

MILLETT INDUSTRIAL / LOGISTICS

MILLETT HIGHWAY | DELTA TOWNSHIP (LANSING MSA), MICHIGAN 48917
NEW CONSTRUCTION | UP TO 1,100,000 SF

BUILD-TO-SUIT



A JOINT VENTURE DEVELOPMENT OF:



PROPERTY OVERVIEW



1,100,000 contiguous SF available

Customizable dock doors

ESFR

LED Lighting

Build-to suit opportunities

Zoned I, Industrial

Water/Sewer: Delta Twp.
Gas/Electric: Consumer's Energy

Ceilings 32'-40' or higher

Additional trailer parking available

Column spacing;
user specifications

A JOINT VENTURE DEVELOPMENT OF:

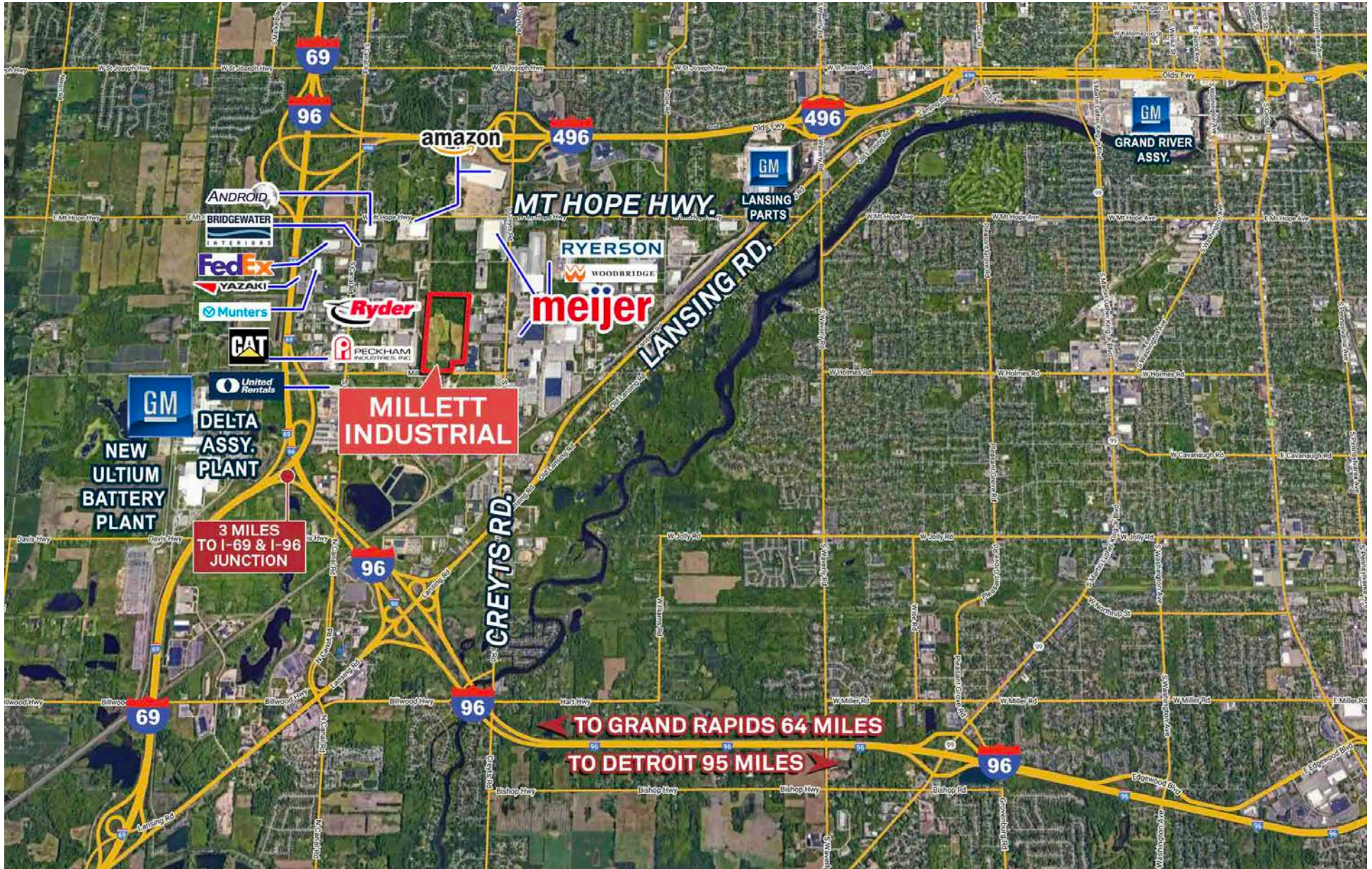


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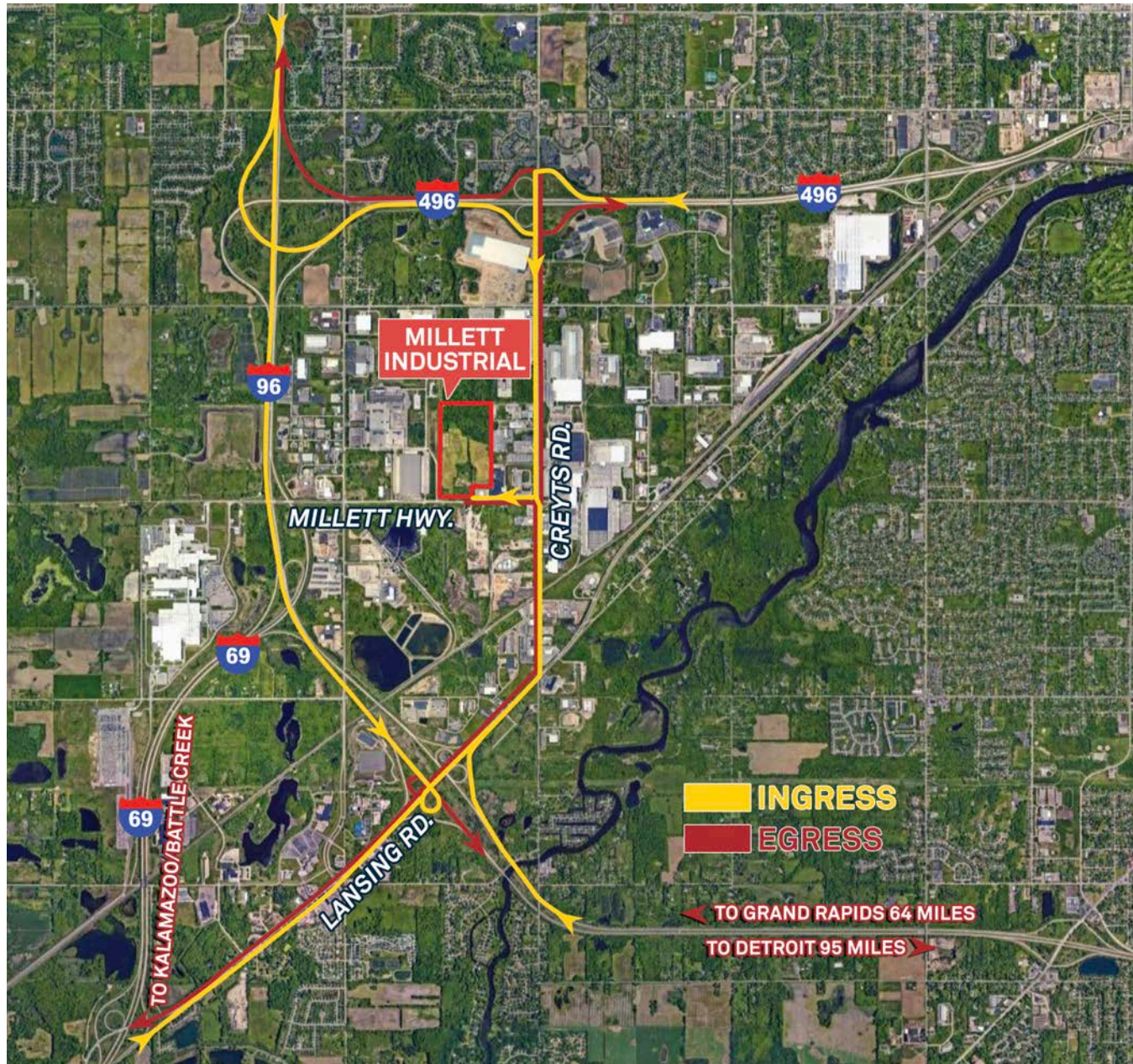
AREA INFORMATION



BUILD-TO-SUIT

Millett Industrial / Logistics, Delta Township, MI

INGRESS/EGRESS



Millett Industrial / Logistics

is a speculative Class A industrial building(s) located in Delta Township, Michigan. The site is within the Lansing, Michigan metropolitan statistical area (MSA) located between I-496, I-69 and I-96 providing immediate access to three major interstates. The site is surrounded by major tenants including automotive, food distributors, e-commerce and GM's state-of-the-art Ultium battery plant.

Convenient Highway Access

Located less than 2 miles from both the interchanges at I-96/ Lansing Road and I-496/ Creyts Road towards Detroit or Grand Rapids. The I-69/Lansing Road interchange is 4 miles to the south towards Battle Creek and Kalamazoo.

CONCEPTUAL SITE PLAN #1



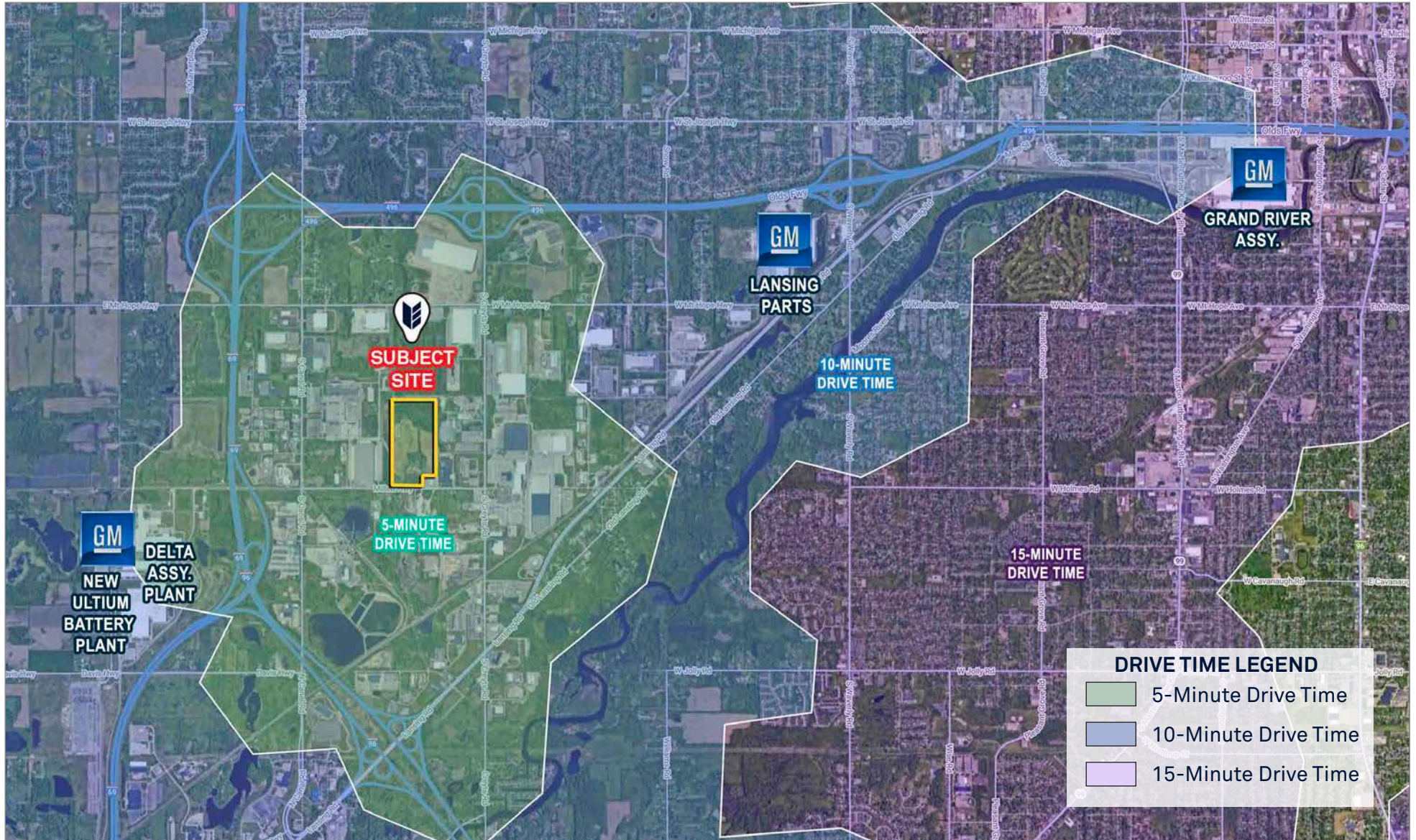
CONCEPTUAL SITE PLAN #2



BUILD-TO-SUIT

Millett Industrial / Logistics, Delta Township, MI

DRIVE TIME TO GM PLANTS



BUILD-TO-SUIT

Millett Industrial / Logistics, Delta Township, MI

DRIVE TIMES	
CITY	HOURS
GRAND RAPIDS, MI	1.0
DETROIT, MI	1.5
TOLEDO, OH	1.8
CHICAGO, IL	3.4
INDIANAPOLIS, IN	3.7
COLUMBUS, OH	4.0
CINCINNATI, OH	4.7



Lansing Industrial West Submarket Snapshot

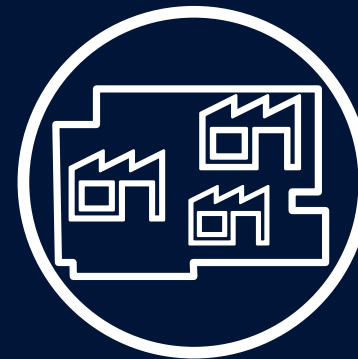
Market Composition and Growth

Greater Lansing's industrial market comprises nearly 10 million square feet of leased space in buildings $\geq 20,000$ SF.

The site is in Delta Township located in the Greater Lansing MSA (West Submarket).

The west submarket is home to General Motors' Delta Assembly Plant (3.6 million SF) and warehouse (2.3 million SF) and over 3 million SF of warehouse/distribution space for Meijer. The west submarket is the strongest sector with a vacancy rate of 0.7% as of H2 2022.

Two major developments under construction in the west submarket include the 1 million SF Amazon fulfillment center and the new 2.8 million SF GM/LG Ultium battery plant. Numerous auto suppliers and logistic companies support these companies in the market.

**0.7%**Vacancy
(West Submarket)**4.8 M**Market Rentable SF
(West Submarket)**17.1 M SF**Gross Leased and
Owner-Occupied
(West Submarket*)

Source: Martin Commercial Properties, Industrial Market Insights H2 2022

* Based on 2019 Industrial Market Survey

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LEASING

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