



**LEGACY**  
COMMERCIAL REAL ESTATE ADVISORS



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1325 E JOLLY RD, LANSING, MI 48910

# INDUSTRIAL PROPERTY

**FOR SALE:** \$1,350,000

LEGACYCREA.COM



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## LANSING, MI

- Light Industrial Zoned - Licensing for Marijuana Grow and Processing in Place and Included in Pricing
- Metal Roof in Excellent Condition - Site is Paved and Secured with Perimeter Fencing
- Dense Demographics - 66,000+ People Reside within 3 Mile Radius of Site
- High Traffic Counts - 14,000+ Vehicles Pass Site Daily on E Jolly Rd
- Property Equipped with 5 Exterior Docks and 2 Total Drive Ins - Property Features 2 Exterior Levelers
- Constructed with 1 Truck Well - 31,622 SF Building on 1.2 Acre Lot
- Covered Racking Structure On-site

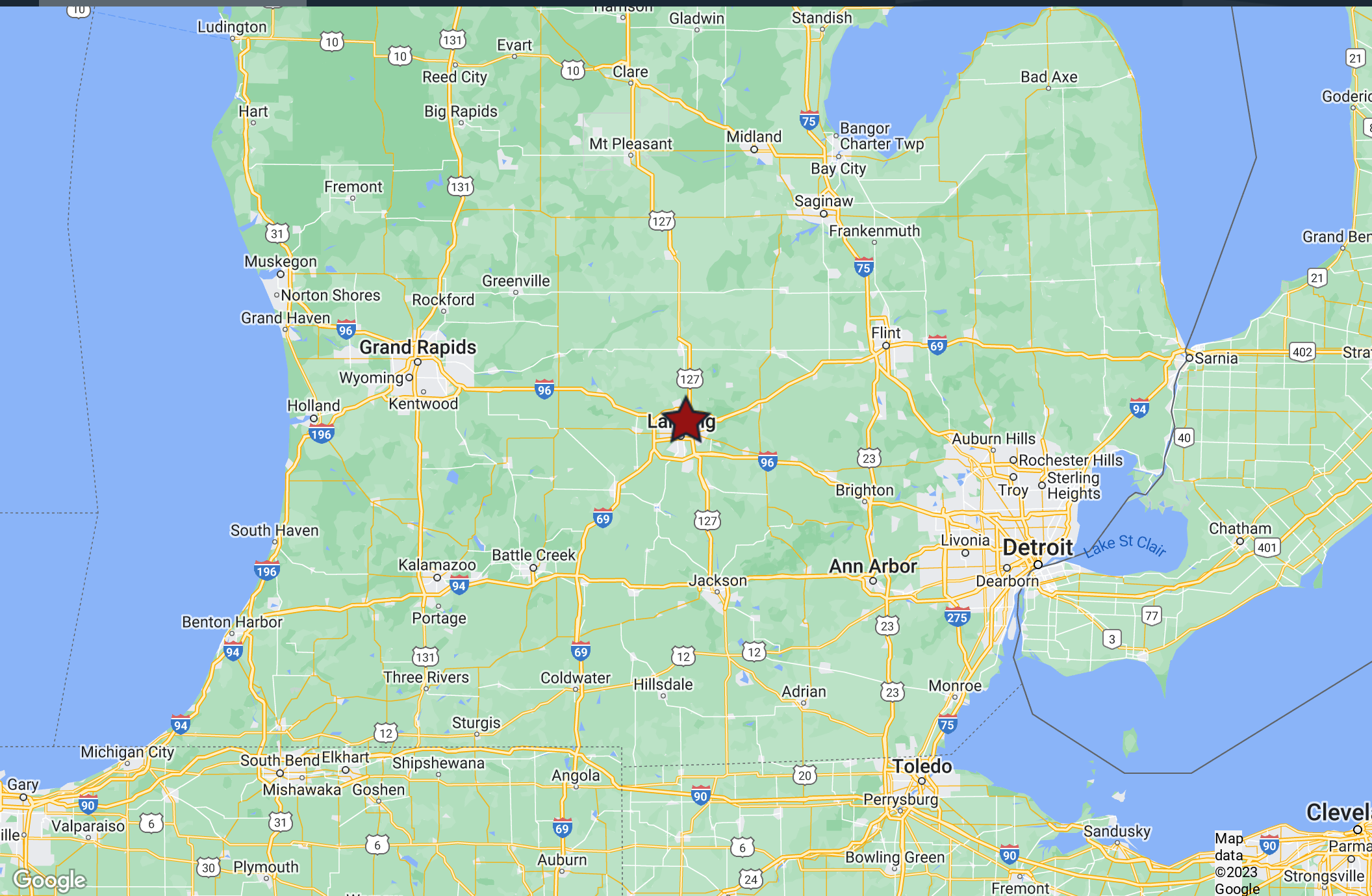
### PROPERTY DETAILS

Building Area:	31,622 SF
Land Area:	1.2 Acres
Price:	\$1,350,000
Price (PSF):	\$42.69







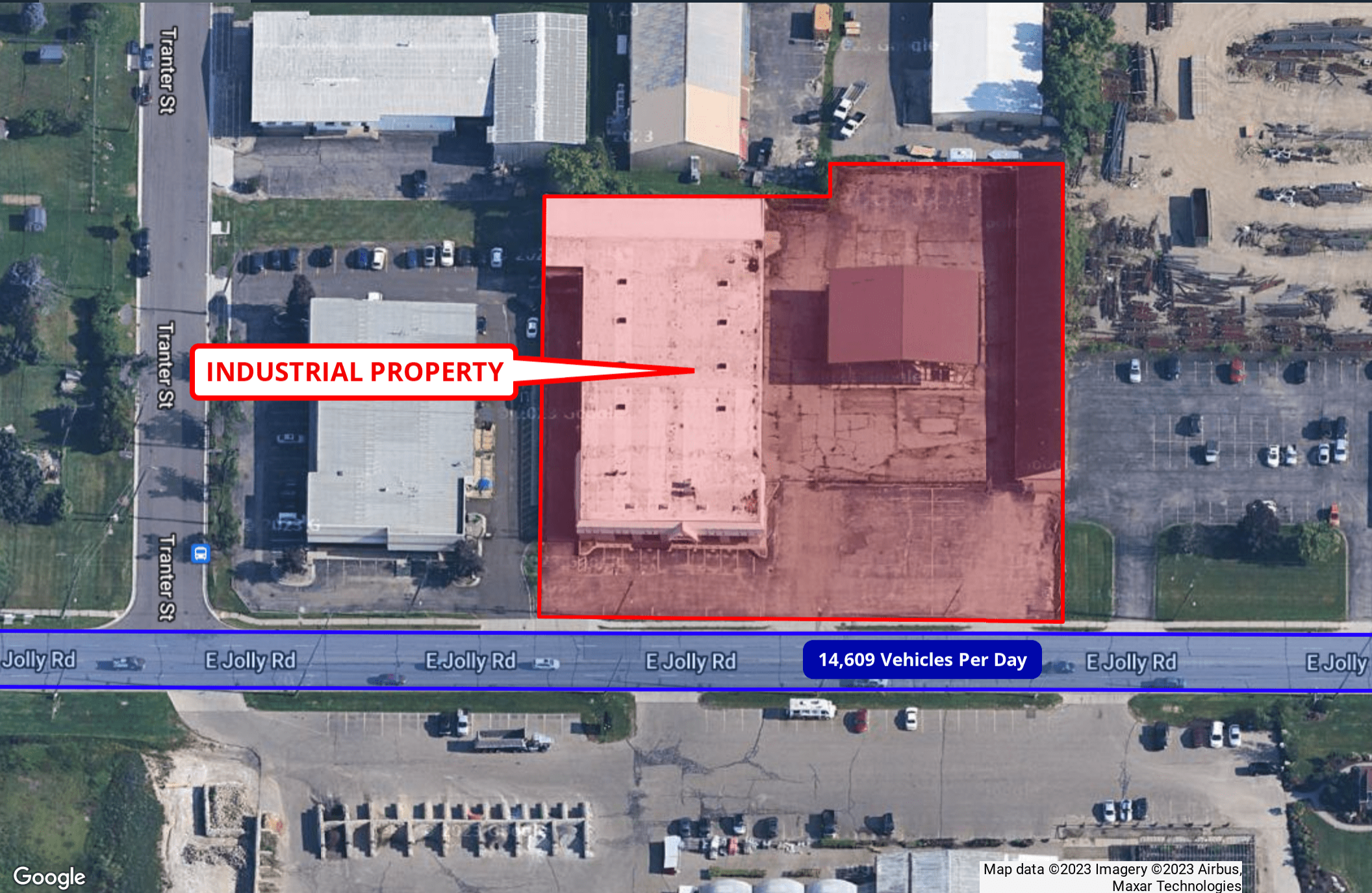






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**INDUSTRIAL PROPERTY**

**14,609 Vehicles Per Day**

Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies

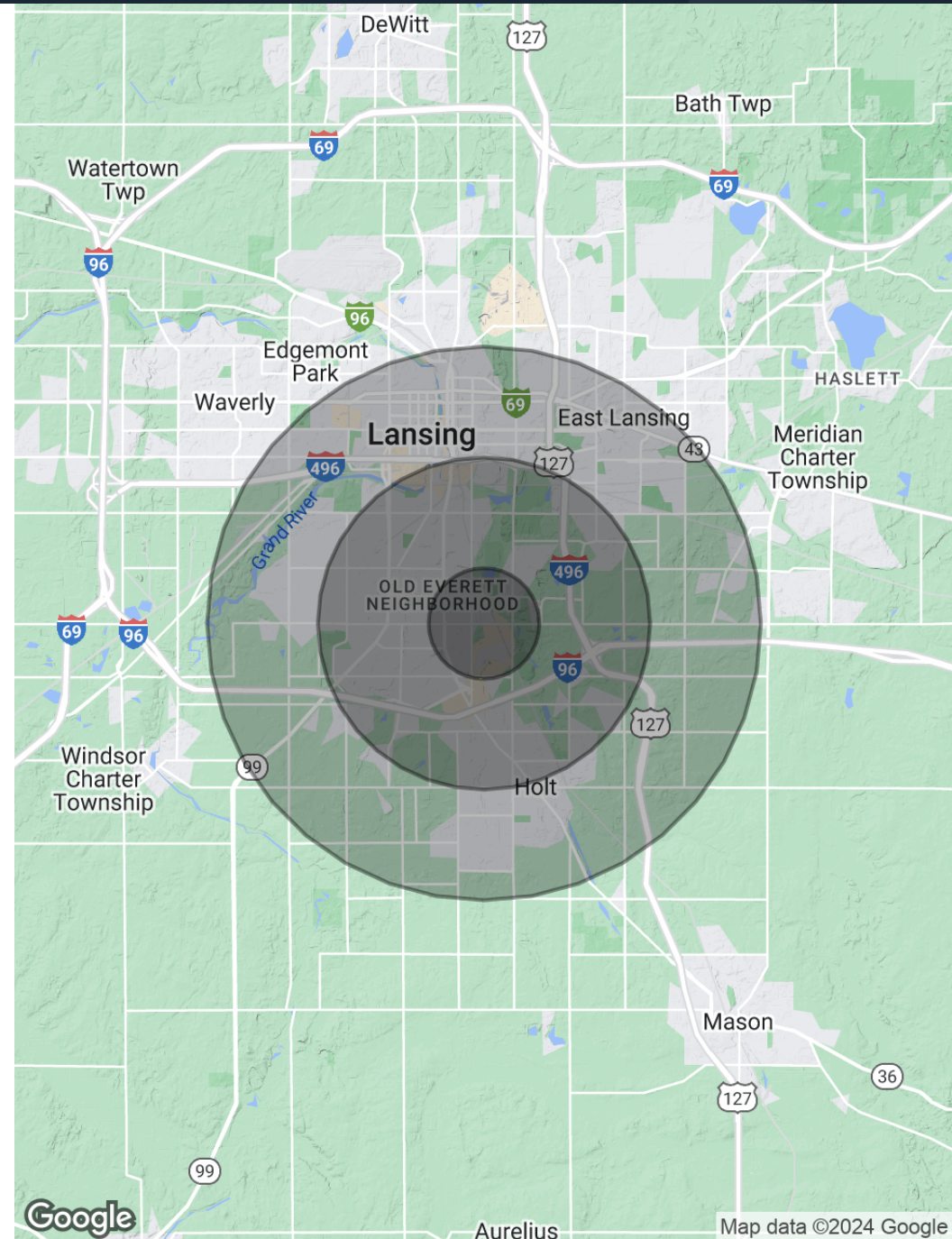
Google



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,899	66,879	167,860
Average Age	37.8	35.2	33.6
Average Age (Male)	35.6	32.9	32.1
Average Age (Female)	39.9	37.4	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,966	28,559	68,504
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$63,055	\$59,542	\$64,151
Average House Value	\$86,527	\$93,788	\$107,716

2020 American Community Survey (ACS)







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