

# INDUSTRIAL PROPERTY FOR SALE

## .984 Acre Holcim Terminal at CSX Rail in Lansing

1930 TURNER RD  
LANSING, MI 48906



.984 Acres

CSX Rail

Six (6) Silos

Easement to Benjamin St.



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$399,000

Lot Size: 0.984 Acres

Zoning: Industrial

Market: West Michigan

Submarket: Central Lansing

## PROPERTY OVERVIEW

.984 Acre Holcim Rail Terminal is connected to the CSX Rail and is equipped with six (6) silos. The grain silo has 750 short ton capacity. Two (2) concrete silos are each 3,000 short tons. Approximately 7,000 short ton capacity for all six silos. They also have dust collectors on top of each. There is one (1) rail loading spout, seven (7) truck unloading points, four (4) unloading blow-off pipes, and a scale. There is also an easement to Benjamin Street.

The entire terminal has been dormant for the last 10 years.

## LOCATION OVERVIEW

Located on Turner Rd, just south of Douglas Ave just west of Old US 27. Convenient location close to I-96 and I-69.

## PROPERTY HIGHLIGHTS

- .984 Acres
- CSX Rail
- Six (6) Silos
- Easement to Benjamin St.

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// INDUSTRIAL DETAILS

<b>PROPERTY TYPE:</b>	Industrial
<b>LOT SIZE</b>	.984 Acres
<b>DISTRICT</b>	Lakes & Seaways
<b>NUMBER OF SILOS</b>	6
<b>YEAR BUILT</b>	Shipping Silos 1,2,3: 1962 Concrete Silos 4&5: 1954 Silo #6: 1999
<b>SILO CAPACITY (MT)</b>	6,985
<b>INBOUND OPERATION (TRUCK)</b>	Unloading Points: 7 Rate 1 (MT/HR): 40 Carrier: Triple R Trucking
<b>INBOARD OPERATION (RAIL)</b>	Unloading Points: 1 Rate (MT/HR): 45 Carrier: CSX
<b>OUTBOUND OPERATION (TRUCK)</b>	Loading Points: 1 Rate (MT/HR): 136
<b>TYPE OF PRODUCTS</b>	Product 1N100007301 Type 1 from Alpena, MI
<b>2007 HISTORICAL DATA</b>	Volume in Bulk (MT): 65,508 TOC (USD): 358,328 TOC (USD/MT): 5.88
<b>2005 HISTORICAL DATA</b>	Volume in Bulk (MT): 72,411 TOC (USD): 342,127 TOC (USD/MT): 4.72



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// ADDITIONAL PHOTOS



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

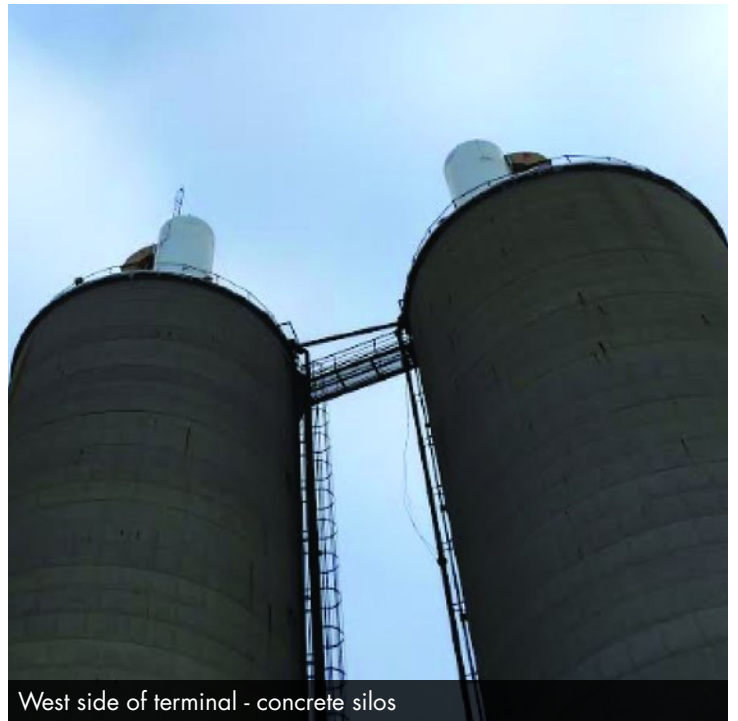
// ADDITIONAL PHOTOS



East side of terminal



West side of terminal



West side of terminal - concrete silos

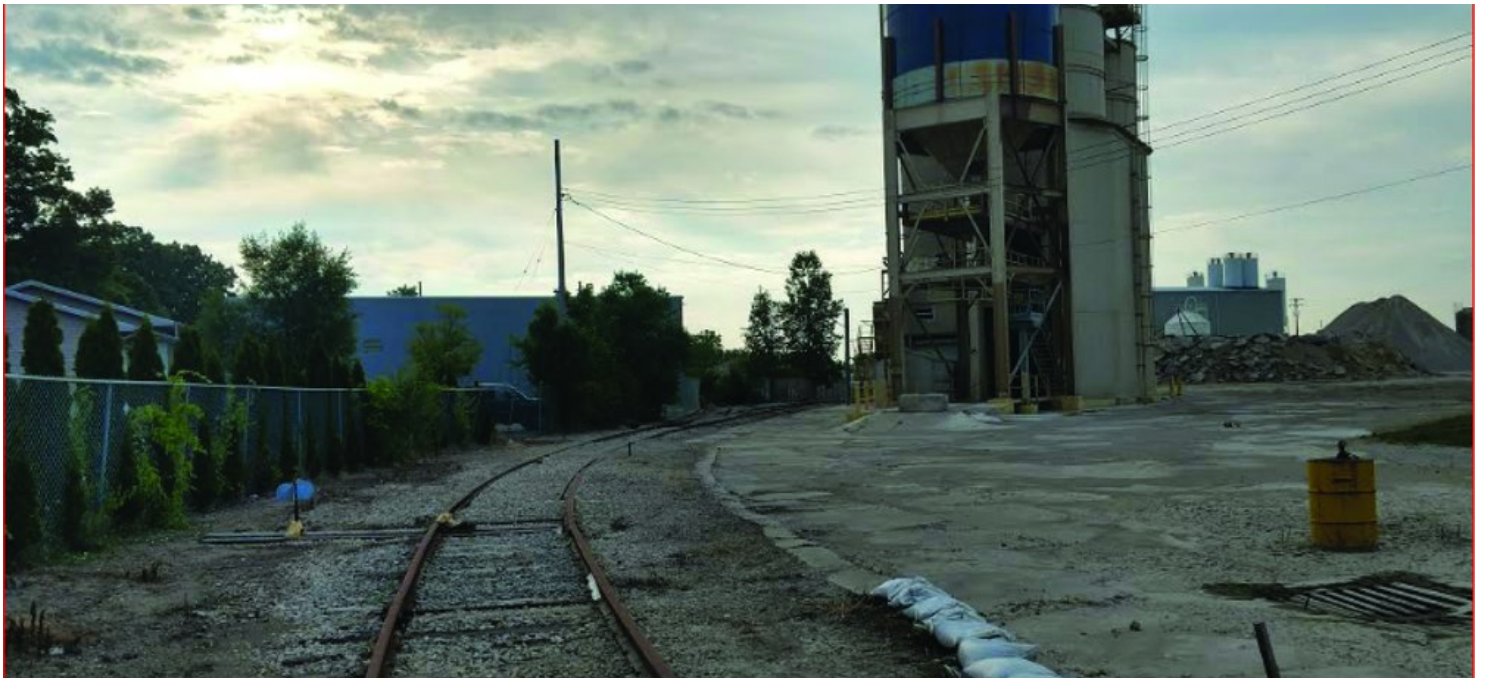
# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// ADDITIONAL PHOTOS



Front gate entrance into Terminal from Turner Rd



North side of Terminal, looking south



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

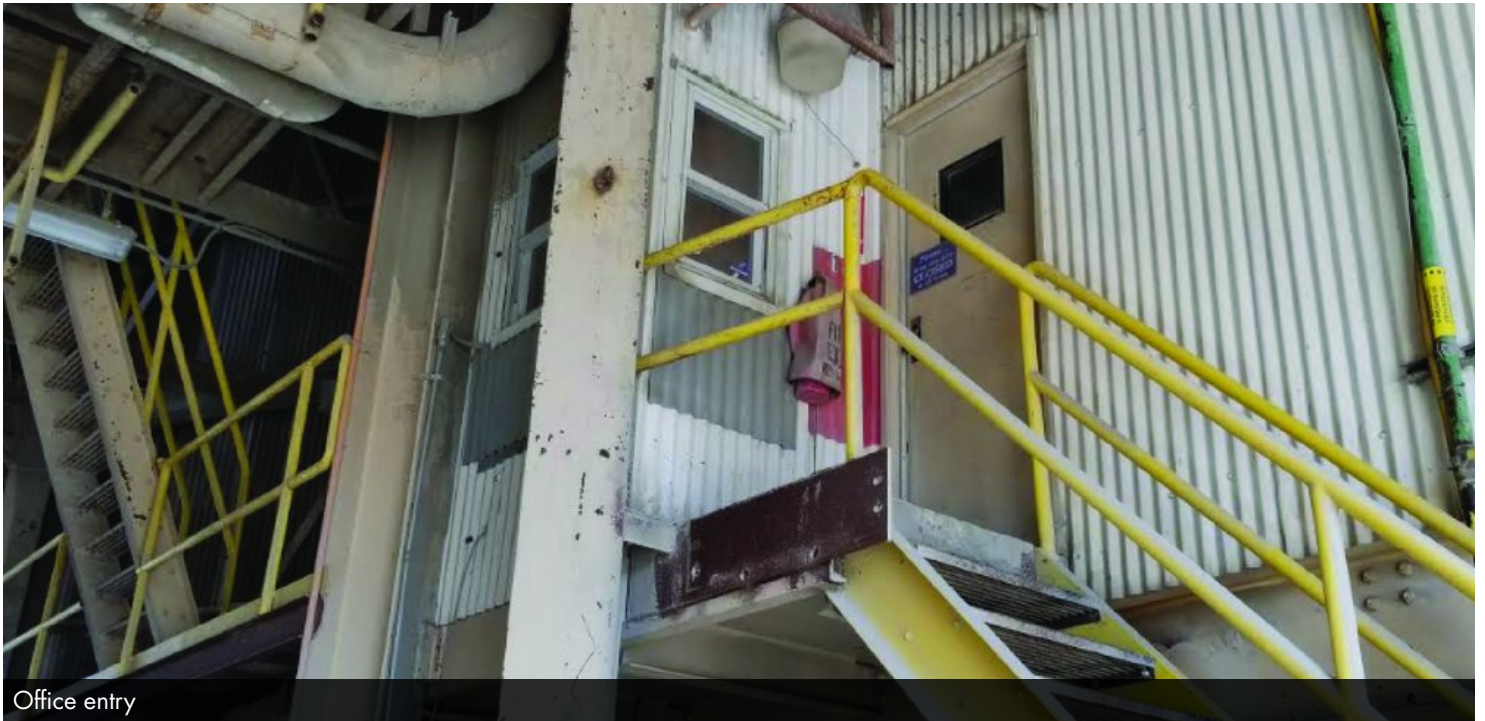
**JOHN T. ARTHURS** Principal

johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

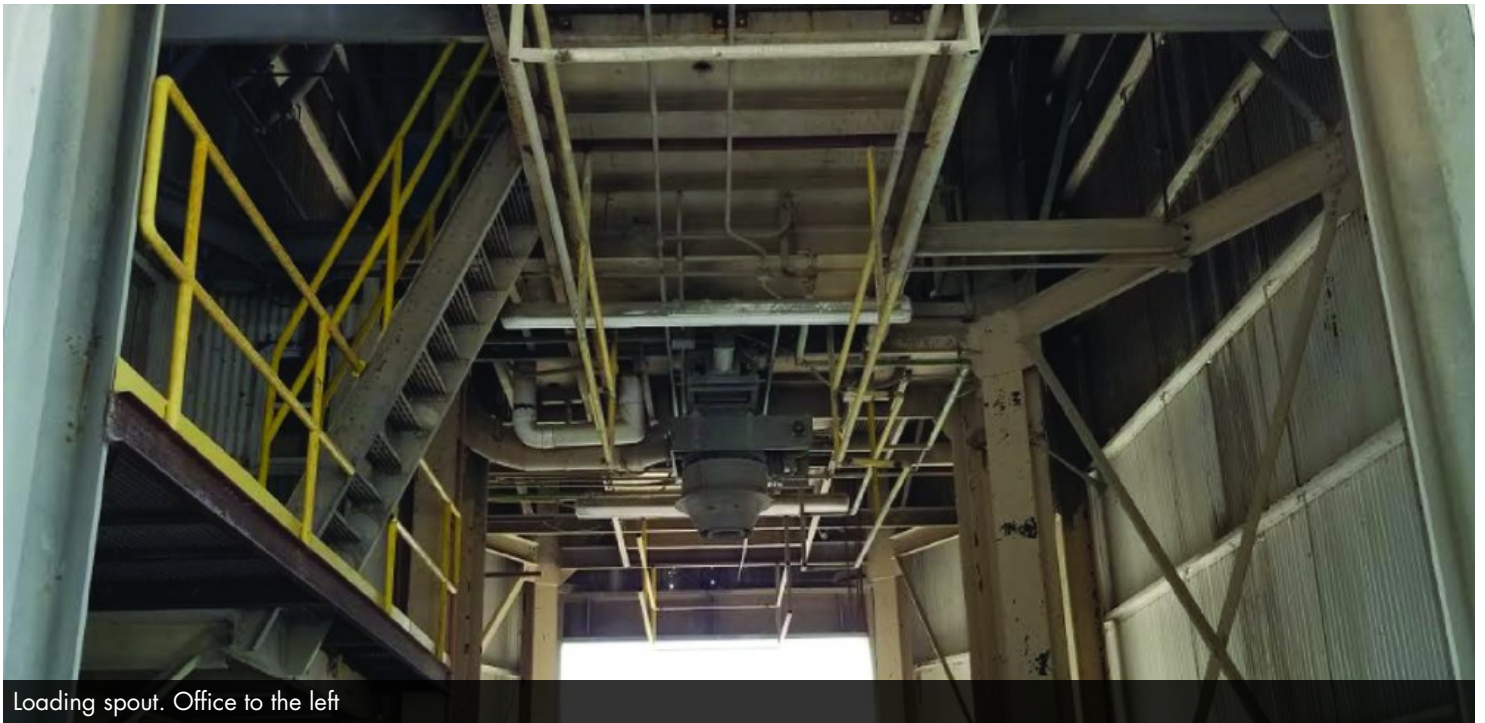
# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// ADDITIONAL PHOTOS



Office entry



Loading spout. Office to the left

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// ADDITIONAL PHOTOS



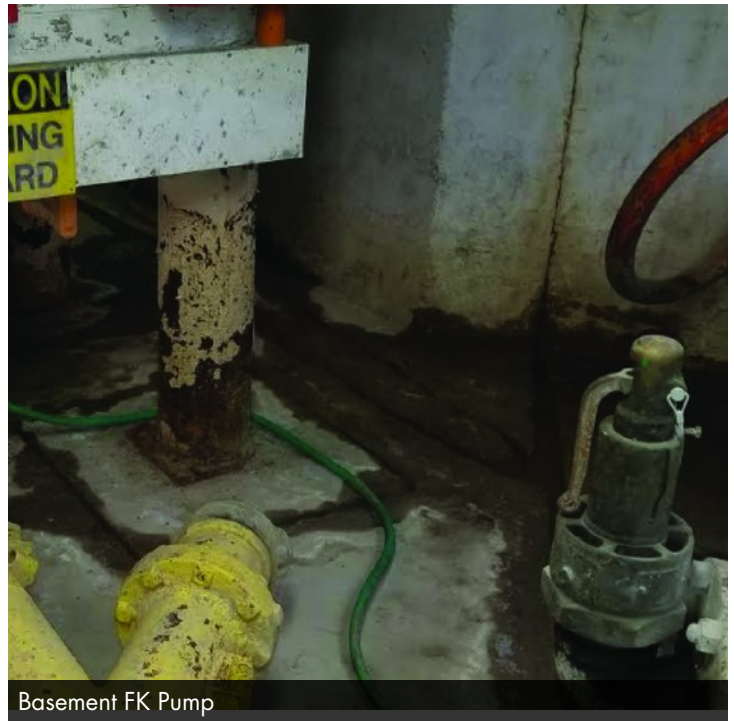
Looking south on east side - FK pump rail unloading collector



East side of Terminal looking north - blow off pipes pictured



Basement tunnel to old ready-mix Terminal



Basement FK Pump



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// AERIAL MAPS



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// LOCATION MAPS

