

15,000 - 250,000 SF NEW INDUSTRIAL SPACE ON 2.18 - 20 ACRES

BUILD-TO-SUIT OR LAND SALE OPTIONS



**FOR SALE
OR LEASE**

Felton and Grove Roads
Lansing, MI

**AVAILABLE:
2.18 - 20 ACRES**

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SALE OR OWNER TO BUILD-TO-SUIT FOR LEASE

Felton and Grove Roads, Lansing, MI



2.18 TO 20.5 ACRES OF LIGHT INDUSTRIAL LAND AVAILABLE ALONG GRAND RIVER AVENUE, JUST THREE MILES WEST OF THE I-96/I-69 INTERCHANGE.

This prime location offers seamless access to major interstates and proximity to GM assembly plants, making it especially attractive for automotive suppliers, logistics users, and light manufacturing.

Build-to-Suit facilities opportunities are available - ranging from 15,000 SF to 250,000 SF, designed to meet tenant or buyer specifications. Proposed buildings will feature steel construction, 22'+ ceiling heights, overhead doors, and docks—ensuring modern efficiency for a variety of industrial uses.

Whether you're seeking a parcel to purchase or a customized space for lease, this site offers unmatched flexibility and a strategic location in Lansing's growing industrial corridor.

PROPERTY FEATURES

 **AVAILABLE:**
2.18-20 Acres

 **OPPORTUNITY:**
For Sale or Owner
Build-To-Suit

 **CONVENIENT:**
Access to I-96
& I-69

 **LOCATION:**
Off Grand River in
Industrial Corridor

SALE PRICE AND BUILD-TO-SUIT LEASE RATE: CALL LISTING AGENT FOR DETAILS

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AERIAL VIEW



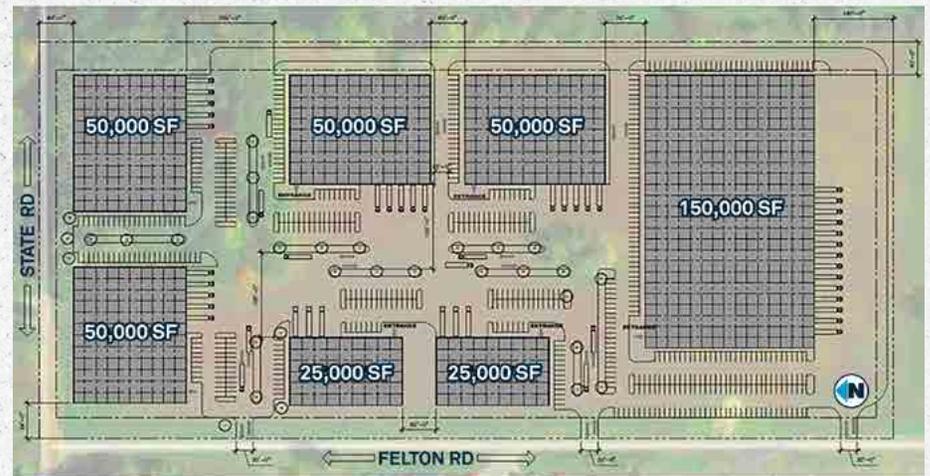
RENDERINGS OF POTENTIAL DEVELOPMENTS



*Rendering of potential building



*Rendering depicts potential development of 20.5-acre site



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Felton and Grove Roads, Lansing, MI



AREA INFORMATION

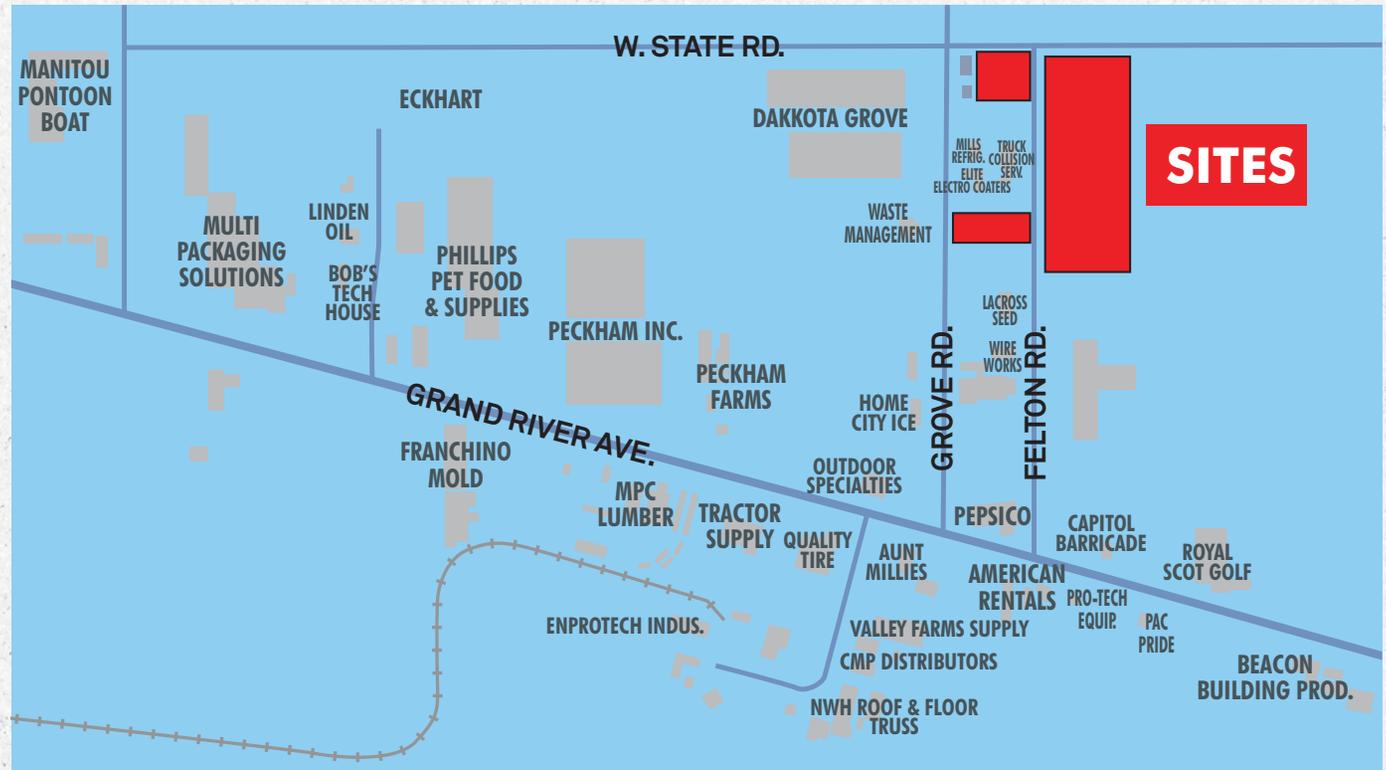
2.2 Miles
to Capital Region International Airport

2.7 Miles
to interstate I-96 Interchange

3.0 Miles
to interstate I-69 Interchange

6.0 Miles
to GM Lansing Grand River Assembly

10 Miles
to GM Lansing Delta Assembly



WATERTOWN TWP., CLINTON COUNTY

Parcel Number	Acres
150-140-000-005-00	2.18
150-140-000-009-00	2.40
150-036-200-010-05	+/- 20.0

