

116,000 SF MANUFACTURING/WAREHOUSE BLDG NEAR GM JUST 4 MINUTES SOUTH OF I-496



FOR LEASE OR SALE
2120 S. Washington Ave.
Lansing, MI

AVAILABLE:
116,000 SF
(Divided on 2-floors)

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MANUFACTURING/WAREHOUSE NEAR THE CORNER OF WASHINGTON AND MT. HOPE

2120 Washington Avenue is a two-story warehouse located just south of Downtown Lansing. The facility features two overhead doors that serve four truck wells, allowing for convenient indoor truck loading. A below-grade abandoned rail spur with its own overhead door adds unique access potential. The second floor is accessible via a large freight elevator situated behind the truck wells. The building's layout is easily divisible, offering flexibility for a range of industrial uses.

Positioned only five minutes from the GM Grand River Assembly plant and downtown Lansing, the property also provides quick access to I-496. This value-priced space presents a versatile opportunity in a central location.

LEASE RATE:

\$4.00

PSF/YR, NNN

SALE PRICE:

\$3,480,000

(\$30.00/SF)



SPACE:
116,000 SF
on 2 Floors



OFFICE: Space
By Truck Well



DOORS: 2-Grade-
Level Doors (17'x14')
with 4 Truck Wells



CEILINGS:
16'-18'



POWER:
440V, 600 Amp,
3-Phase

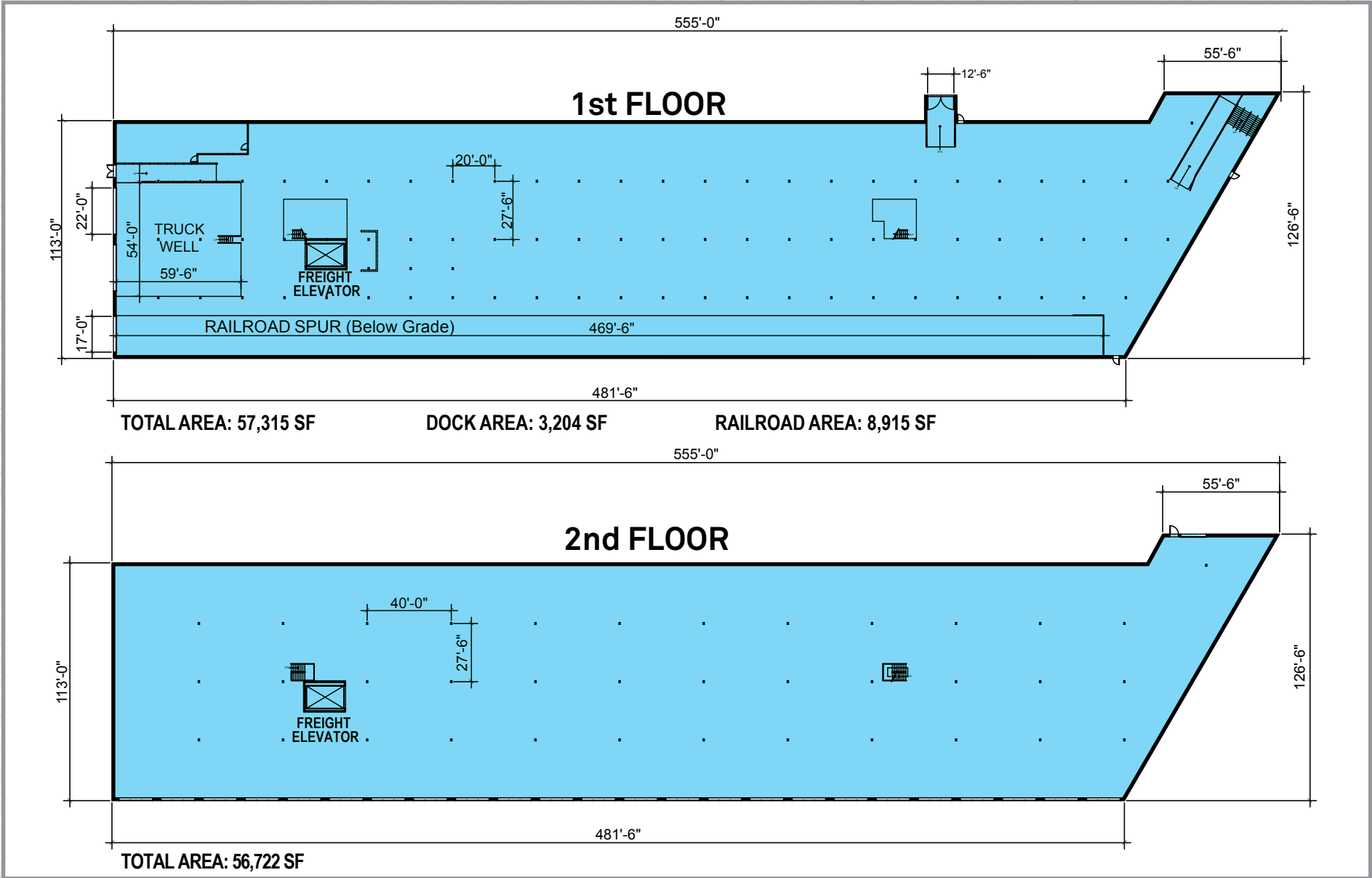


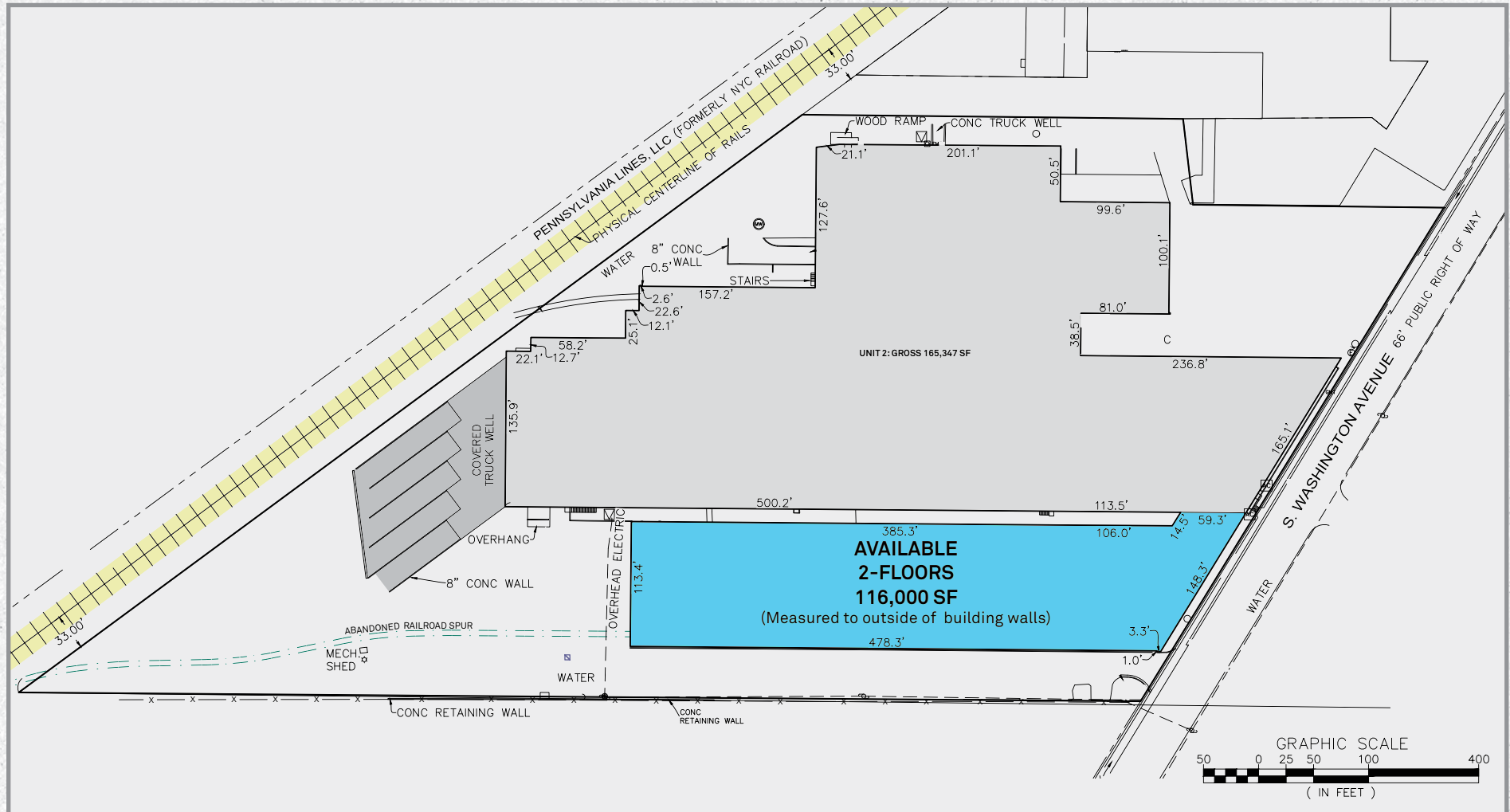
Parking: 50+
Spaces + Trailer
Parking



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FLOOR PLAN:

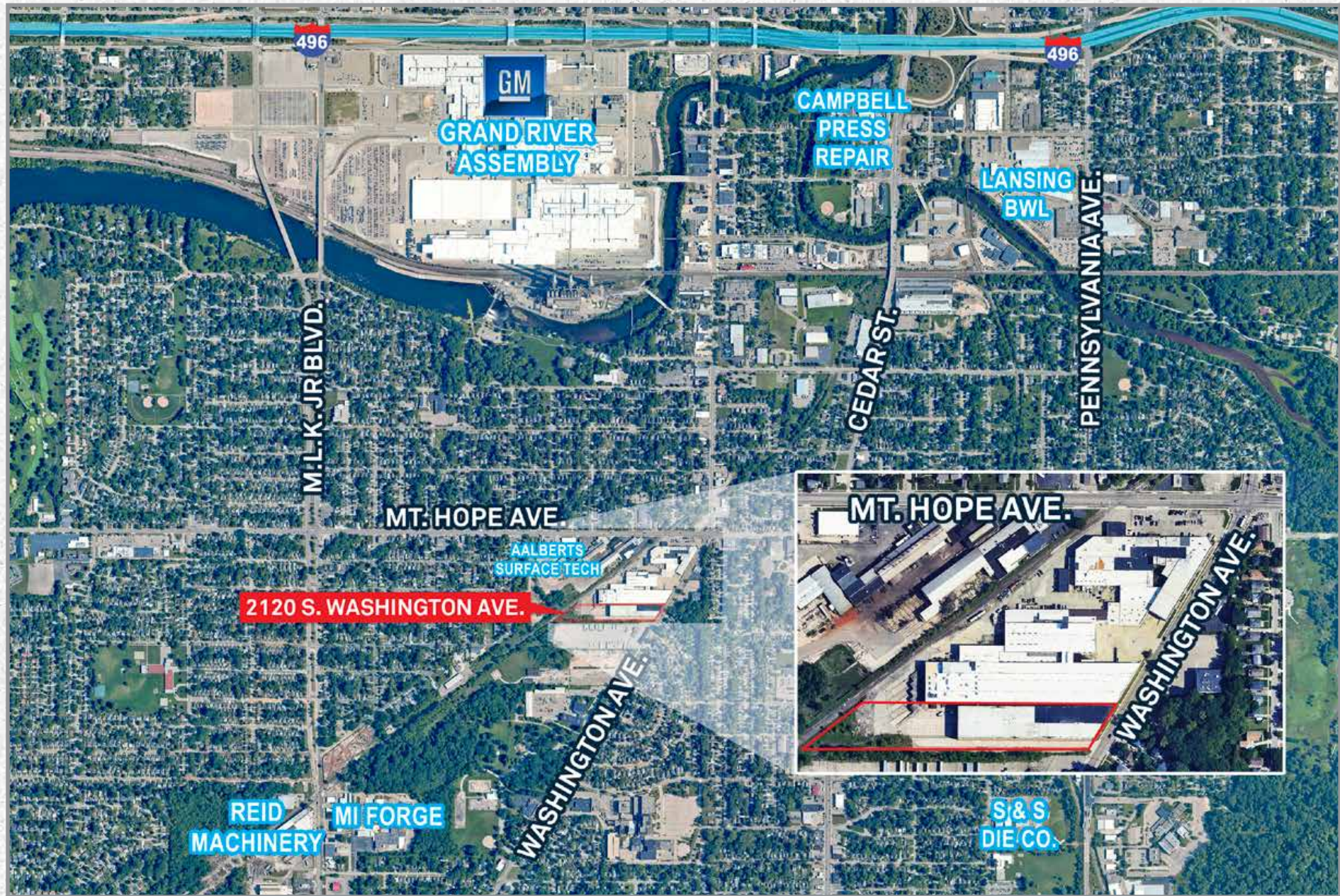




GALLERY:



AREA MAP:



AREA INFORMATION

<4 Minutes
to I-496 interchange

<5 Minutes
to MI State Capitol and
Downtown Lansing

<6 Minutes
to GM Lansing Grand River
Assembly Plant

<11 Minutes
to Amazon Warehouse &
Meijer Distribution

**Conveniently
Located**
to the highway system in
the center of the Greater
Lansing Area

