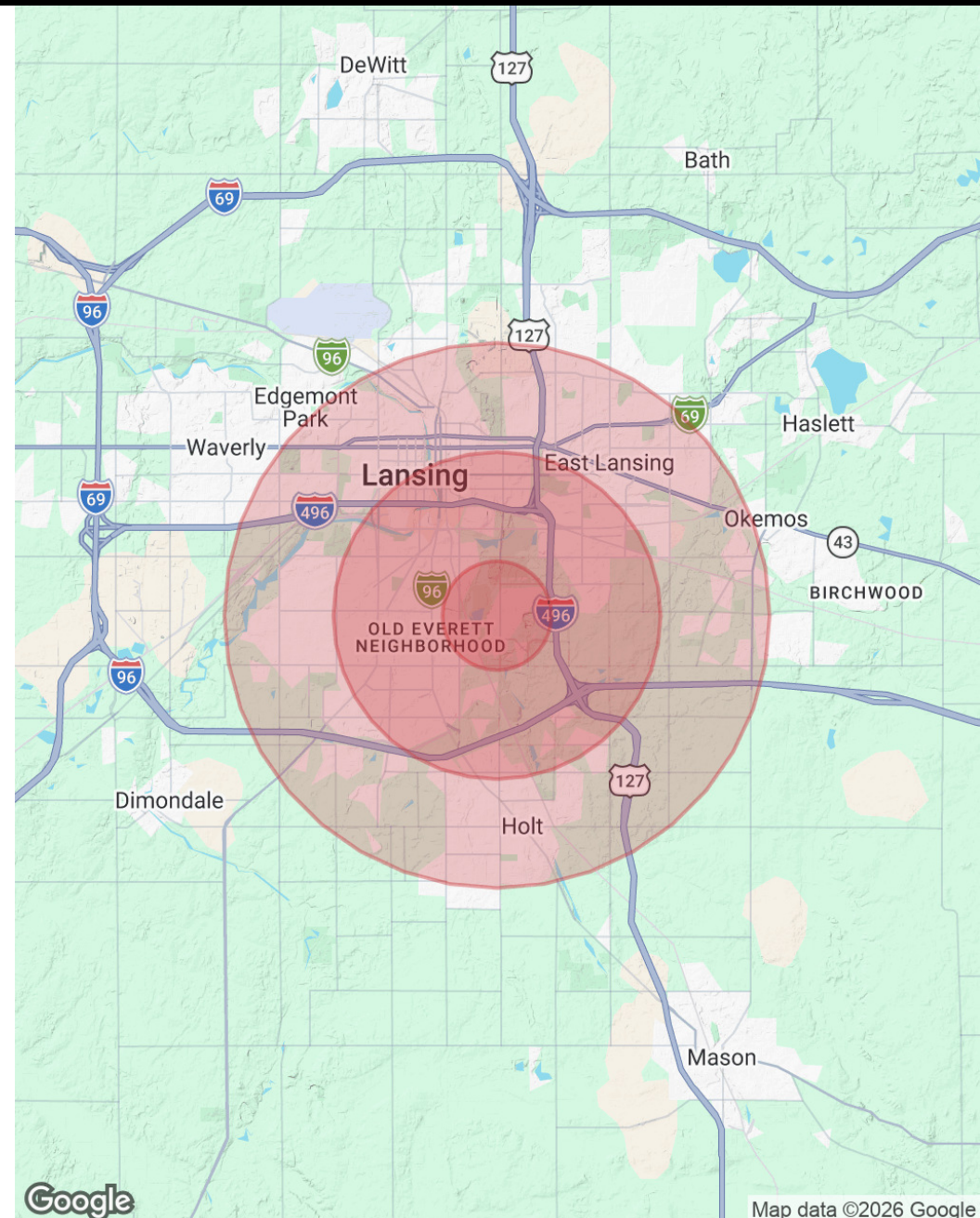


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,636	71,907	193,712
AVERAGE AGE	38	36	36
AVERAGE AGE (MALE)	37	35	35
AVERAGE AGE (FEMALE)	39	37	37

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,224	30,539	79,322
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$64,081	\$66,180	\$75,878
AVERAGE HOUSE VALUE	\$132,554	\$134,366	\$182,814

2020 American Community Survey (ACS)





Jeffrey Branch

Associate Broker

jbranch@naimidmichigan.com

Direct: 517.899.6368

MI #6506049327

Professional Background

Before transitioning into sales and leasing full time in 2020 Jeffrey spent 20 plus years in the facilities sector amassing a wealth of knowledge and contacts throughout the commercial real estate industry. Leveraging this knowledge base along with being a quick study he soon found himself closing in excess of 50 transactions annually in his pursuit of a broker's license in 2025. When Jeffrey is not in the field closing deals he is spending his time with his family enjoying his Mid-Michigan hometown roots.

Memberships

MAR: Michigan Association of REALTORS
NAR: National Association of REALTORS
CBBOR: Commercial Board of REALTORS

NAI Mid-Michigan
2149 Jolly Road, Suite 200
Okemos, MI 48864
517.487.9222