



FOR LEASE

Rare Flex Space Opportunity

2859 Jolly Road
Okemos, MI
Warehouse/Office Space Available



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Warehouse Features



- Lease Rate: \$12.00/SF NNN (NNN ± \$2.85/SF)
- Existing Available Space: 4,000 SF Warehouse & ± 3,345 SF Office
- Potential Available Space: 5,922 SF Warehouse & ± 1,232 SF Office
- Fully Insulated; Open Span Warehouse
- (2) Forced-Air Furnaces
- 13'6" ± Ceiling Clearance
- (1) 12' Electric Overhead Door
- 3-Phase Electricity
- LED Sensor Lighting
- Concrete Floors
- Mezzanine for Additional Storage with Forklift Access. Office Space within Mezzanine Level (*only with existing warehouse option*)
- In-Warehouse, Multi-Stall Restroom

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Office Features



- Lease Rate: \$12.00/SF NNN (NNN ± \$2.85/SF)
- Existing Available Space: 4,000 SF Warehouse & ± 3,345 SF Office
- Potential Available Space: 5,922 SF Warehouse & ± 1,232 SF Office
- (2) Private Offices, Reception, & Kitchenette
- Additional Storage Space Available in Basement
- Full Kitchen with Direct Access to the Warehouse; Mezzanine for Storage or Additional Office Space Available (*only with existing warehouse option*)

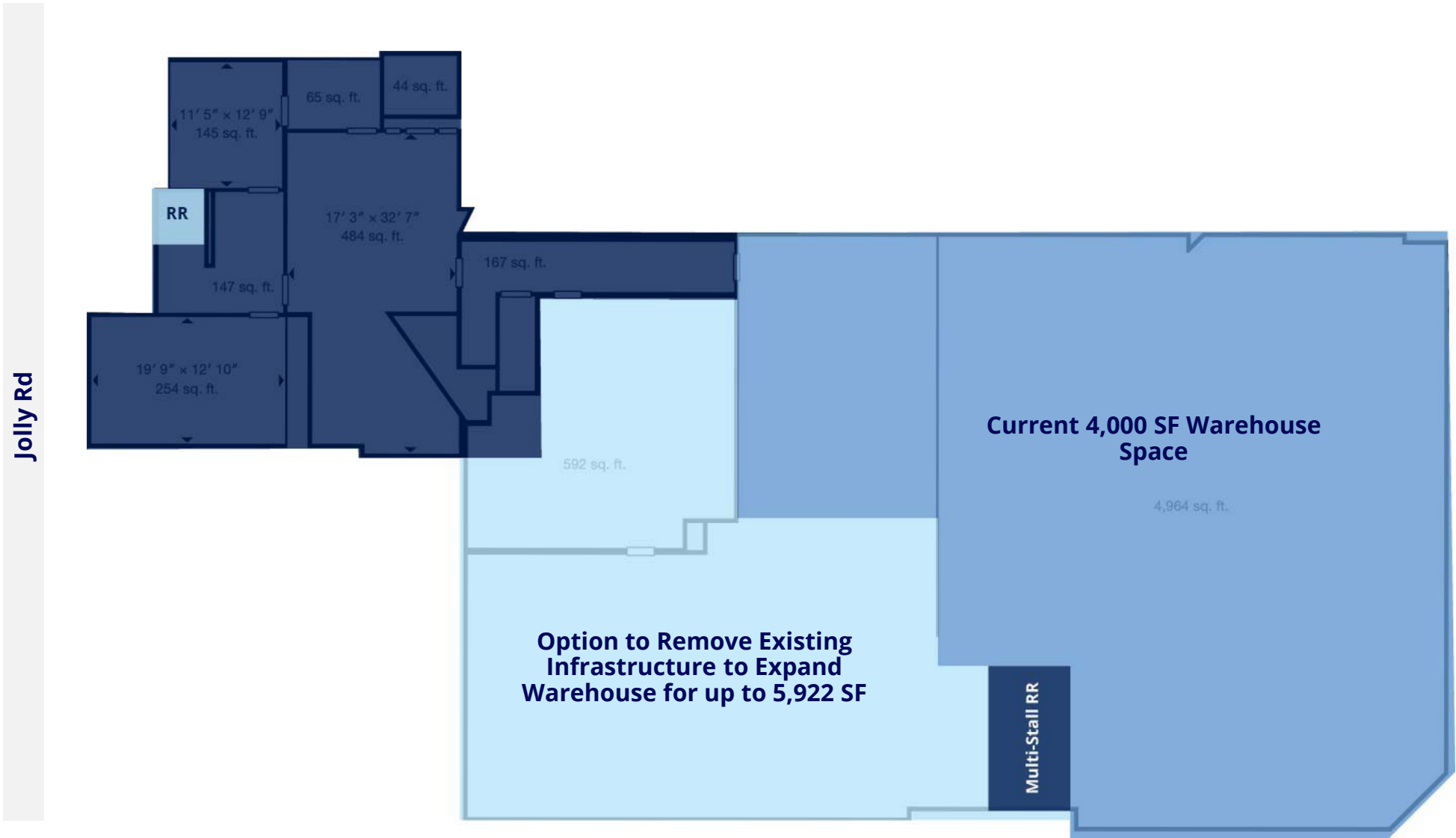
Total Building Size:	8,400 SF
Total Acres:	2.2 Acres
Zoning:	B-1
Municipality:	Alaiedon Township
Year Built:	1981
Parking:	± 15 Spaces
Utility Providers:	
Water & Sewer	BWL
Electricity & Gas	Consumers Energy
Internet Suppliers	ACD or Comcast



Rare Flex Space Opportunity in Okemos

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Floor Plan



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Merchant Map



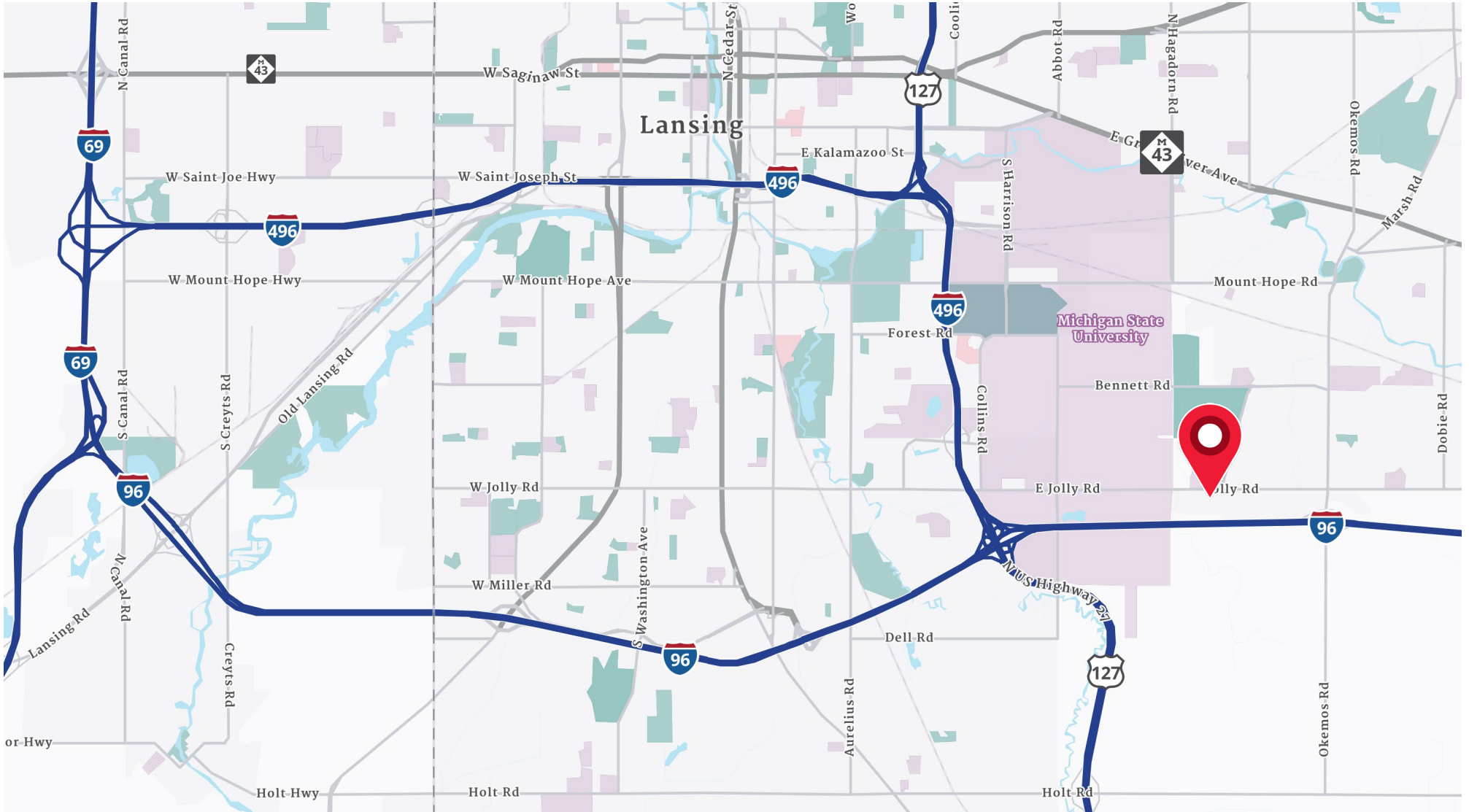
- **1.4 MILES** Northwest of the I-96 / Okemos Road Exit
- **2.8 MILES** Northeast of the I-96 / US-127 Interchange
- **4.1 MILES** Southeast of Downtown East Lansing and Michigan State University
- **8.7 MILES** Southeast of Downtown Lansing
- **SURROUNDING USERS:** Armond Dalton Publishers, North Winds Heating & Cooling, Flooring America Carpet Studio, Meridian Winds and A1 Detailing & Customs

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



Rare Flex Space Opportunity in Okemos

FOR LEASE Location Map



Rare Flex Space Opportunity in Okemos

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Aerial Map



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