

# OFFICE SPACE WITH WAREHOUSE

3340 RANGER ROAD, LANSING, MI



**FOR SALE  
OR LEASE**

Building 12,000 SF  
2.22 Acres

**CHRISTOPHER MILLER, SIOR**  
Senior Vice President,  
Industrial / Investment Advisor  
Direct: 517 319-9244  
[christopher.miller@martincommercial.com](mailto:christopher.miller@martincommercial.com)

**THOMAS JAMIESON, SIOR**  
Senior Vice President, Office Advisor  
Direct: 517 319-9235  
[thomas.jamieson@martincommercial.com](mailto:thomas.jamieson@martincommercial.com)

 **Martin**  
1111 Michigan Ave., Ste 300  
East Lansing, MI 48823  
[martincommercial.com](http://martincommercial.com)

## PROPERTY INFORMATION

### IDEAL FLEX OR CONTRACTOR SPACE

This 12,000 SF office space offers a versatile and professional environment, ideal for an engineering firm, mechanical contractor and an ideal owner user opportunity. The well-maintained and professionally managed property features a combination of private and open office areas, a formal reception space, a large conference room, and a patio for added functionality and comfort. An attached 3,232 SF heated warehouse enhances the property's versatility, including a garage with a 12' overhead door, finished lab/storage space, a fitness room, and a shower. Additionally, the site boasts a fenced gravel parking area measuring approximately 120' x 175', providing secure and ample parking or storage capacity.

Formerly occupied by PM Environmental Engineering, the property is strategically located just south of the airport off Grand River Avenue, within the Lantex Industrial Park. This vibrant industrial community is home to businesses such as American Eagle Fireworks, Greater Lansing Food Bank, Sahr Building Supply, and Air Gas, offering a dynamic and convenient setting for industrial and office operations.

**SALE PRICE:****\$795,000**

CASH OR NEW MORTGAGE

(Expenses Available Upon Request)

**LEASE RATE:****\$8.00**

PSF/YR NNN

**PROPERTY DETAILS:****SIZE:**  
12,000 SF Office  
3,232 SF Warehouse/Garage**BUILT:**  
1981 Renovated in 1990**SITE:**  
2.22 Acres**PARKING:**  
±38 Spaces (+ Gravel  
Fenced Lot)**FORM BASED ZONING:**  
Ind-Suburban, Industrial**LOCATION:**  
Adjacent to Airport

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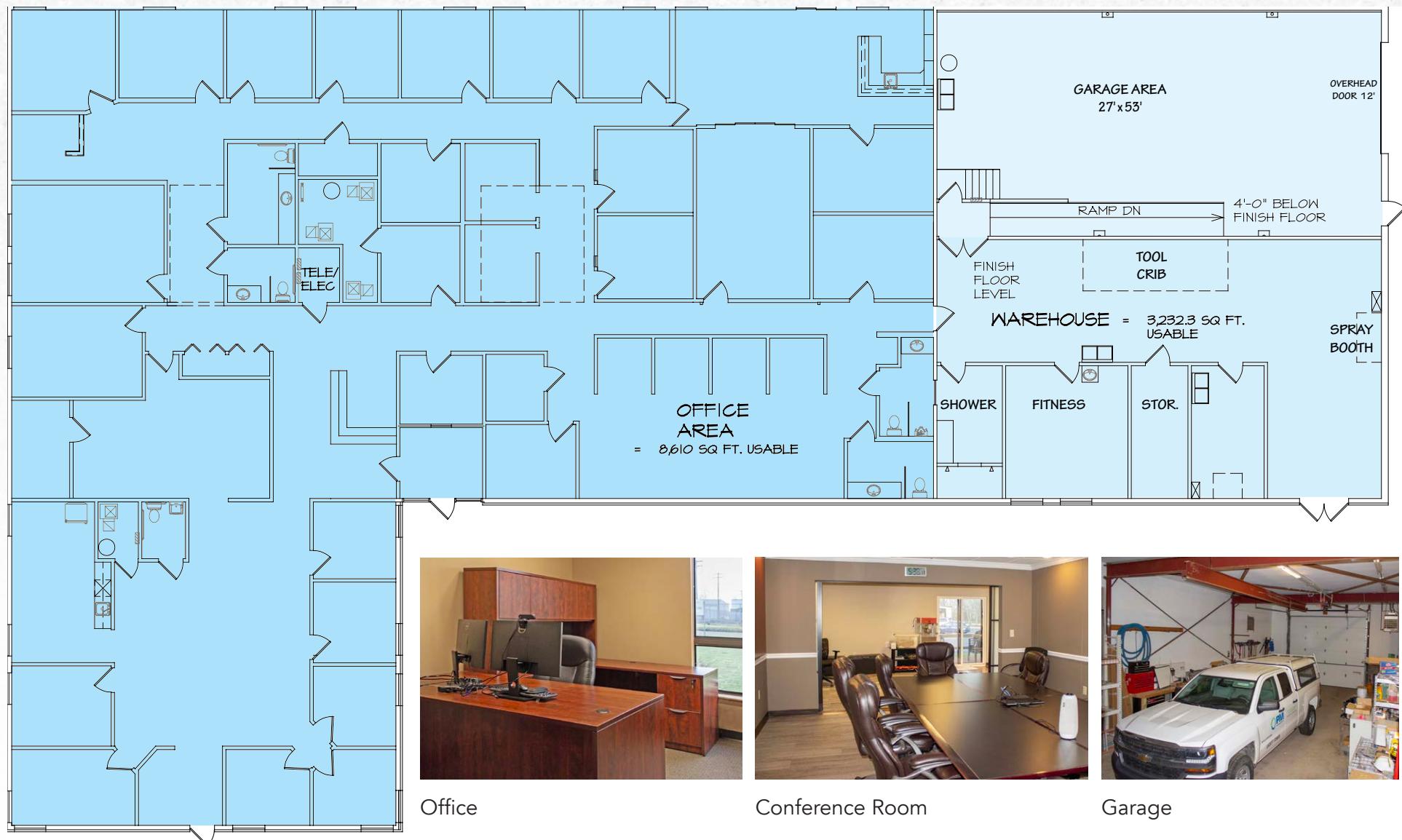
## PROPERTY SPECIFICATIONS

Description	Single Story, Shingle Roof, Wood Siding
Ceilings	10' Office 13' Clear Garage
Roof	North Side Replaced 2021 12 Year Warranty
HVAC	Pkg. Heating and Cooling Warehouse: Suspended Gas Heaters
Interior Amenities	Security System Warehouse: Tool Crib, Shower, Spray Booth
Warehouse Doors	12' Overhead Door W/Lift Double Man Door South Side
Parcel No.	33-01-01-05-102-062
Acres	2.227
2025 SEV	\$434,100
2025 Taxable Value	\$391,511
2024 Taxes	\$30,703±

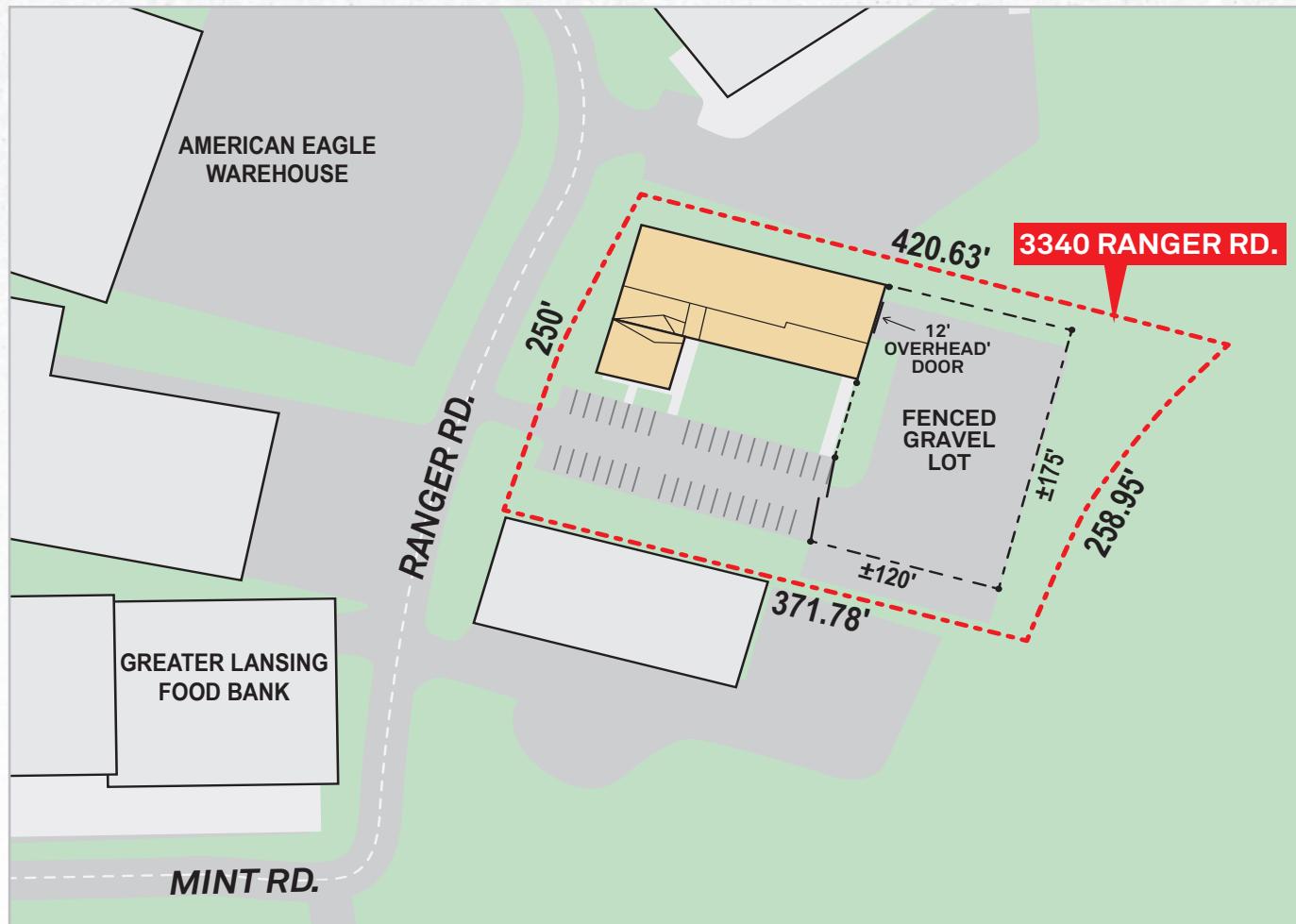
(Expenses Available Upon Request)



## FLOOR PLAN



## SITE PLAN



## AREA INFORMATION

**<4 Minutes**

to Capital Region  
Intl. Airport

**<10 Minutes**

to 3 Hwy. Interchanges

**<15 Minutes**

to 2 GM plants

**3.5 Miles**

to State Capitol & Downtown

**7 Miles**

to Michigan State University



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[martincommercial.com](http://martincommercial.com) | 517.351.2200 | 1111 Michigan Ave. Suite 300 | East Lansing, MI | 48823

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