

New Industrial Building With I-96 Exposure

JOIN BAY INSULATION ON ENA DRIVE



FOR LEASE
Ena Drive,
Lansing, MI

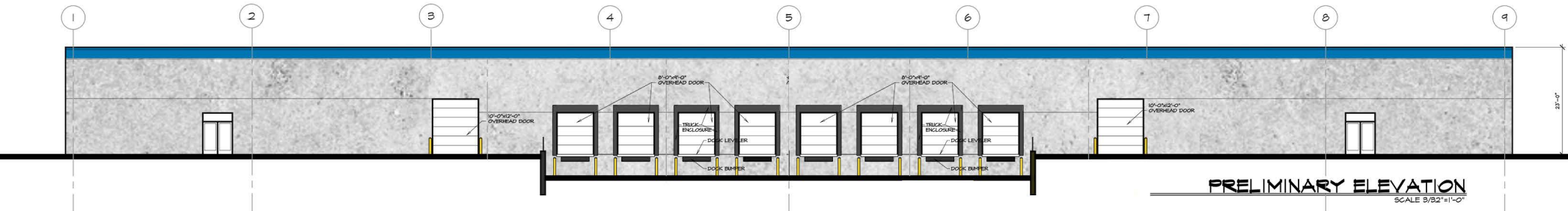
AVAILABLE SPACE:
15,110 SF

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NEW WAREHOUSE UNDER CONSTRUCTION

ENA DRIVE, LANSING, MI



NEW, FIRST-GENERATION INDUSTRIAL SPACE IN LANSING'S THRIVING WEST SUBMARKET

Join Bay Insulation in new 40,000 SF warehouse/distribution building under construction in Lansing's coveted West submarket. 15,110 SF suite includes four dock doors, one grade-level overhead door, 24' clear ceilings, heavy 3-phase power, wet sprinkler system, LED lighting, and ample trailer parking. The suite can be customized to meet specific tenant requirements.



Strategically positioned just west of Canal Road on Ena Drive, the site boasts high-visibility frontage along I-96. Nearby major users include GM's Delta Assembly Plant, the new Ultium Battery Plant, Ryder Logistics, Meijer Distribution Warehouses, and the 1-million-square-foot Amazon Distribution Center.

Located less than 11 minutes from three GM facilities, this property is ideal for "Just-in-Time" automotive suppliers and other logistics-driven users. Additionally, the site offers easy access to three major highway interchanges, all within a 10-minute drive, ensuring seamless regional connectivity.

LEASE RATE:

\$9.75

PSF/YR, NNN



SIZE:
15,110 SF
Suite



CEILINGS:
24' clear
height



DOORS: 4 Docks,
1 Grade Level Doors



DELIVERY:
Q1 2026



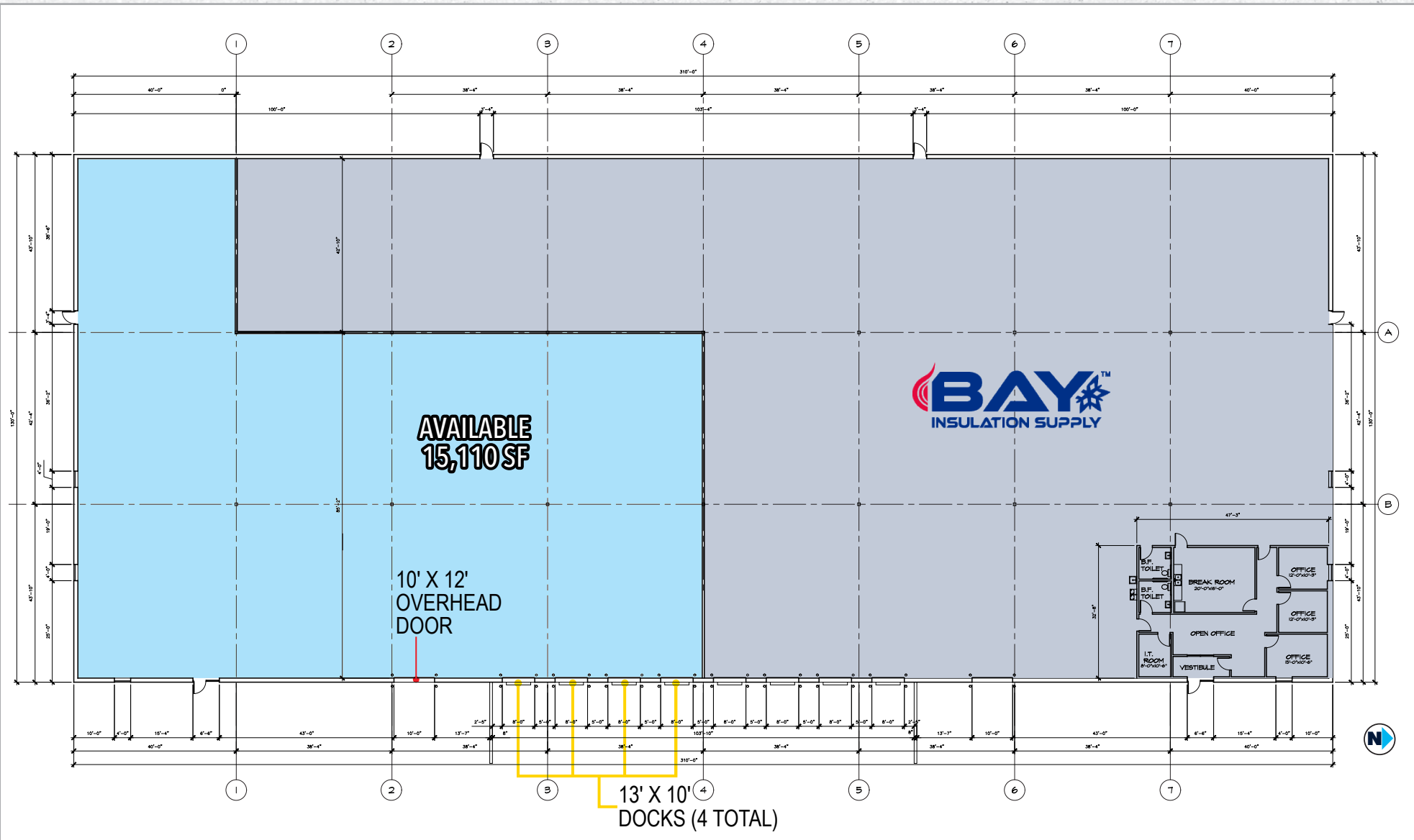
3-PHASE:
Heavy
Power



LIGHTING:
High Bay LED

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FLOOR PLAN:



AREA INFORMATION

1.8 Miles
to GM Delta Assembly

1.8 Miles
to LG Ultium Battery Plant
coming soon

<10 Minutes
to interchanges at I-496, I-96
& I-69

3 Miles
to GM CCA PC

3 Miles
to GM Grand River Assembly



WHY LANSING?



473,011
Residents



418
Manufacturing
Companies in MSA



10
Colleges &
Universities



196,797
Blue Collar
Workers

2024-25 Stats

22%

Bachelor Degree
Or Higher

VS 22.6% - U.S.
19.2% - Michigan

\$427 M

Contributed to
local Economy through
Supply Chain Segment

4.4%

Unemployment
Rate

VS 3.8% - U.S.
4.1% - Michigan
(as of 12/24)

