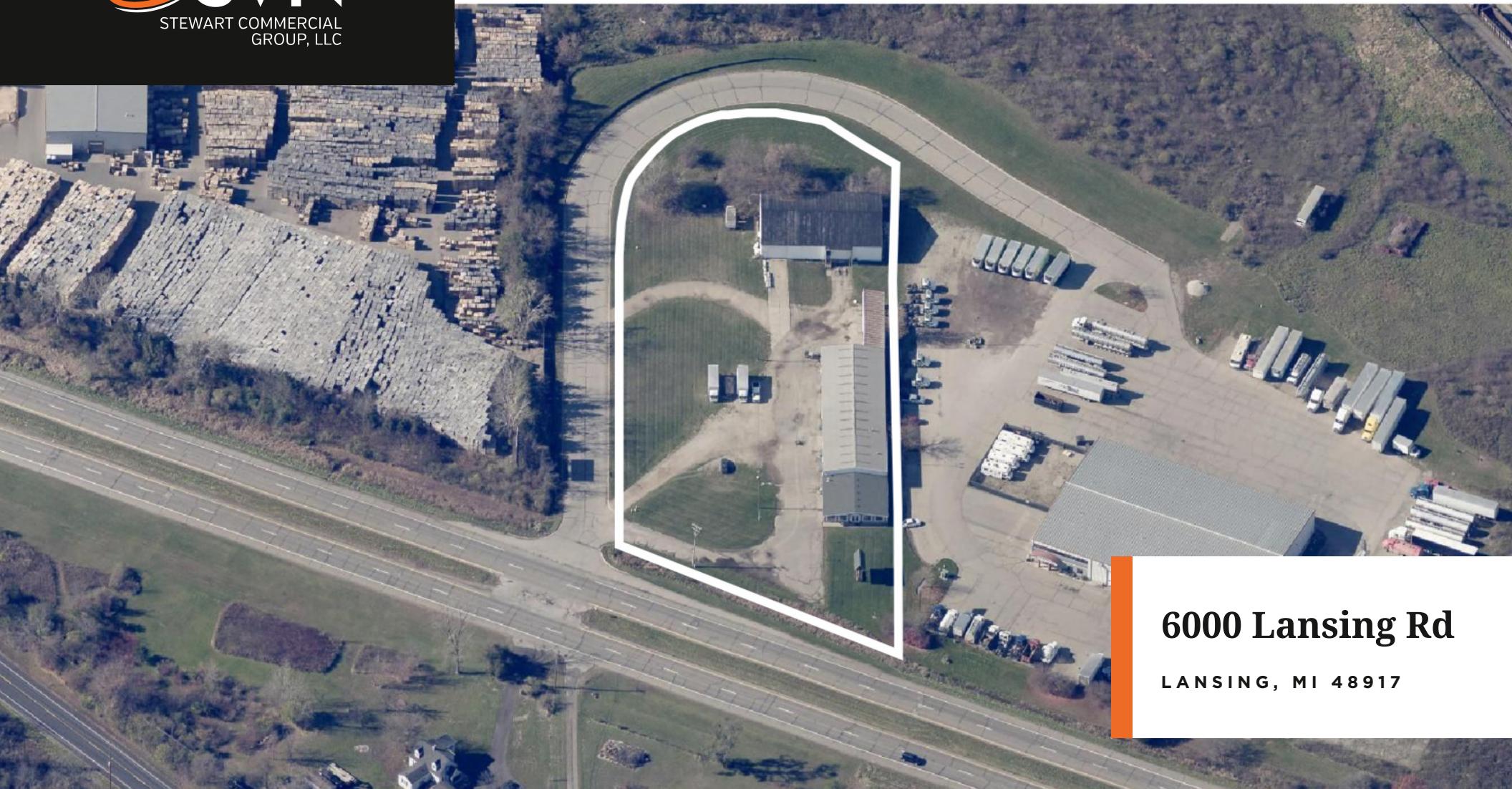




## Industrial Outdoor Storage (IOS) Trucking Facility



**6000 Lansing Rd**

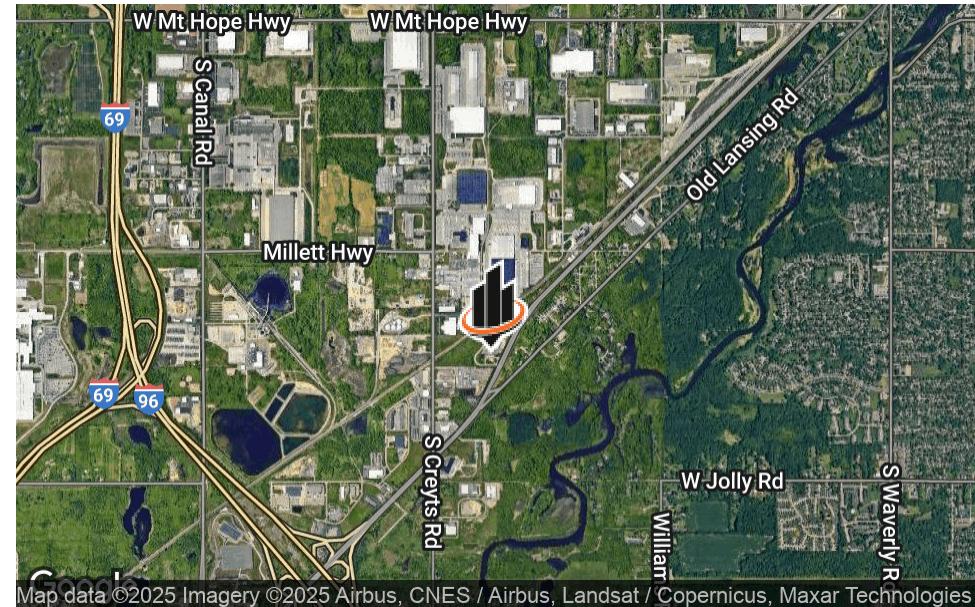
LANSING, MI 48917

# PROPERTY SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$1,000,000
LOT SIZE:	2.07 +/- Acres
BUILDING SIZE:	15,662 +/- SF



## PROPERTY DESCRIPTION

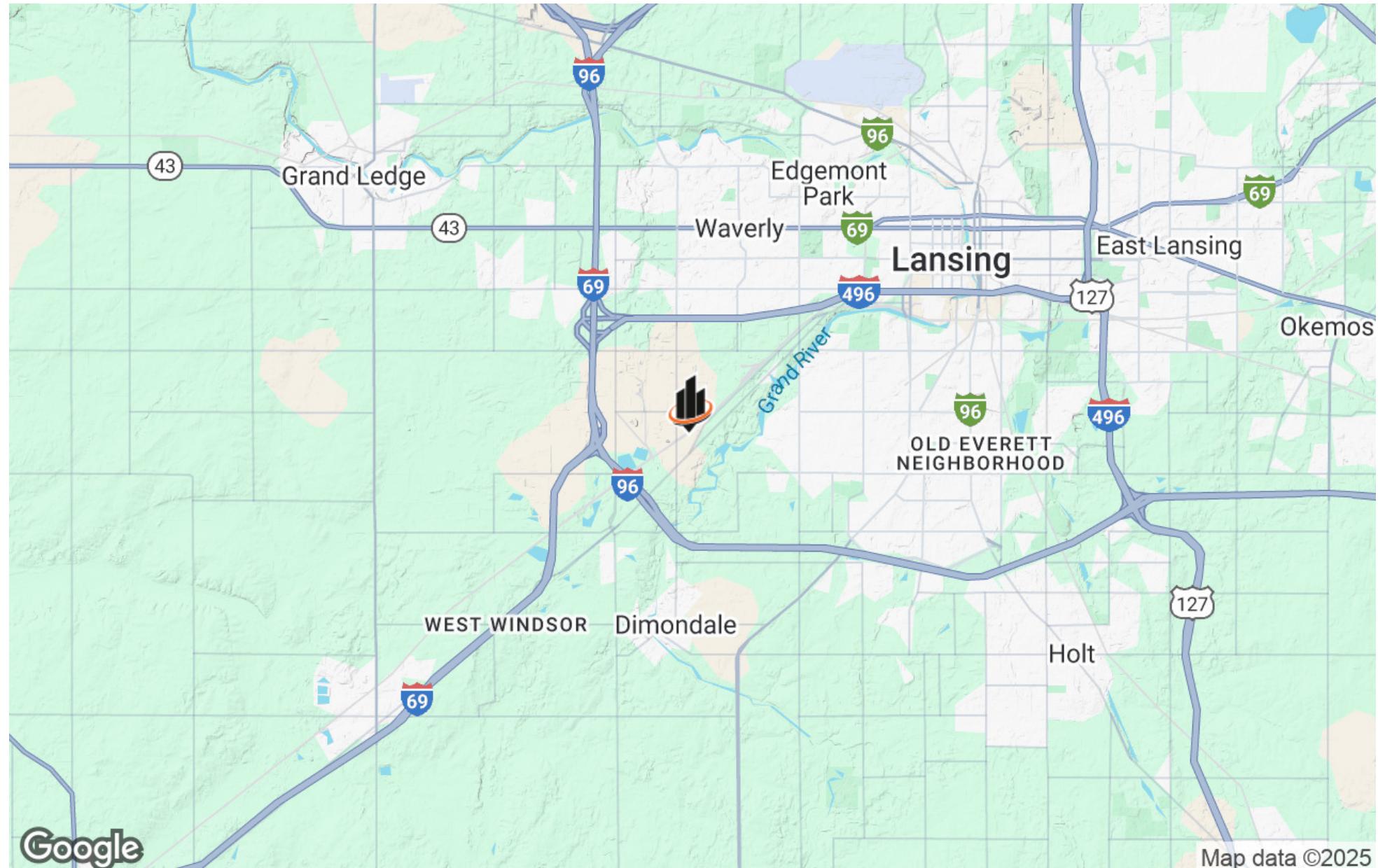
Located in the highly desirable Delta Township submarket, the property boasts highly flexible industrial zoning, with permitted use for trucking and/or outdoor storage. With easy access off of the brand new Vondell Parkway, the property has ample space to maneuver a trailer. The property is adjacent to Walker's Truck & Trailer Service and Kamps Pallets Inc. The front building has three 14' drive in overhead doors and a 7000 +/- sq ft clear span warehouse with office in the front and an additional loading area in the back. The rear building is 6000 +/- sq ft and has a loading dock and one 16' overhead drive in door.

Strong access to I-96 and I-69 makes this property an exceptional location for any logistics or rental business, sharing cross proximity to Amazon, General Motors, Meijer Distribution, Magna, Coca Cola, FedEx Distribution, UAW, Ryder, Old Dominion, etc.

# AERIAL MAP



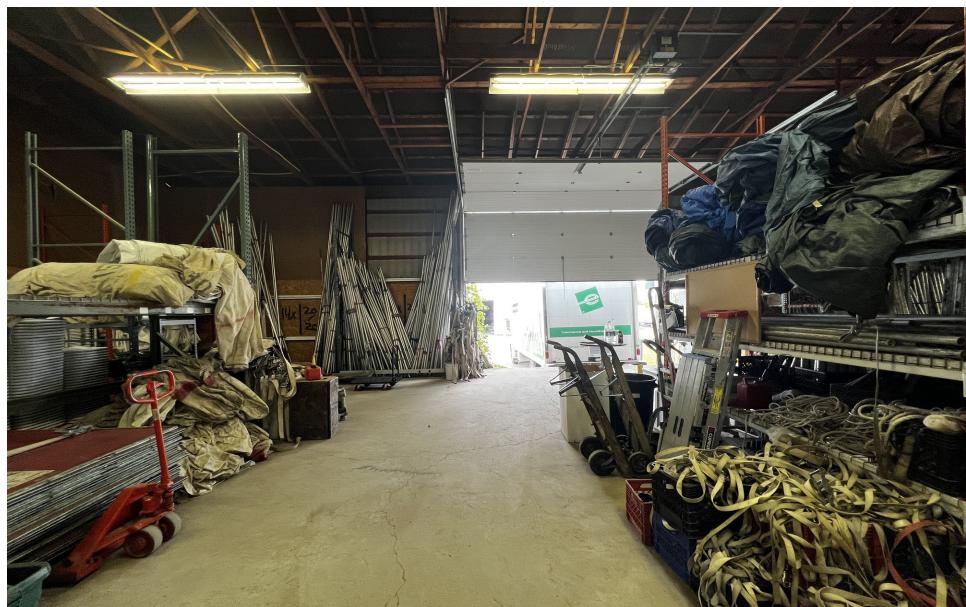
## LOCATION MAP



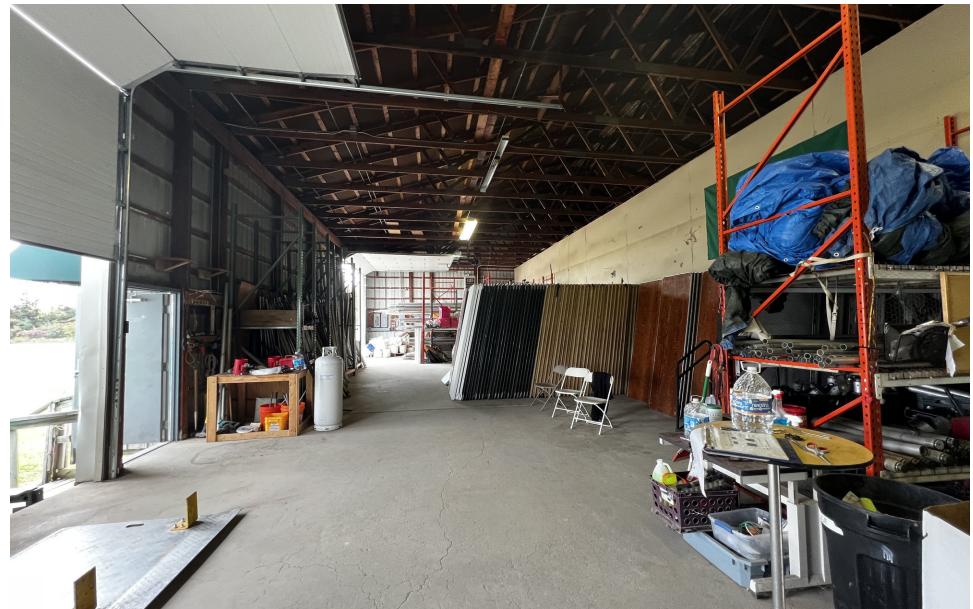
## ADDITIONAL PHOTOS



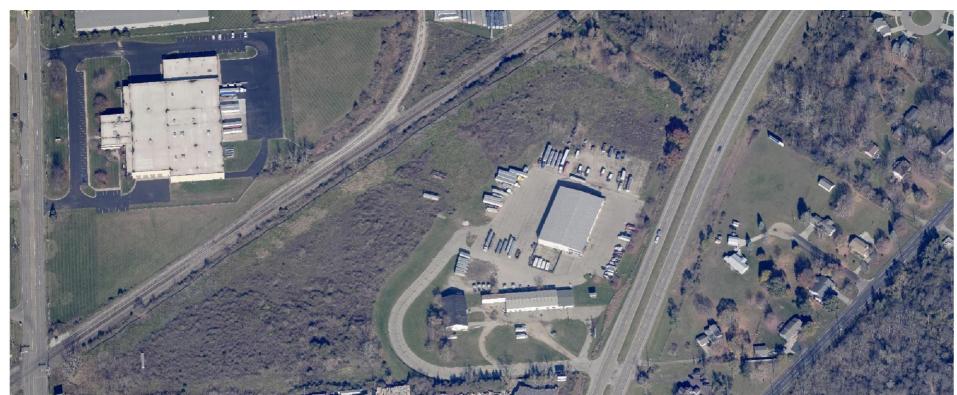
## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS





## DAN STEWART, CCIM

Managing Director

dan.stewart@svn.com

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MI #6502361450

## PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 20 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to \$1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

## EDUCATION

Bachelor of Arts degree in Marketing from Michigan State University's Broad College of Business.



### MATTHIAS RHEIN

Associate Advisor

matthias.rhein@svn.com

Direct: **734.585.0995** | Cell: **248.396.6506**

### PROFESSIONAL BACKGROUND

Matthias Rhein is an associate advisor at SVN | Stewart Commercial Group in Ann Arbor. Prior to joining the team, Rhein was an associate at a vertically-integrated \$2B AUM real estate investment and management firm in Austin, Texas, where he was involved in the acquisition of over \$75M of real estate. He was eventually promoted to a director level, spearheading business development, marketing, and capital raising for the company. He also served in a fractional capacity for a blockchain-powered real estate investment platform and a cybersecurity compliance company. At SVN, he specializes in small-bay industrial (sub 100,000 square foot) investment properties in the greater Southeast Michigan area.

Rhein graduated from Hillsdale College in 2023 with a Bachelor of Arts degree in English. He currently resides in Ypsilanti, MI.

### EDUCATION

B.A. English, Magna Cum Laude | Hillsdale College

#### SVN | Stewart Commercial Group, LLC

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# SVN® Industrial Services

Real Estate Solutions for an Evolving Industrial Landscape

## About SVN® Industrial Services

SVN Industrial Services Advisors deliver strategic, data-driven solutions to industrial property owners, tenants, and investors across the country. Whether you're expanding your supply chain footprint, seeking efficient logistics space, or acquiring income-producing assets, our national platform and local market expertise position us to support your growth.



## Stats/Proof Points

SVN By the Numbers:

**200+**

Offices Nationwide

**2,000+**

Advisors Actively Collaborating Coast to Coast

**\$15.5B**

Annual Transaction Volume

**3**

Global Offices and Expanding

**66M+**

sq. ft. of Properties Managed

*\*disclaimer that this data was sourced in 2024*

## Why SVN? / Differentiators

Why partner with SVN | Stewart Commercial Group?

- Local insight backed by a national network
- Collaboration-focused model that expands exposure
- Access to top-tier private and institutional investors
- Real-time market data and customized insights
- A client-first culture grounded in transparency and accountability

## Services Offered

Our Advisors can assist you with:

- Sales & Acquisitions
- Leasing
- Property Management
- Capital Markets
- Accelerated Sales

## Call to Action

Whether you're looking to lease, sell, or invest, our SVN Industrial Advisors are here to help you make informed, strategic decisions. Let's connect.

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