

PARTIALLY OCCUPIED INDUSTRIAL BLDG

SPACE AVAILABLE FOR OCCUPANCY | ENTIRE PROPERTY AVAILABLE FOR SALE



FOR SALE OR LEASE

1721 N Grand River
Lansing, MI 48906

**VALUE-ADD
OPPORTUNITY:**
22,420 SF BUILDING

AVAILABLE:
8,283 SF

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Martin
martincommercial.com



PROPERTY FEATURES



BUILDING:
Built 1957,
Remodeled 1990



PARKING:
Paved Doorstep



WAREHOUSE:
Heated



CEILINGS
12'-13' to Drop Ceiling -
14' - Estimated



DOORS:
Two Docks,
One Overhead



SIGNAGE:
Building, Highly
Visible

EXCEPTIONAL WAREHOUSE OPPORTUNITY, CENTRALLY LOCATED

Martin Commercial Properties is pleased to exclusively offer an opportunity to acquire or lease a portion of the property at 1721 N Grand River in Lansing, situated just 4.2 miles from both I-69 and I-496. This unique opportunity offers a user the opportunity to either lease the 8,283 SF vacant suite or purchase the entire building and benefit from the cashflow associated with the lease in place in the adjacent 14,137 SF. The tenant in this suite (National Dentex Labs) is the largest dental lab network in North America, with more than 55 labs.

Positioned along highly traveled N Grand River Avenue, this 8,283 SF industrial suite offers a versatile opportunity for an owner-user or investor. Built in 1957 and remodeled in 1990, the property features a functional layout with heated warehouse space, and a fully sprinkled interior.

Designed for operational efficiency, the building includes two dock doors, and one overhead door. Paved doorstep parking provides convenient access, while prominent building signage offers strong visibility along a corridor with over 11,800 vehicles per day.

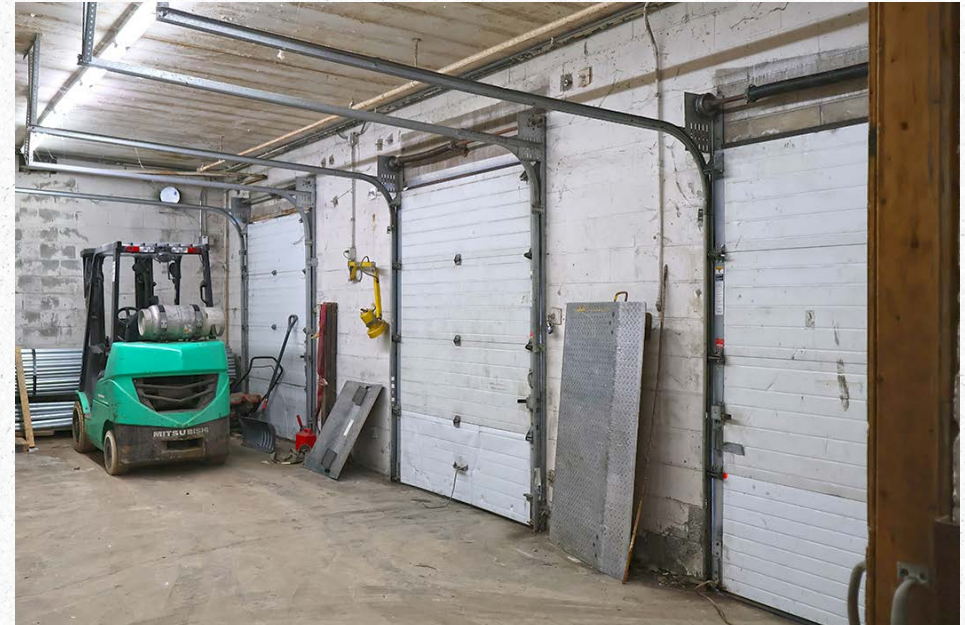
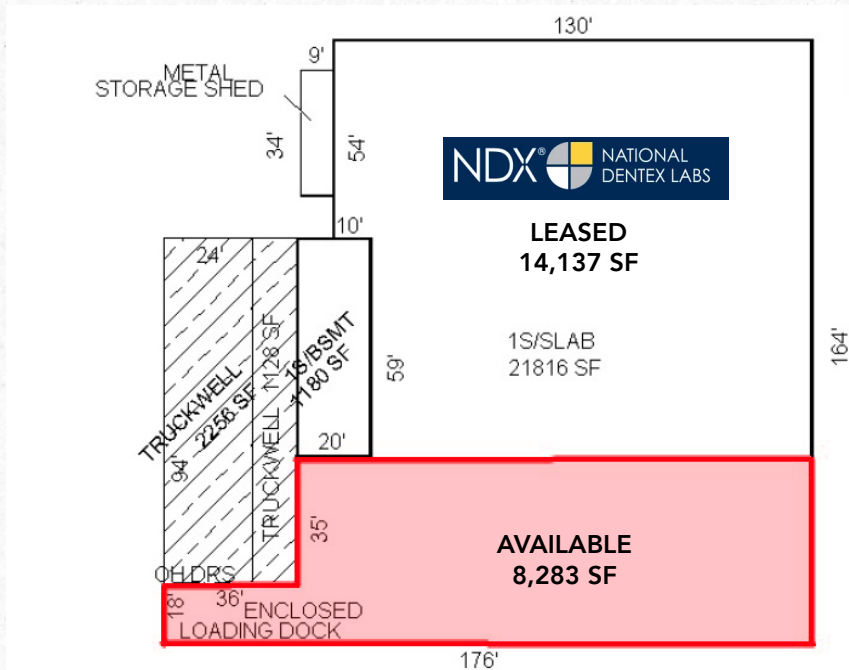
The property's strategic location places it less than five minutes from Downtown Lansing, the Capitol Complex, and Capital Region International Airport, with convenient access to major roadways including Old U.S. 27 and I-96. Michigan State University, Lansing Community College, UMH-Sparrow, and McLaren Greater Lansing are all within a short drive, further enhancing the property's accessibility and workforce reach.

LEASE RATE:	SALE PRICE:
\$6.50	\$1,600,000
PSF/YR, NNN	





FLOOR PLAN & GALLERY





SITE MAP





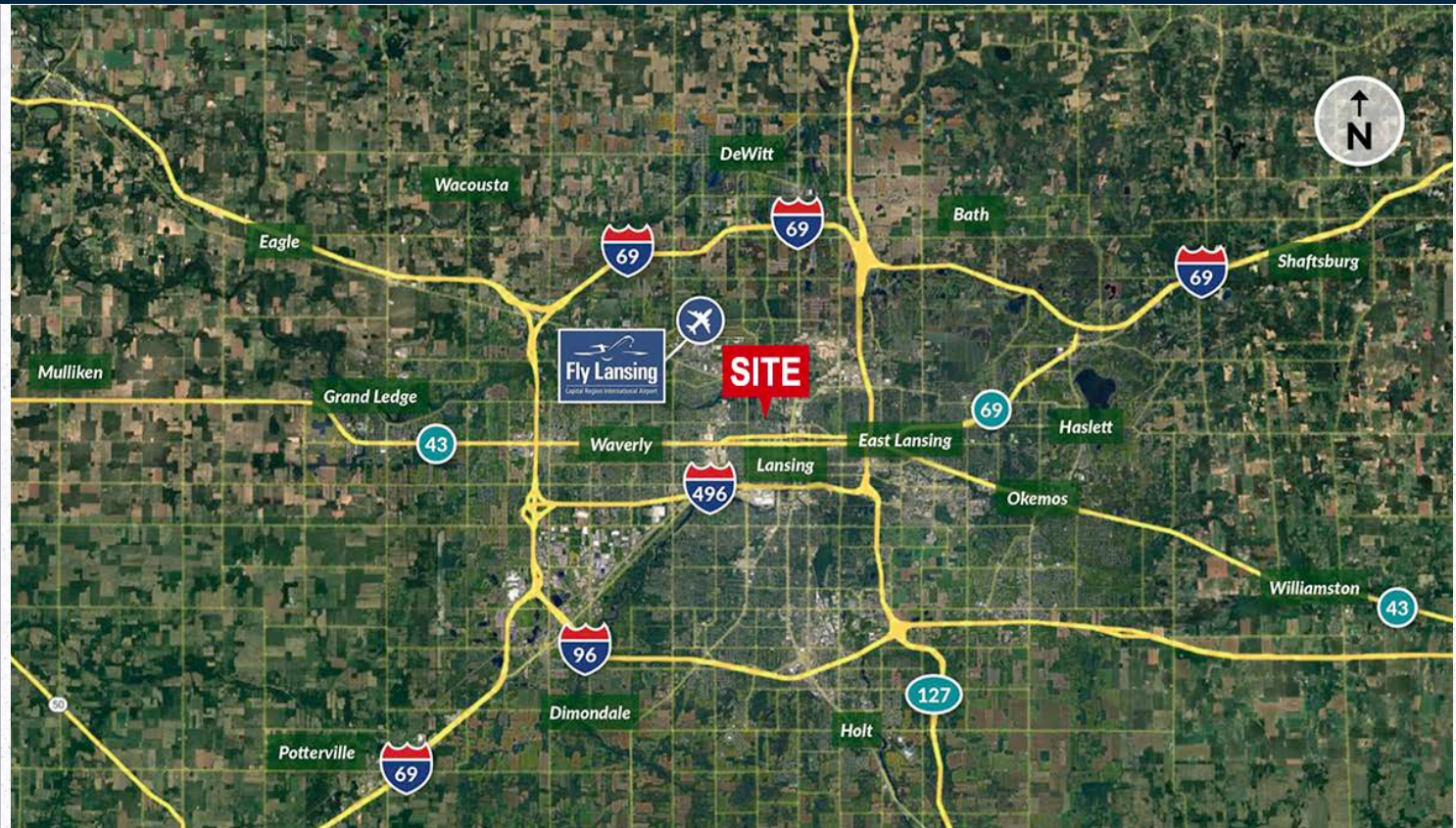
AREA INFORMATION

<5 Minutes
to Capital Region International Airport

<15 Minutes
to both UMH-Sparrow and McLaren Greater Lansing Hospitals

<5 Minutes
to Downtown Lansing and the Capitol Building

Convenient
to Michigan State University Campus and Lansing Community College Campus



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	11,413	70,032	175,840
Households	4,879	31,828	73,963
Blue Collar Workers	38.3%	37.0%	36.6%

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Grand Rapids and Lansing, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

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