

# 2200 Olds Ave

Lansing, MI

- Investment Opportunity
- Lease Runs Through July 31, 2044
- Absolute Net Lease
- 8.9% Cap Rate at Asking Price
- 54,398 Sq Ft Building on 8.9 Acres
- Entire Property Fenced and Gated
- 30' Ceiling Clearance
- Several Cranes Up to 25-Ton

## INDUSTRIAL BUILDING FOR SALE



47,728 SF of Factory



6,670 SF of Office



(4) 12'x14' Grade Level Door

### FOR MORE INFORMATION:

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

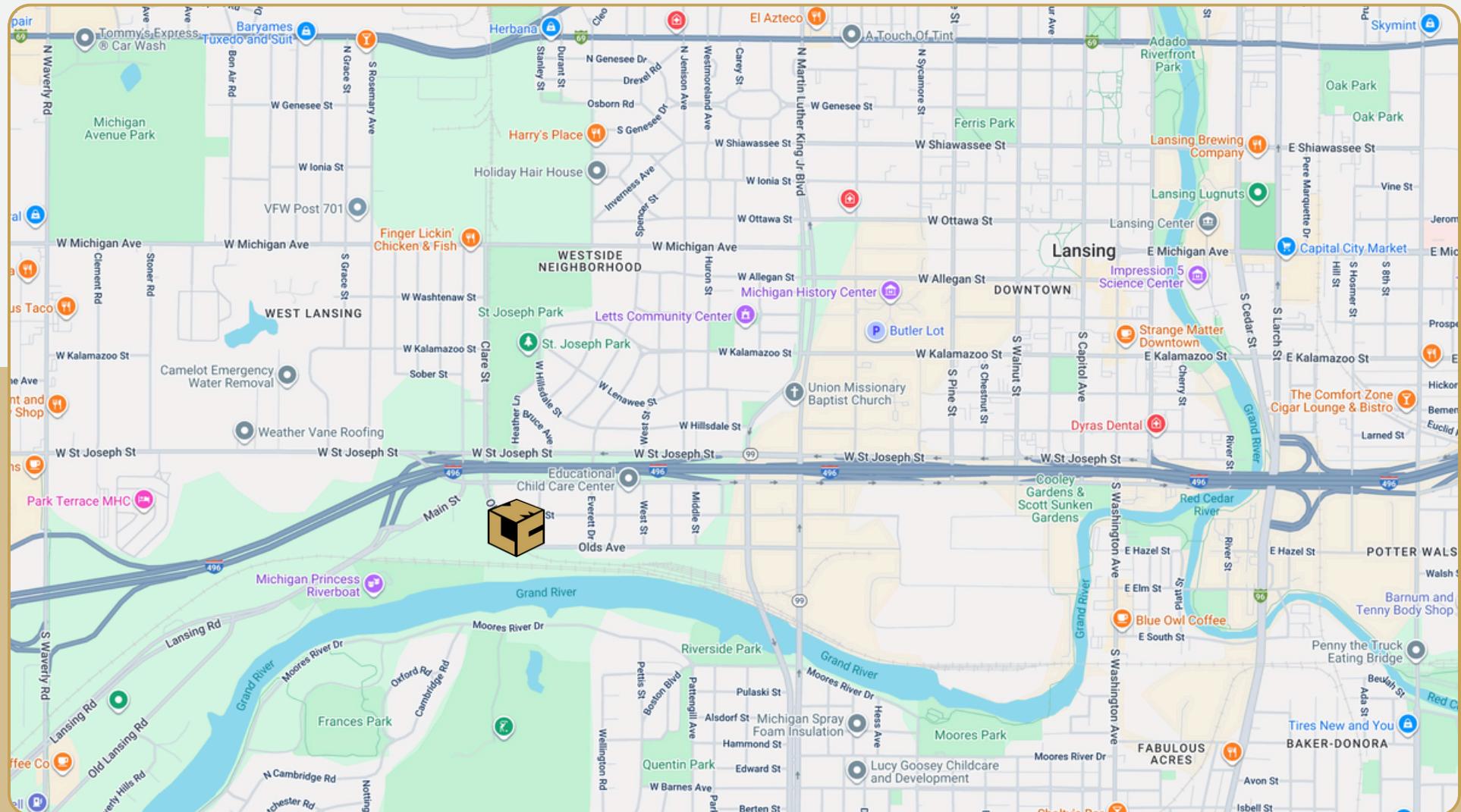
CELEBRATING 60 YEARS

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Aerial

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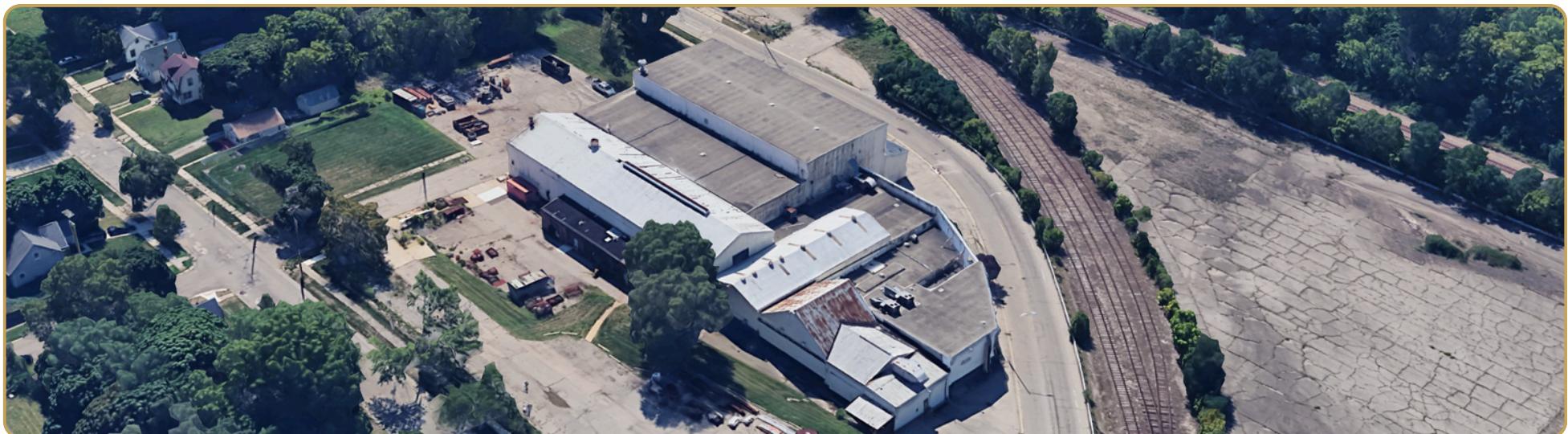


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## Industrial Property Details:

### Details:

<b>Total SF:</b>	54,398 SF
<b>Available SF:</b>	54,398 SF
<b>Office SF:</b>	6,670 SF
<b>Factory SF:</b>	47,728 SF
<b>Zoning:</b>	IND-1
<b>Acres:</b>	8.99
<b>Expandable:</b>	No
<b>Intersection:</b>	Olds Ave & I-496
<b>X-Way Distance:</b>	Off I-496
<b>Parking:</b>	100 +/-
<b>Year Built:</b>	1941, 1966
<b>Outside Storage:</b>	Possible

### Interior:

<b>Ceiling Height:</b>	30'
<b>Bay Size:</b>	50'
<b>Restrooms:</b>	6
<b>Power:</b>	480V   2,000 Amps
<b>Lighting:</b>	LED
<b>Truckwells:</b>	None
<b>Grade Door:</b>	(4) 12'x14'
<b>Heating:</b>	Radiant
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Floor Drains:</b>	Yes
<b>Airlines:</b>	Yes
<b>Compressor:</b>	Yes

### Economic

<b>Sale Price:</b>	\$2,950,000
<b>Price S/F:</b>	\$54.23
<b>Taxes:</b>	\$1.25
<b>Status:</b>	Existing

**Notes:** Investment Opportunity. Long Term Lease Commitment.

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