

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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CELEBRATING 60 YEARS

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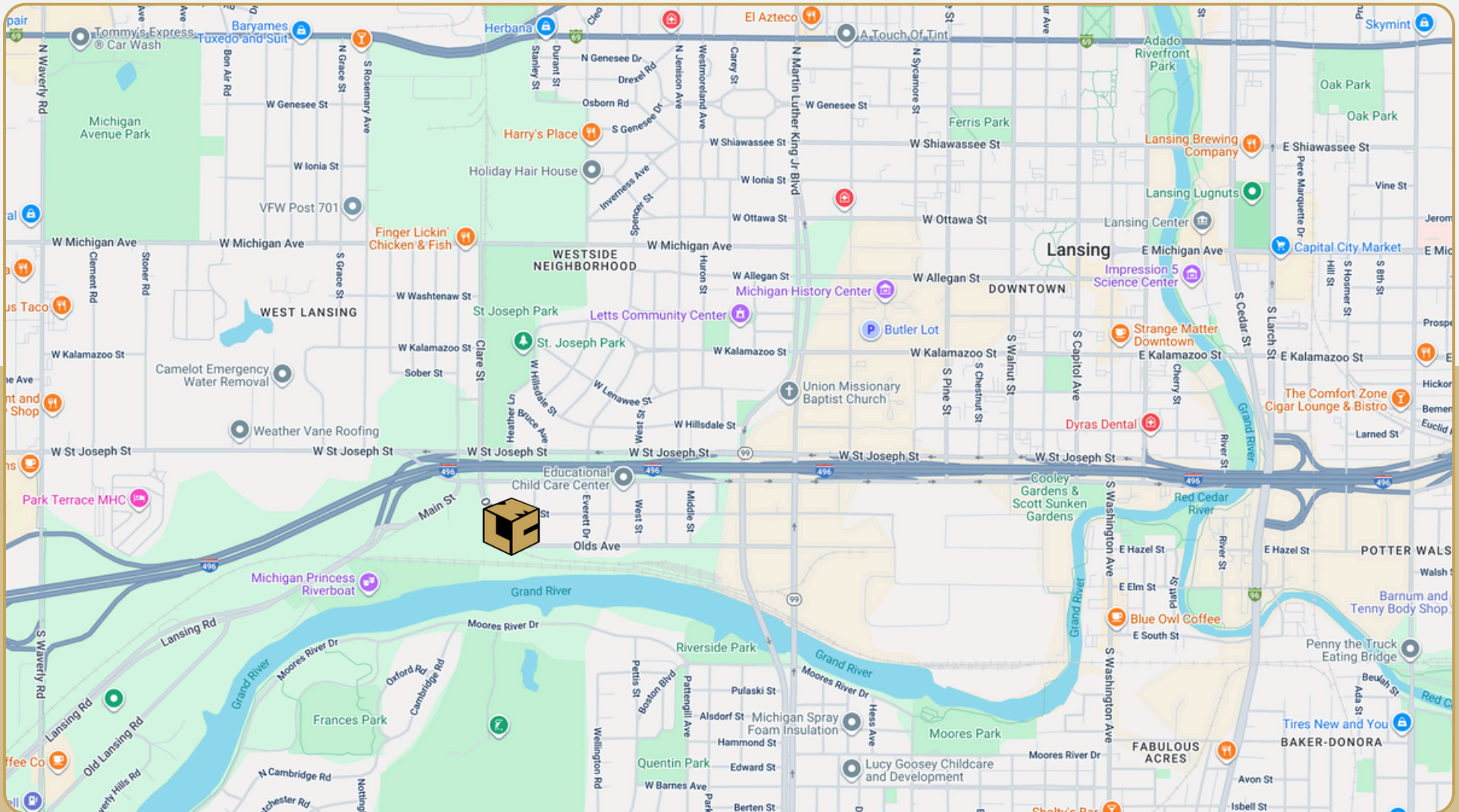
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Aerial



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Industrial Property Details:

Details:

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

Interior:

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

Economic

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

Notes: Investment Opportunity. Long Term Lease Commitment.

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