

**EXCLUSIVE SALE LISTING****NEW WAREHOUSE BUILDING CENTRAL LANSING AREA****Property Highlights**

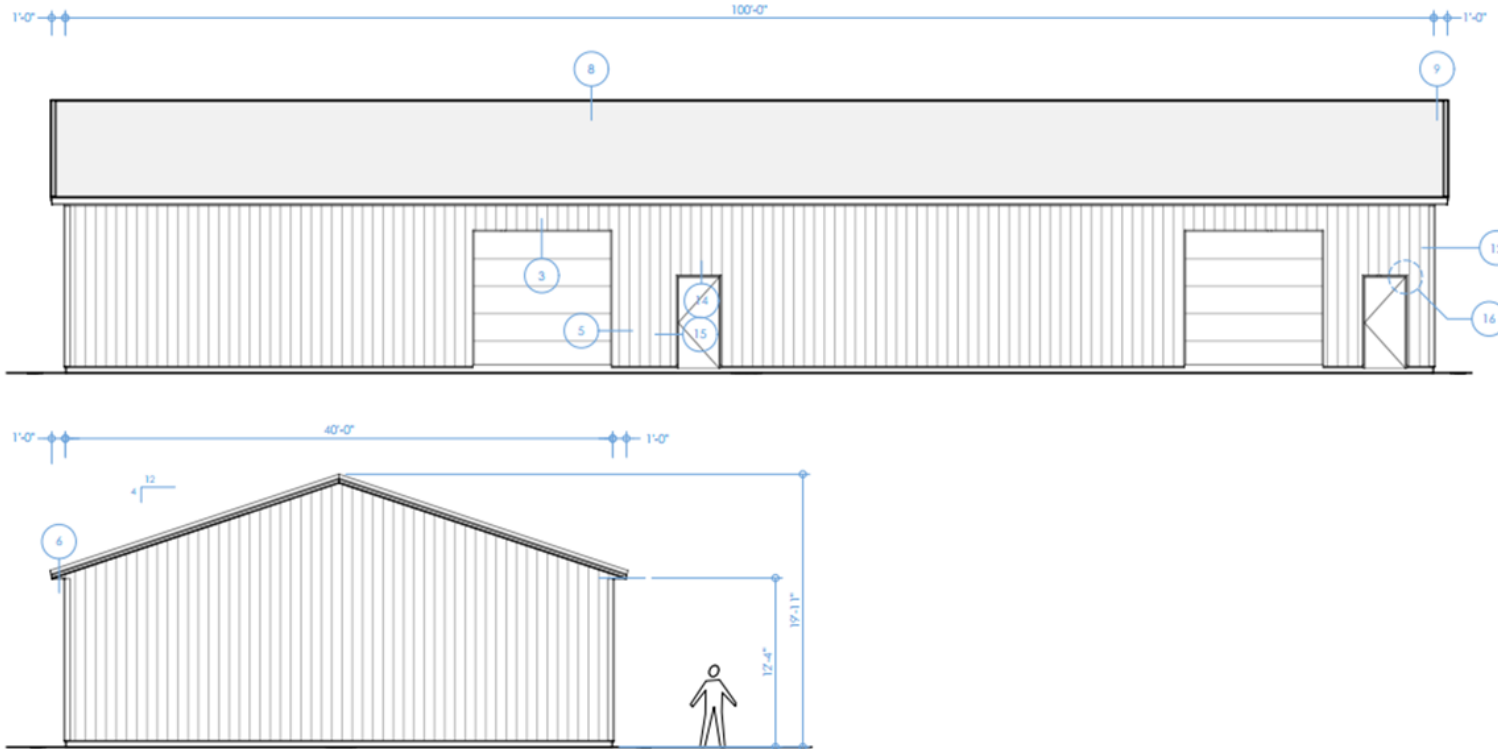
- Verizon Lane Commercial Park – Central Lansing
- 4,000SF with sub-divide option
- Open floor plan with 14' ceiling height
- 2 - 10' x 12' Overhead Doors
- (2) Man doors
- Concrete floor, well insulated, electric service
- On-site parking
- Option to install heating system with the right lease terms
- Available for Occupancy July 1, 2026

**EXCLUSIVE CONTACT**

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ELEVATIONS

1/8" = 1'-0"



**PROPOSED STORAGE BLDG.
25-12044 : JOHN DUTHIE
8 VERIZON LANE
LANSING, NY 14882**

LAKESIDE ENGINEERING
Robert G. Warner, PE, PLLC
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Information is provided for general information only. It is not intended to be used for any specific project without the approval of the engineer of record.

(R.S.) - RING SPAN
(P.L.C.) - HOT IN CONTRACT
(O.C.) - ON CENTER
(TYP.) - TYPICAL
(F.F.) - FINISH FLOOR
SHEET INDEX
COVER
A1.1 - FLOOR PLAN
A1.2 - ROOF LAYOUT
A3.1 - SECTIONS
A3.2 - SECTIONS
A3.3 - SECTIONS
A5.1 - DETAILS
A5.2 - DETAILS



2/19/2025

BUILDING OCCUPANCY:	S-1	GROUND SNOW LOAD (PSF):	40	BTM CHORD DEAD LOAD (PSF):	5	TERRAIN CATEGORY:	C	DESIGN SNOW LOAD:	27.0
TYPE OF CONSTRUCTION:	SB	ELEVATION ABOVE SEA LEVEL:	971	BUILDING CATEGORY:	1	SNOW EXPOSURE FACTOR:	1.0	BASIC WIND SPEED:	105
PRESUMED SOIL BRG (PSF):	1500	TOP CHORD DEAD LOAD (PSF):	5	IMPORTANCE FACTOR:	A	THERMAL FACTOR:	1.2	DESIGN WIND PRESSURE (PSF):	16

