



## Industrial For Lease

**Property Name:** Former Sam's Club Warehouse  
**Location:** 340 E. Edgewood Boulevard  
**City, State:** Lansing, MI  
**Cross Streets:** Cedar Street / I-96  
**County:** Ingham  
**Zoning:** Commercial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 137,454  
**Available Sq. Ft.:** 68,467

**Building Type:** Built  
**Available Shop Sq. Ft.:** 66,467  
**Available Office Sq. Ft.:** 2,000

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 27'  
**Grade Level Door(s):** 4  
**Truckwells or Docks:** 8  
**Exterior Construction:** Steel  
**Structural System:** N/A  
**Air-Conditioning:** Yes  
**Heating:** Yes  
**Availability:** Immediately  
**Power (Amps/Volts):** 3000 Amps, 480 Volts

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** No  
**Lighting:** N/A  
**Bay Sizes:** 60'x40'  
**Restrooms:** Yes  
**Cranes:** No  
**Parking:** 700, Surface

**Year Built:** 1989  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** N/A  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 11.590  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$6.95  
**Lease Type:** NNN  
**Lease Term:** N/A

**Mthly Rate:** N/A  
**Taxes:** \$230,759.88 (2024)  
**Parcel #:** 01-05-09-403-014 & 015  
**Imprv Allow:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A  
**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Former Sam's Club being redeveloped for multiple tenants. Can accommodate industrial or commercial/retail. Can add truckwells and overhead doors. 100% air-conditioned, 3000 amps/480 volt power, 700 car parking, wide columns at 60'x40 and 27' clear. Quick access to I-96 via exit 104 at Cedar Street.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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