

Asking Price:

\$1,500,000

Lease Rate:

\$7.50/SF ±\$1.25/SF NNN Lease

CONTACT US



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FOR SALE OR LEASE

2871 Jolly Road Okemos, MI

18,487 SF Industrial Building Available

Property Highlights

- Prime Okemos Industrial Facility
- For Sale, For Lease, or For Sale with a Partial Leaseback
- ±10,000 SF ±18,487 SF Available
- Situated on 1.054 Acres
- Numerous Amenities Including Loading Docks, Grade Level Doors, Heavy Power, Natural Gas Generator, and Kitchen with Hood System
- Newly Finished Office Space with a Breakroom, Large Conference Room, and Multiple Private Offices
- Conveniently Located in Proximity to I-96 Allowing Easy Access to Grand Rapids, Detroit, Chicago, and Indianapolis



Building Specifications



Property Details

Available SF:	±10,000 SF - ±18,487 SF
Warehouse SF:	±17,149 SF
Office SF:	±1,338 SF
Acreage:	1.577 Acres
Year Built/Renovated:	1988/2015/2022
Ceiling Height:	14' – 28', Averaging 16'
Doors:	(2) Grade Level Doors
Docks:	(4) Loading Docks with Levelers and Electric Openers
Power:	3 Phase; 480 Volt Electricity
Flooring:	Concrete
Parking:	±25 Spaces
Utilities:	Water/Sewer: BWL Gas/Electric: Consumers Energy WIFI: Numerous Providers
Municipality:	Alaiedon Township, Ingham County
Parcel Id:	33-06-06-05-101-003
Association Name:	Maple Knoll Condominium

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Zoning

Financials

\$1,500,000 Sale Price: **Price Per SF** \$81.14/SF **SEV 2025:** \$199,500 Taxable Value 2025: \$199,500 **Property Taxes (2024)** \$12,920 **Lease Rate:** \$7.50/SF Lease Type: NNN ±\$1.25/SF **NNN Expense:**

Location Highlights

- 1.5 Miles North of I-96 and 4.5 Miles East of US-127
- · Across from Okemos High School
- · Located in Alaiedon Township with Okemos Address



Warehouse Photos







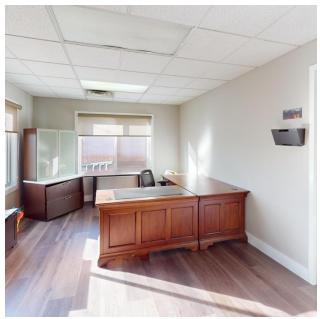




Office Photos







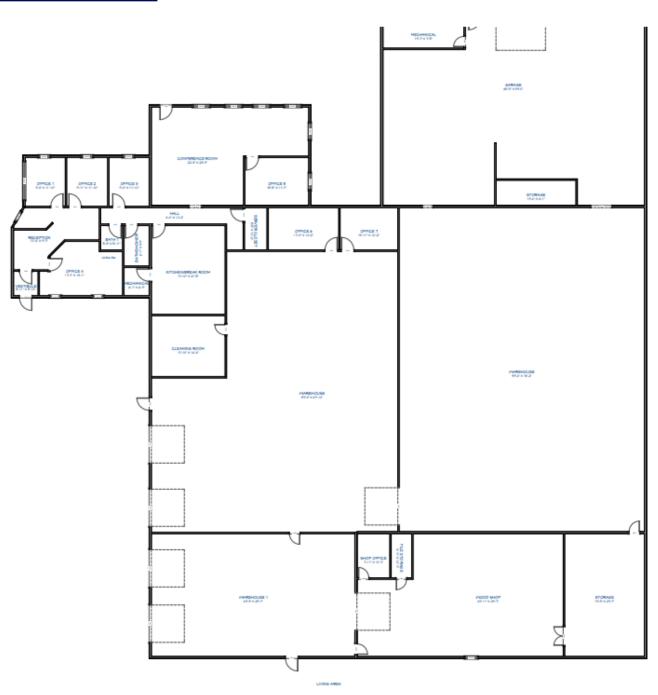






Floor Plan

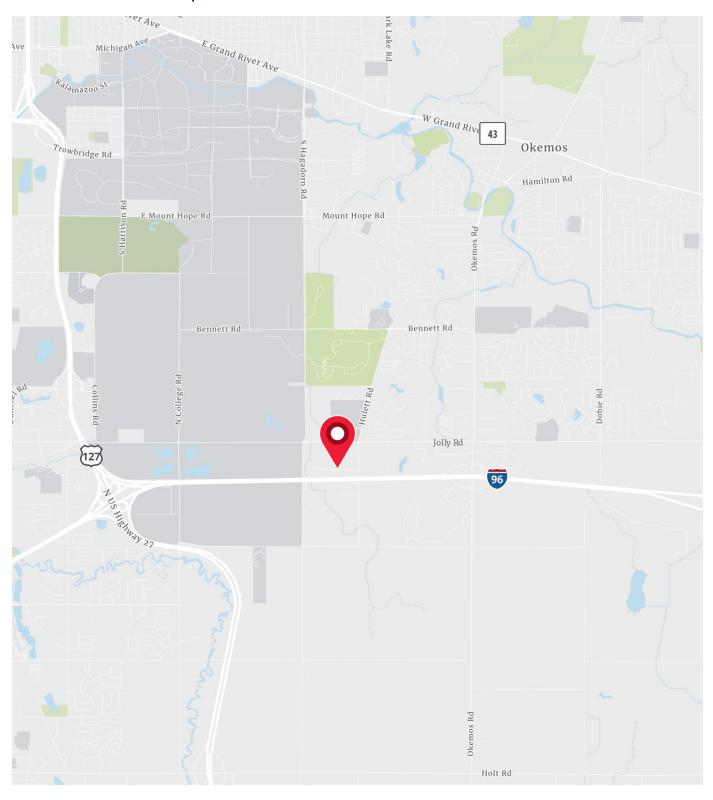




18,487 SF INDUSTRIAL FOR SALE OR LEASE



Location Map



18,487 SF INDUSTRIAL FOR SALE OR LEASE

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Property Aerial



