

# For Lease

4063 Grand Oak Drive  
Lansing, MI 48911

## Oakwood Executive Park Flex Space

3,103 SF (Suite A107)

5,000-21,594 SF (Contiguous)



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# Suite A107 Information

- » 3,1030 SF Available
- » Open-Span Warehouse
- » 21' Ceiling with 17' Clearance
- » (1) (14' x 12') Grade-Level Door
- » Forced Air Furnace
- » 3 Phase; 480-Volt Electricity
- » Fire Suppression
- » 6' Concrete Floors
- » Office has Separate Entrance, Air Conditioning, (1) Private Office, Open Work Area with Reception and Restroom
- » Excellent Use for Contractors

Lease Rate:

\$11.00/SF NNN

NNN = ±\$2.55/SF





# Suite A107 Photos





# Contiguous Space

- » 5,000 - 21,594 SF Available
- » Open-Span Warehouse
- » 21' Ceiling with 17' Clearance
- » (3) (14' x 12') Grade-Level Doors
- » (1) Enclosed Loading Dock/Door
- » Forced Air Furnace in Loading Dock/Door Area
- » Rooftop HVAC Units - Climate Controlled Throughout
- » Separate Pedestrian Customer Doors
- » 3 Phase; 480-Volt Electricity
- » 6" Concrete Floors
- » Fire Suppression
- » ± 50 Parking Spaces Available
- » Office Build-Outs Available
- » H LT - Industrial Zoning
- » Municipality: City of Lansing

Lease Rate:

\$8.50/SF NNN

NNN = ±\$2.55/SF





# Contiguous Space Photos



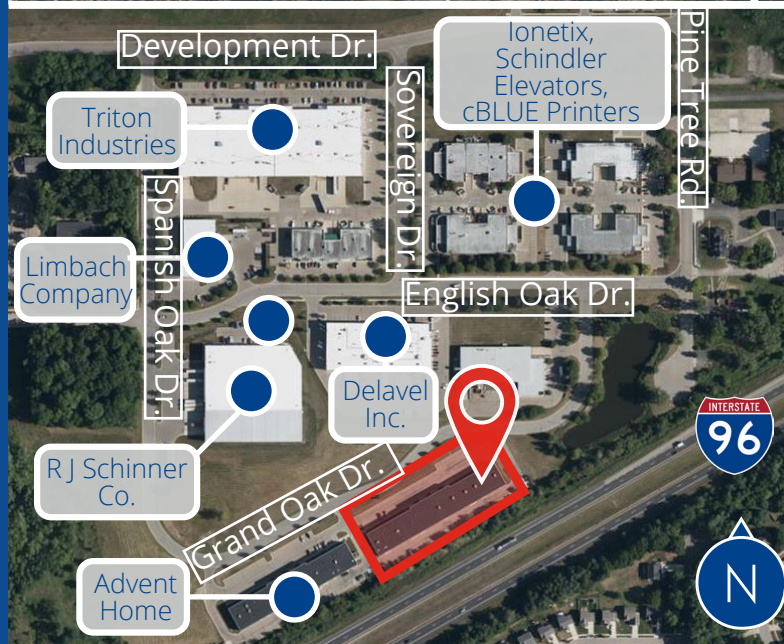
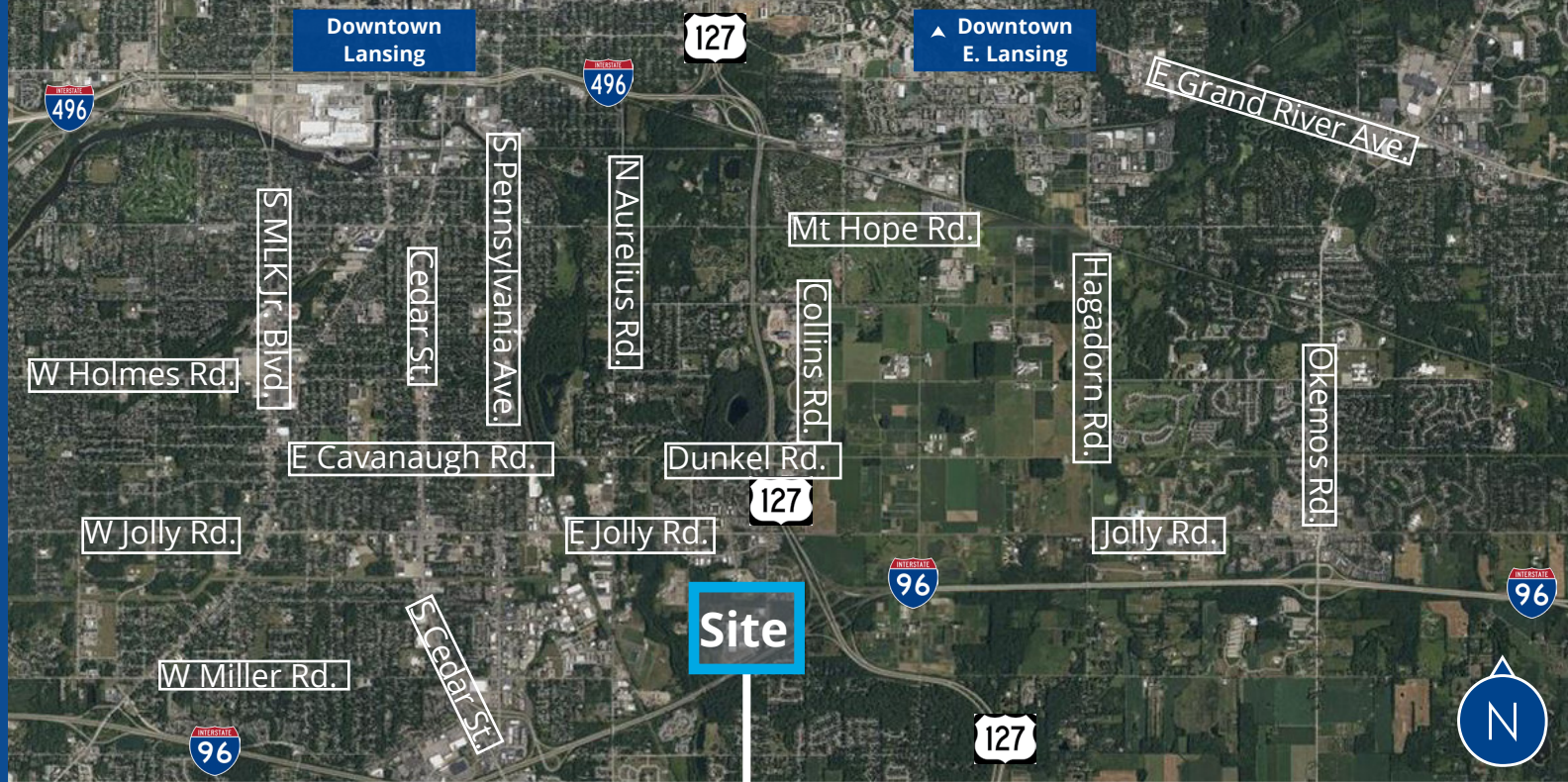


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## Location Highlights:

- » Michigan Certified Business Park
- » Industrial Development District
- » On CATA bus route
- » Traffic Count - 51,775 AADT (I-96)
- » Adjacent to River Trails For Walking, Running, & Biking
- » Near US Post Office and Michigan State University
- » Adjacent to I-96 With High Sign Exposure
- » Within 1.5 miles of US-127/Jolly Rd Exit
- » Easy Access to Detroit, Grand Rapids, Chicago and Indianapolis

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