

MILLETT INDUSTRIAL / LOGISTICS

MILLETT HIGHWAY | DELTA TOWNSHIP (LANSING MSA), MICHIGAN 48917
NEW CONSTRUCTION | UP TO 1,100,000 SF

BUILD-TO-SUIT



A JOINT VENTURE DEVELOPMENT OF:



74 ACRE SITE

MILLETT HWY.

ERICSON POWER STATION

GM DELTA ASSEMBLY & GM/LG ULTIUM BATTERY PLANT

PECKHAM

RYDER LOGISTICS

OLD DOMINION TRUCKING INC.

NTB TRUCKING INC.

96



A diagram showing a forklift lifting a rectangular load to a height of 10m. A vertical double-headed arrow on the right indicates the height from the ground to the top of the load.



A diagram of a square with side length X . The top side is labeled X with arrows pointing to the corners. The left side is labeled X with arrows pointing to the corners.

Y Column spacing;
user specifications




Van W. Martin CCIM, SIOR, CRE
President and Chief Executive Officer
Martin Commercial Properties
Direct: 517 319-9241
van.martin@martincommercial.com

Jared Friedman
Senior Managing Director
Friedman Real Estate
Direct: 248 848-3511
jared.friedman@freg.com

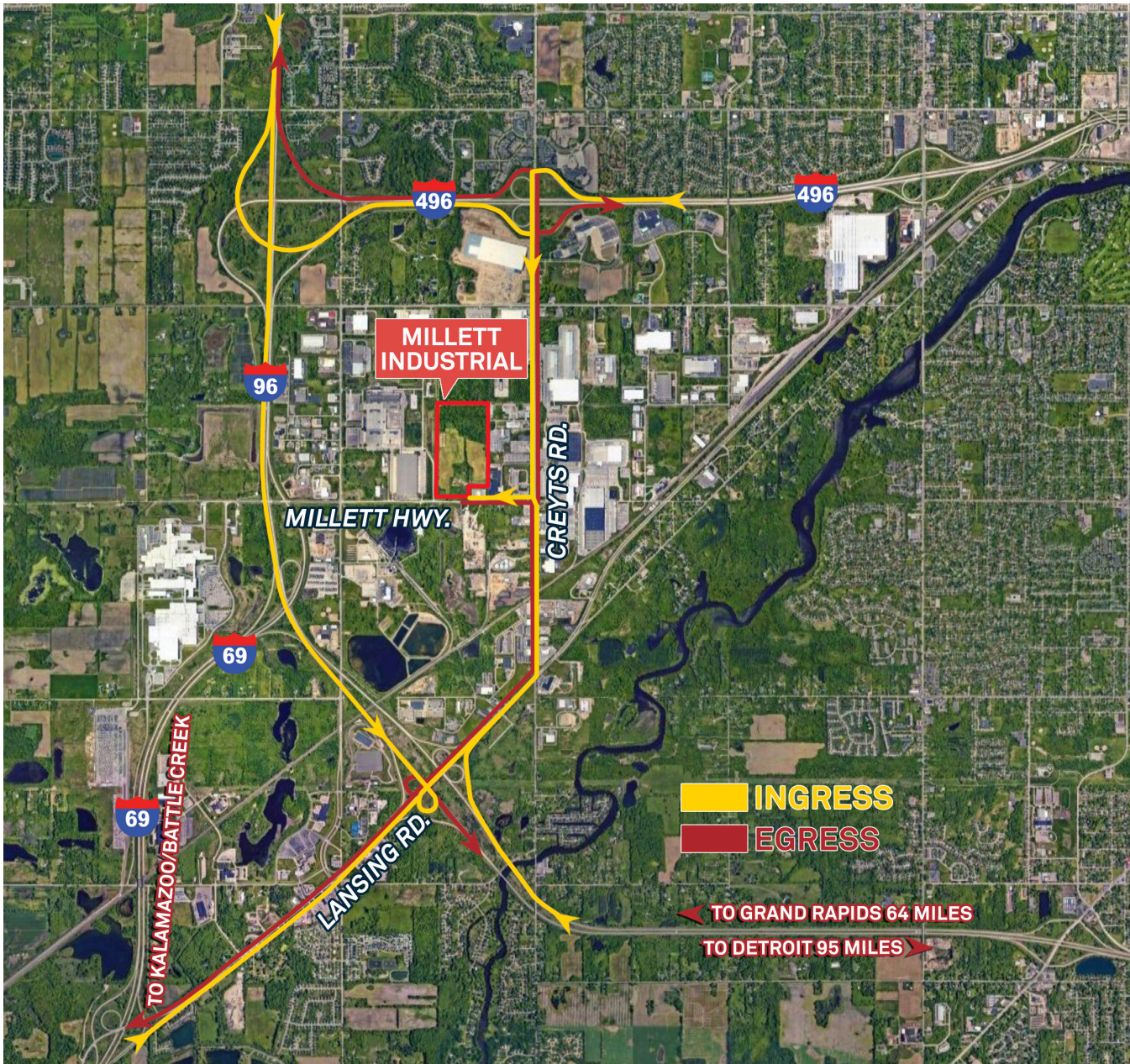
AREA INFORMATION



BUILD-TO-SUIT

Millett Industrial / Logistics, Delta Township, MI

INGRESS/EGRESS



Millett Industrial / Logistics

is a speculative Class A industrial building(s) located in Delta Township, Michigan. The site is within the Lansing, Michigan metropolitan statistical area (MSA) located between I-496, I-69 and I-96 providing immediate access to three major interstates. The site is surrounded by major tenants including automotive, food distributors, e-commerce and GM's state-of-the-art Ultium battery plant.

Convenient Highway Access

Located less than 2 miles from both the interchanges at I-96/ Lansing Road and I-496/ Creyts Road towards Detroit or Grand Rapids. The I-69/Lansing Road interchange is 4 miles to the south towards Battle Creek and Kalamazoo.

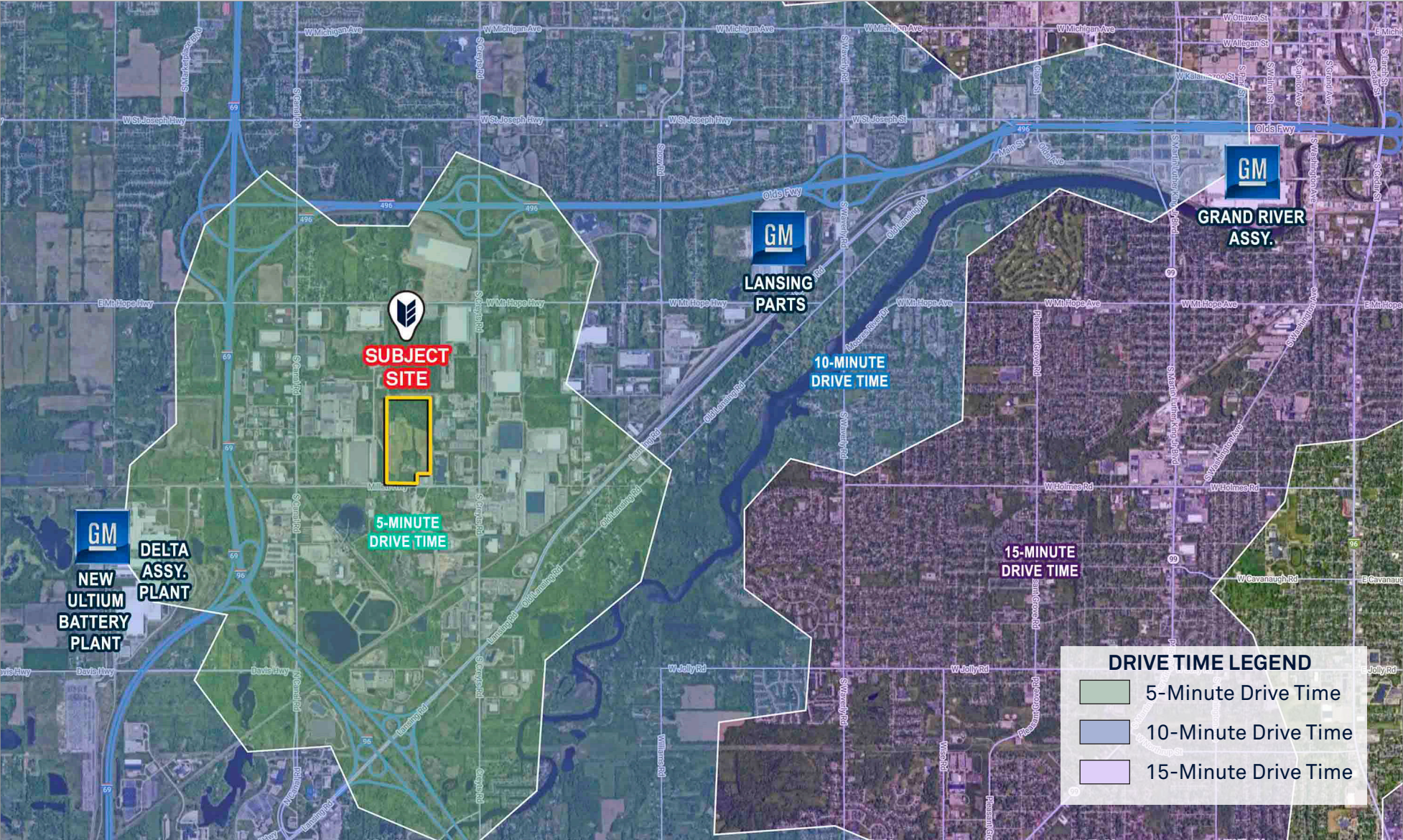
CONCEPTUAL SITE PLAN #1



CONCEPTUAL SITE PLAN #2



DRIVE TIME TO GM PLANTS



BUILD-TO-SUIT

Millett Industrial / Logistics, Delta Township, MI

DRIVE TIMES	
CITY	HOURS
GRAND RAPIDS, MI	1.0
DETROIT, MI	1.5
TOLEDO, OH	1.8
CHICAGO, IL	3.4
INDIANAPOLIS, IN	3.7
COLUMBUS, OH	4.0
CINCINNATI, OH	4.7



Lansing Industrial West Submarket Snapshot

Market Composition and Growth

Greater Lansing's industrial market comprises nearly 10 million square feet of leased space in buildings $\geq 20,000$ SF. The site is in Delta Township located in the Greater Lansing MSA (West Submarket). The west submarket is home to General Motors' Delta Assembly Plant (3.6 million SF) and warehouse (2.3 million SF) and over 3 million SF of warehouse/distribution space for Meijer. The west submarket is the strongest sector with a vacancy rate of 0.7% as of H2 2022.

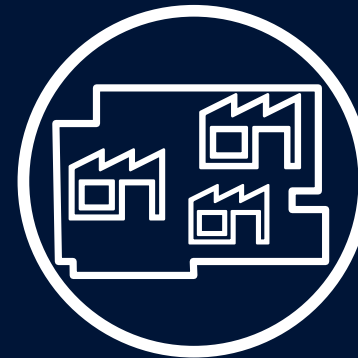
Two major developments under construction in the west submarket include the 1 million SF Amazon fulfillment center and the new 2.8 million SF GM/LG Ultium battery plant. Numerous auto suppliers and logistic companies support these companies in the market.

**0.7%**

Vacancy
(West Submarket)

**4.8 M**

Market Rentable SF
(West Submarket)

**17.1 M SF**

Gross Leased and
Owner-Occupied
(West Submarket*)

Source: Martin Commercial Properties, Industrial Market Insights H2 2022

* Based on 2019 Industrial Market Survey

CONTACT

A JOINT VENTURE DEVELOPMENT OF:



Martin Commercial Properties
1111 Michigan Avenue
Suite 300
East Lansing, MI 48823
www.martincommercial.com



JARED FRIEDMAN
Senior Managing Director
248 848-3511
jared.friedman@freg.com
www.friedmanrealestate.com

DAVID B. FRIEDMAN
President & CEO
248 848-3500
david.friedman@freg.com
www.friedmanrealestate.com



BRUCE BRICKMAN
Principal
248 357-3777 (Extension 227)
bruceb@gendev.com
www.gendev.com

ETHAN WEISMAN
Business Development Director
248 357-3777 (Extension 274)
ethanw@gendev.com
www.gendev.com

LEASING

CUTLER MARTIN
Managing Director
Martin Commercial Properties
517 319-9258
cutler.martin@martincommercial.com

VAN W. MARTIN CCIM, SIOR, CRE
President and Chief Executive Officer
Martin Commercial Properties
517 319-9241
van.martin@martincommercial.com