

**PRICE REDUCED!****Asking Price:**

\$400,000

\$47.85 PSF

**Lease Rate**

\$7.00/ SF NNN

NNN = +/- \$1.50/SF

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FOR SALE OR LEASE

## 3850 Circle Drive Lansing, MI 48906

(AKA 3850 Capital City Boulevard, Lansing, MI 48906)

8,360 SF Warehouse/Office with Outside Storage Available

### Adjacent to the Capital Region International Airport with proximity to I-69 and I-96

- 5,760 SF Hangar/Warehouse
- 2,600 SF Office
- Outside Fenced-in Storage
- Sale Includes Leasehold Estate with Capital Region Airport Authority (CRAA)
- Annual lease payment of +/- \$9,435 or \$786/month
- Situated on 0.77 Acres
- Zoning: H-Light Industrial
- Seeking an "Aviation related use" for a lease or purchase of the property
- Aviation related use will most likely be required to extend the long-term ground lease with the Capital Region Airport Authority

8,360 SF FOR LEASE OR SALE

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# Exterior Photos



8,360 SF FOR LEASE OR SALE



# Interior Photos



# Property Features



## Hangar/Warehouse

- 5,760 SF (72'8" x 80')
- Steel Construction
- Built in 1968
- Fully Insulated
- (2) Suspended Gas Heating Units
- 19' Ceiling Clearance
- (1) 14' x 12' Grade Level Door With Electric Opener
- 6" Cement Floors
- (1) 15'9" High x 71" Wide Hanger Door Clearance
- Access To Exterior Gated Parking/Storage Area

## Office

- 2,600 SF
- Block Construction
- Built in 1966
- Heating and Air Conditioning Throughout
- Private Entrance
- (5) Offices; Conference Room; Kitchenette; Reception Area; (2) Single Stall Restrooms

## Property Information

### Parcels:

<b>Parcel # 1</b>	19-05-83-19-052-801
<b>Parcel # 2</b>	19-05-83-17-010-801

### County:

Clinton

### Municipality:

City of Lansing

### SEV 2024:

<b>Parcel # 1</b>	\$87,100
<b>Parcel # 2</b>	\$75,300

### 2024 Summer Taxes:

<b>Parcel # 1</b>	\$4,289.32
<b>Parcel # 2</b>	\$3,708.22

### 2023 Winter Taxes:

<b>Parcel # 1</b>	\$852.28
<b>Parcel # 2</b>	\$749.15

## Gated Parking/Storage

- Asphalt area with parking for approximately 40 vehicles

## Utility Providers

- Water/Sewer: Lansing Board of Water & Light
- Electricity: Lansing Board of Water & Light
- Gas: Consumers Energy

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# Aerial Map



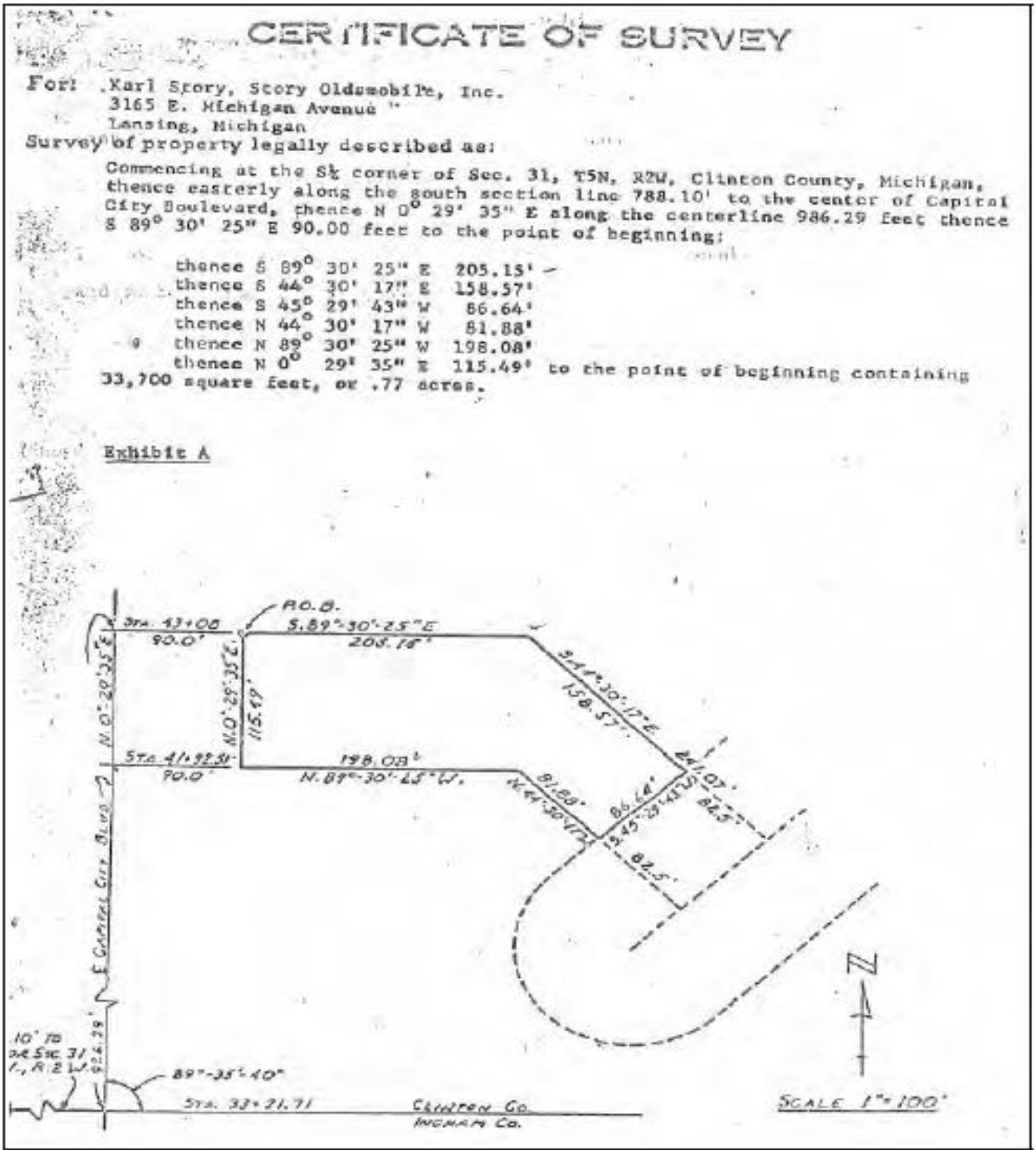
8,360 SF FOR LEASE OR SALE



# Aerial Map



# Certificate of Survey



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*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.*