

For Lease

Colliers | Lansing
2501 Coolidge Rd. Suite 300
East Lansing, MI 48823
Main: +1 517 662 3535

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5522 N. Aurelius Rd. | Lansing, MI 48911

60,422 SF Industrial Facility

This well maintained property is completely fenced in with over 50,000 square feet of warehouse and 8,000 square feet of recently renovated finished office space. The many amenities offered and the central location make the site attractive to most distribution users.



(6) Covered
Loading Docks



± 8,000 SF of
Finished Office
Space



20' - 22' Ceiling
Clearance



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Building Information

Total Building Size	60,422 SF
Lot Size	2.880 AC
Total Available SF	60,422 SF
Office Size	8,452 SF
Warehouse Size	51,970 SF
Zoning	I HVY
Municipality	City of Lansing
Year Built/Remodeled	1969/2019

Property Highlights

- > Completely Fenced In Lot; Gated With Ample Vehicle/ Truck Parking
- > Large Open Warehouse With New Roof
- > Numerous Upgrades To The Facility Include A New Exterior Facade, Roof, And LED Lighting Throughout
- > Newly Renovated Office With Private Entrance



Lease Rate

\$6.95/SF NNN
NNN = ±\$1.50/SF

Warehouse Features

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- › 20-22' Ceiling Clearance
- › (6) Covered Loading Docks (2 Equipped With Levelers)
- › (1) External Loading Dock
- › (1) 14' Grade Level Door
- › (8) Forced Air Furnaces Throughout
- › 3 Phase; 480 Volt Electricity
- › 6" Concrete Floors
- › Skylights for Natural Lighting
- › Fire Suppression Throughout
- › Column Spacing Of 40' X 30'
- › Warehouse Office With Mezzanine
- › (3) Pedestrian Doors
- › Warehouse Restroom



Warehouse Interior



Interior Loading Dock Doors



Warehouse Office/Mezzanine

Office Features

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Foyer/Entrance

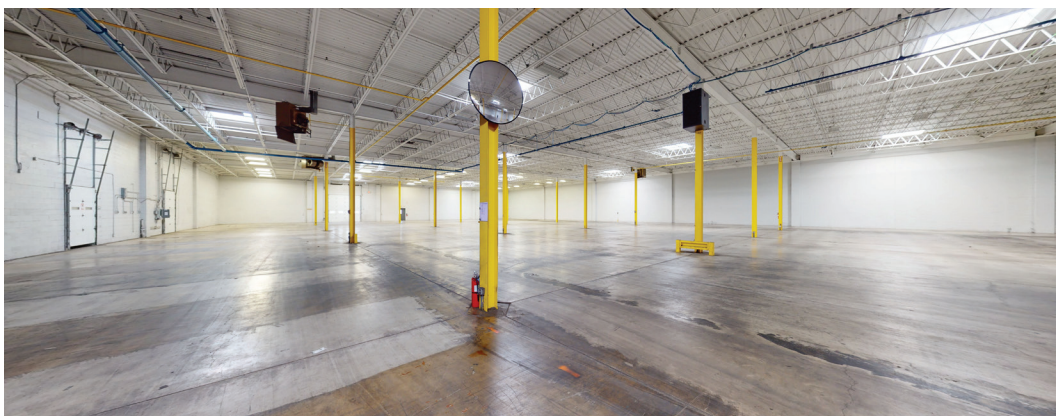
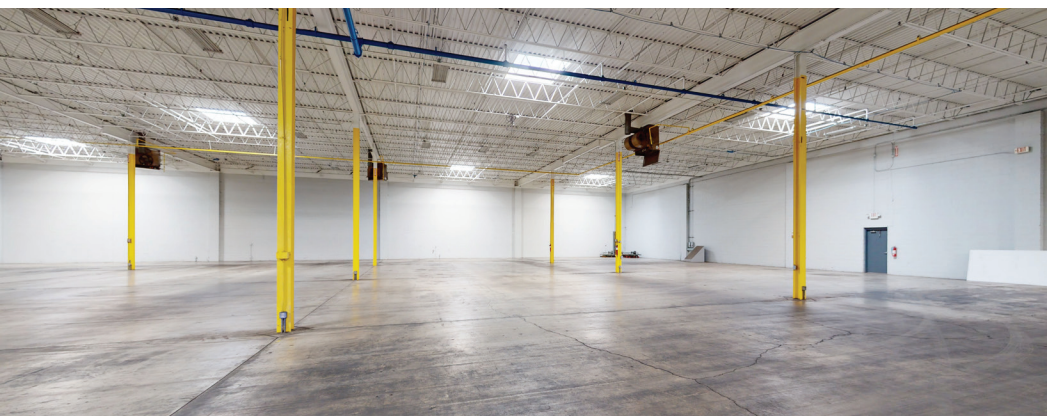


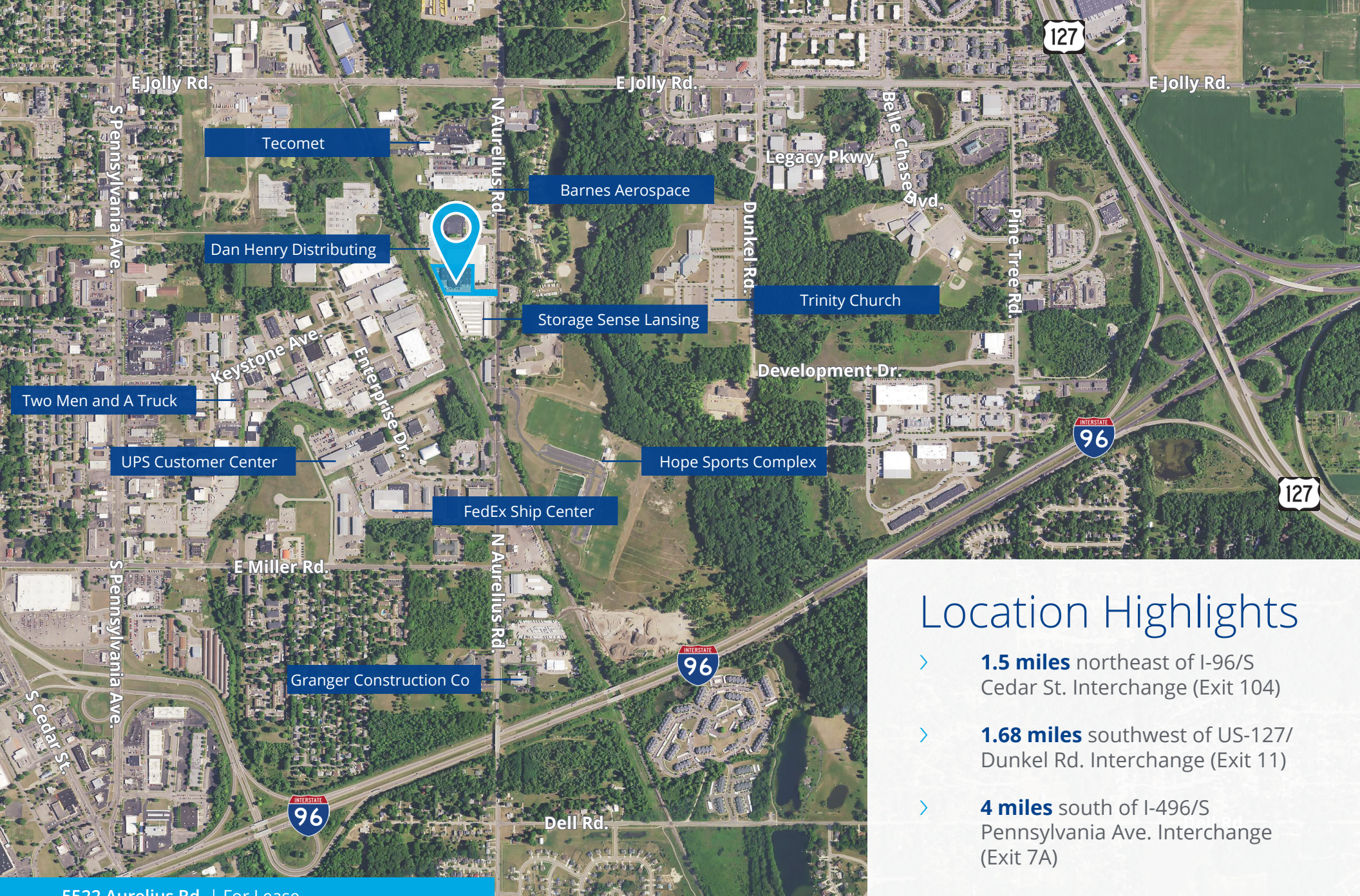
Private Office/Open Work Area



Kitchenette/Gathering Space

- > Completely Renovated
- > Climate Controlled Throughout With (4) Furnace/Air Conditioning Units
- > Natural Lighting and LED Lights
- > Foyer/Entrance
- > Large Employee Gathering Room With Kitchenette
- > Open Room For Assembly/Storage
- > Spacious Work Area Suitable For Cubicles
- > (5) Private Offices
- > Conference Room
- > Work Room
- > Server Room
- > Large Storage/Exercise Room Equipped With Restroom/Shower
- > (2) Entrances Between Finished Space And Warehouse
- > (2) Multi-Stall Restrooms





Location Highlights

- > **1.5 miles** northeast of I-96/S Cedar St. Interchange (Exit 104)
- > **1.68 miles** southwest of US-127/ Dunkel Rd. Interchange (Exit 11)
- > **4 miles** south of I-496/S Pennsylvania Ave. Interchange (Exit 7A)



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