

FOR SALE OR LEASE

2101 Wood St. & 1807 David St., Lansing



Professional Office Space With Storage Building

SPACE AVAILABLE:

- For Sale: 11,648 SF office building with 4,998 SF stand-alone warehouse on proposed parcel to be divided to 1.61 Acres

FOR LEASE:

- Office Suite 6,600 SF in white box condition ready to be configured
 - Office contains two (2) private offices (one (1) plumbed for restroom) and five (5) large rooms that could be setup as open office or meeting rooms
 - Two (2) entrances at the east and west side of the office
- 4,998 SF warehouse/storage pole building with new roof and 12' ceilings (1807 David St.)
 - Two (2) overhead doors
 - Concrete floors
 - Electrical service and two (2) rooms divided

PROPERTY INFORMATION:

- Built in 1970 and renovated in 1983
- Parking lot for 50+ cars with excellent visibility on Wood St. for building or monument signage
- Located near Eastwood Towne Center just south of Lake Lansing Road

OFFICE LEASE RATE:

SALE PRICE:

\$995,000

EXPENSES AVAILABLE UPON
REQUEST

\$18.00

PSF/YR, + UTILITIES & JANITORIAL

WAREHOUSE LEASE RATE:

\$5.00

PSF/YR, GROSS

FOR MORE INFORMATION:

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AREA INFORMATION:

3 Minutes

To Eastwood Towne Center

1 Mile

To US-127

4 Miles

To Michigan State University

10 Minutes

Or less to both Downtown East Lansing and Downtown Lansing

Convenient To

Restaurants, entertainment, and lodging

TAX DATA - LANSING CHARTER TOWNSHIP

Existing Parcel Numbers	33-21-01-03-479-010 33-21-01-03-479-011
Zoning	D-Admin
Taxes	T.B.D.





PROPOSED SITE SPLIT:



WAREHOUSE: 1807 David St.





FLOOR PLAN:

