



For Lease

4063 Grand Oak Drive
Lansing, MI 48911

5,000 - 21,594 SF
Flex Space

Oakwood
Executive Park



Accelerating success.



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Building Information

- » ± 31,090 SF Facility
- » 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

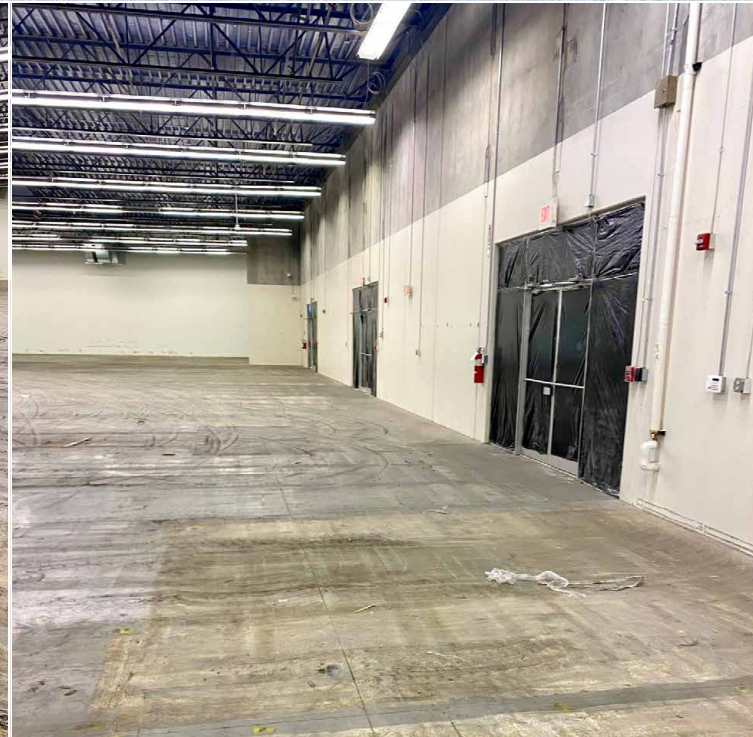
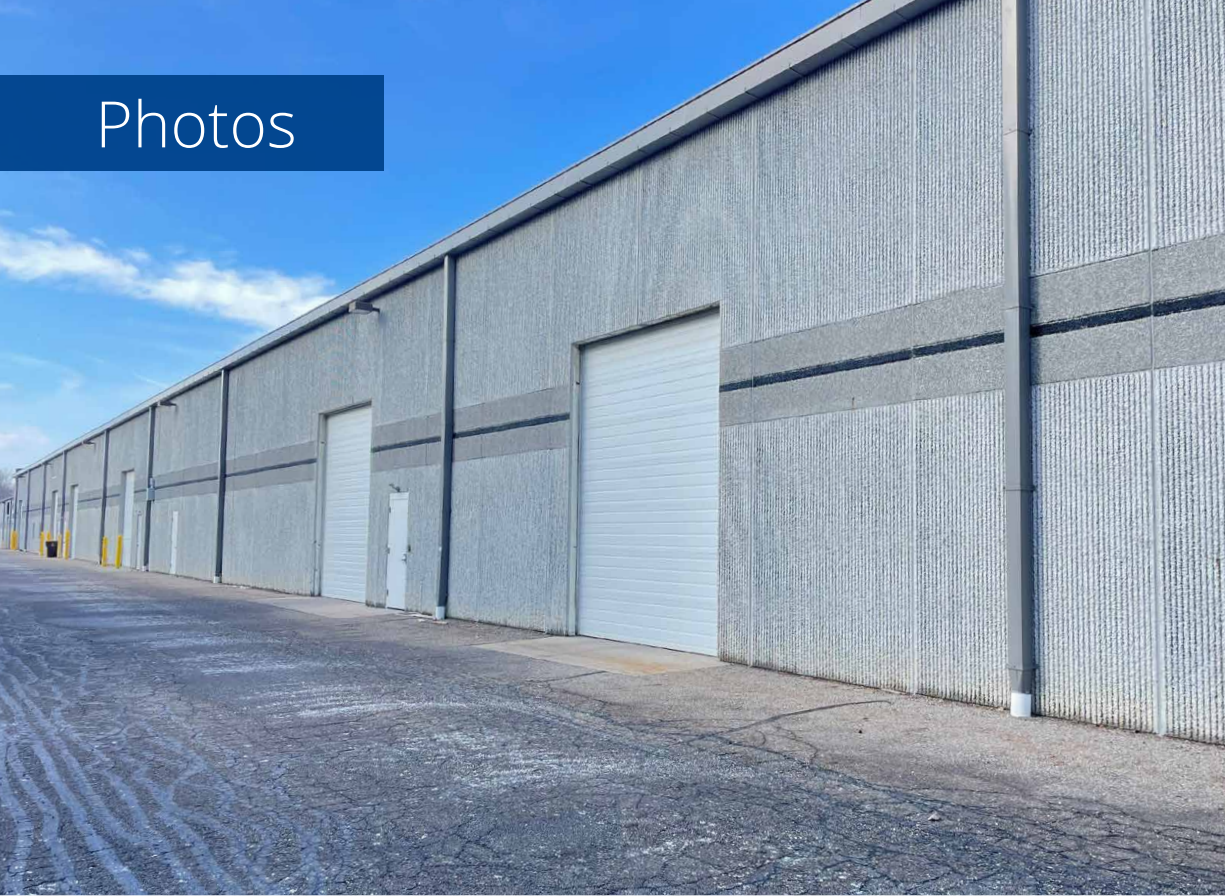
Lease Rate:

\$8.50/SF NNN

NNN = ±\$2.62/SF



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 US127/Jolly Rd. exit
- » Easy access to Detroit, Grand Rapids, Chicago and Indianapolis