

# For Lease | 60,422 SF Industrial Facility



**5522 N. AURELIUS ROAD | LANSING, MI 48911**



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## PROPERTY OVERVIEW

- Extensive Renovations Within Past Two Years Including New Exterior Façade, Roof, LED Lighting, Loading Docks and Parking Lot
- Large Open Warehouse with Skylights Providing Natural Light
- Fenced-In Lot, Offering Ample Parking Space for Vehicle and Trucks with Easy Maneuverability



## WAREHOUSE FEATURES

Warehouse SF	± 51,970 SF
Clear Height	20' – 22'
Loading Docks	(5) Covered Loading Docks with Levelers (1) External Loading Dock
Doors	(1) 14' Grade Level Door (3) Pedestrian Doors
HVAC	(8) Forced Air Furnaces Throughout
Power	3-Phase; 480 Volt Electricity
Lighting	Skylights for Natural Lighting LED Lighting Throughout
Sprinklers	Fire Suppression Throughout
Columns	40' x 30' Spacing
Office	Warehouse Office with Mezzanine
Restroom	(1) Single Stall







## OFFICE OVERVIEW

- Renovated/Finished Office Space with Private Entrance
- (6) Private Offices Including One Executive Office with En Suite Restroom
- Open Area for Multiple Work Stations
- Conference Room, Server Room, Training Room and Kitchenette
- Additional Finished Space for Storage/Assembly



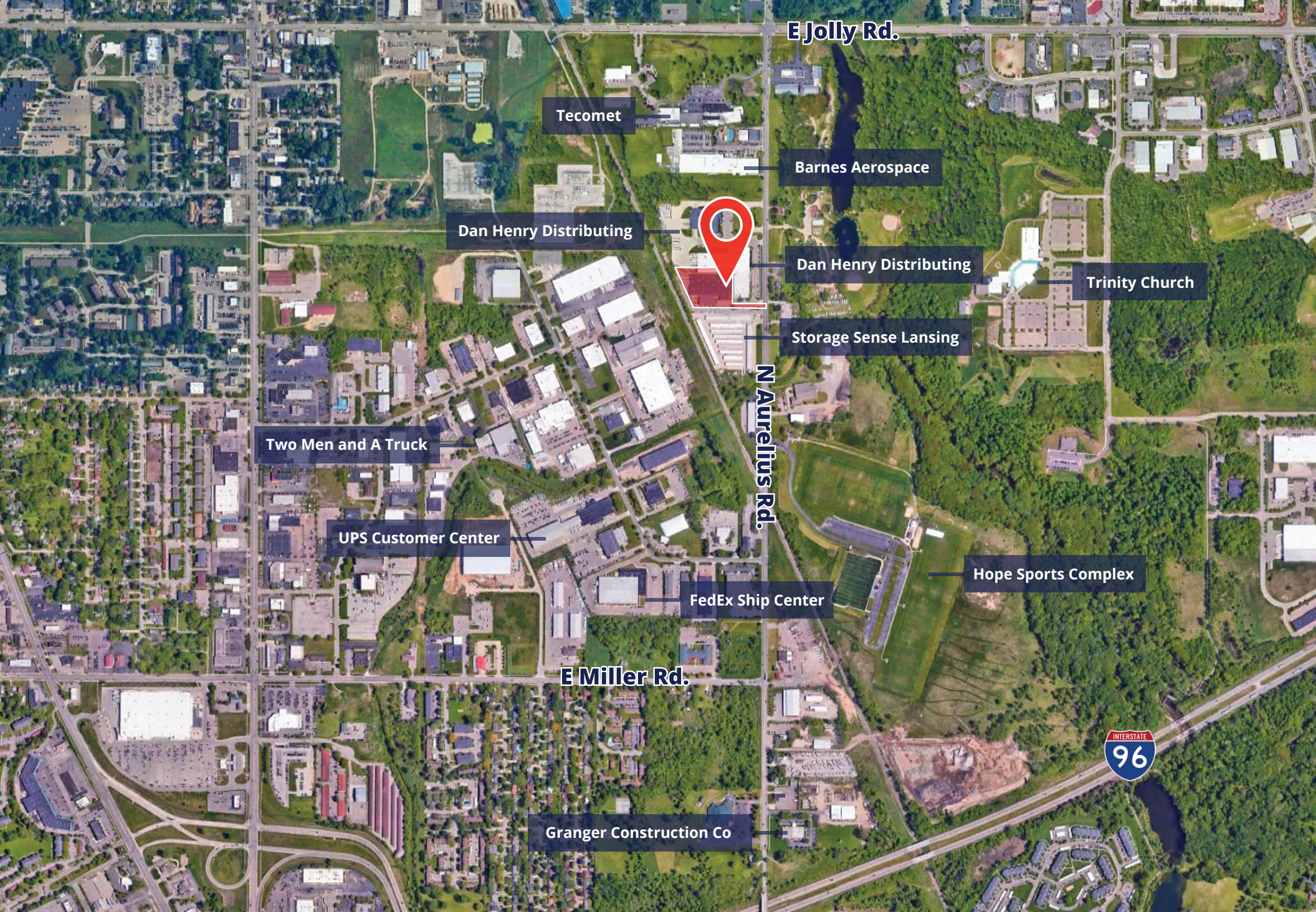
## OFFICE FEATURES

Total SF	± 8,452 SF
Updated	Completely Renovated
HVAC	Climate Controlled Throughout with (4) Furnace/Air Conditioning Units
Lighting	Natural and LED Lighting
Entry	Foyer/Entrance
Work Area	Spacious Area Suitable for Work Stations
Offices	(6) Private
Restroom	(2) Multi-Stall and (1) En Suite







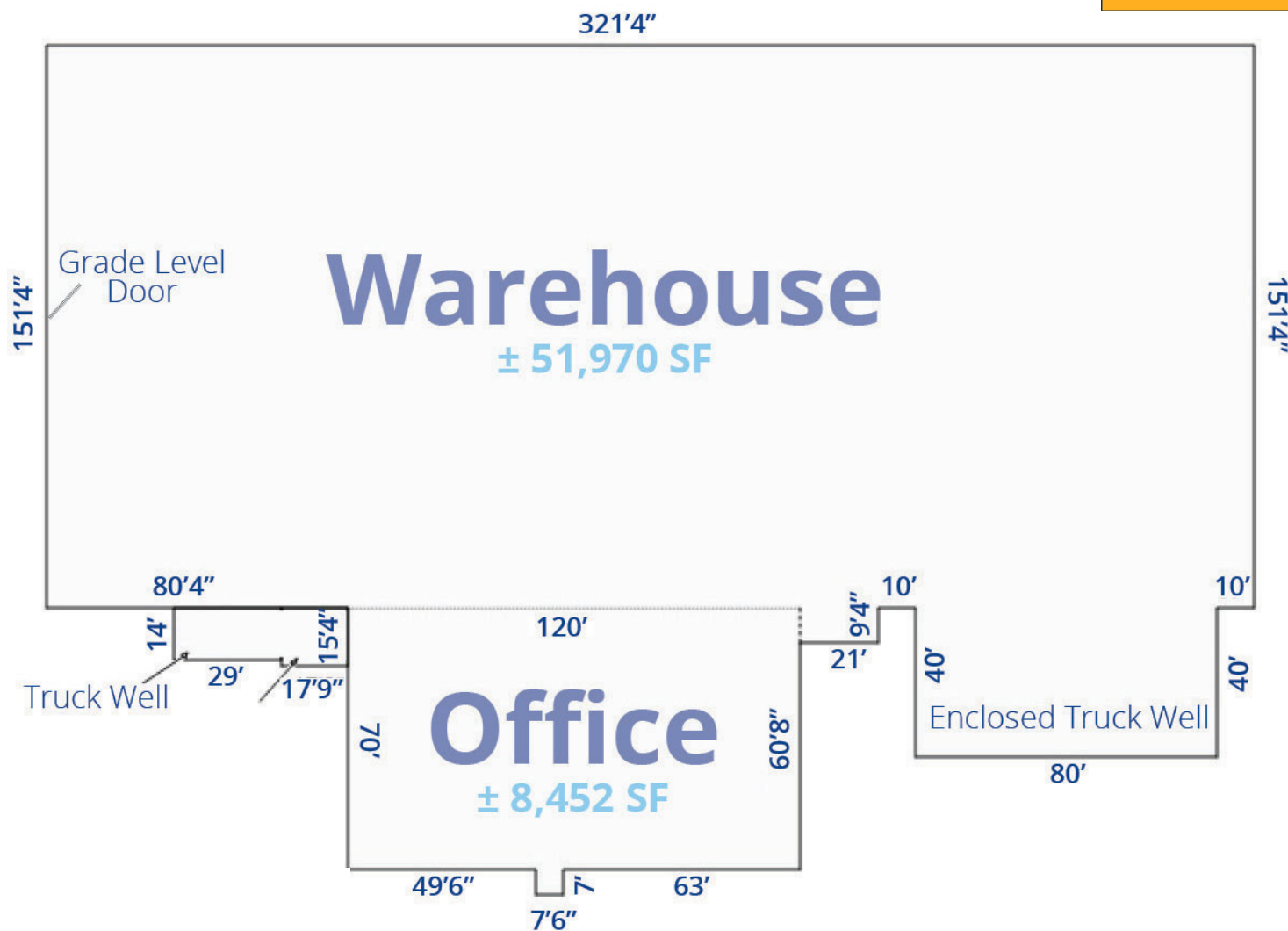




## SITE PLAN



Virtual Tour



60,422 SF  
TOTAL  
AVAILABLE SPACE

± 51,970 SF  
WAREHOUSE  
SPACE

± 8,452 SF  
OFFICE  
SPACE

\$6.95/SF  
LEASE  
RATE

± \$1.80/SF  
NNN  
RATE

Q1 2025  
AVAILABLE  
DATE



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