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Real Estate One Great Lakes Bay
Offc: 989-607-2100

Address 1875 Lansing Road
Address 2
Municipality Eaton Twp
State MI
Zip 48813
Asking Price \$1,312,000
Sold Price

Sale/Rent For Sale
MLS # 50198595 50198595
Type Commercial/Industrial
Status Active



Agent Remarks

Public Remarks Well-maintained Office/Warehouse facility situated on 2.81 partially fenced acres, offering over 24,000 sq. ft. of versatile commercial space in a high-traffic location near major highways. Building is a clear-span structure with no interior support columns, allowing maximum flexibility for shelving, custom build outs, and forklift traffic. The office area features 6 private offices, a training/auditorium room, large showroom, kitchen, call center with 6 cubicles, and 2 restrooms. The warehouse includes 1 office, 1 restroom, 16-foot ceilings and four overhead doors: (2) 12'x11', (1) 17'x9', and (1) 12'x12', allowing for efficient loading, storage and operations. Additional highlights include an income-producing billboard facing I-69, two 36'x24' lean-to structures for outdoor storage, ample 3-phase power, outdoor signage out front, lighting, and security camera system. Ideal for owner-users or investors seeking a turnkey commercial property with excellent visibility and room to grow.

LOCATION INFORMATION

County	Eaton	Property ID	110-005-400-046-00	Shared Forms	0
Frontage	289	MLS Area	Eaton Twp (23007)	SEV / Yr	174850.00 2025
Lot Size	Irregular	Township	Eaton Township	Summer Tax/ Yr	1748.69 2024
Acres	2.80	Body of Water		Winter Tax/ Yr	5703.94 2024
Section		Subdivision		Total Tax / Yr	7452.63 2024
Cross Streets	Otto Rd / Parish Hwy				
Directions	To reach 1875 Lansing Rd, Charlotte, MI 48813 from I-69, take Exit 60 turn toward Charlotte/Lansing. Merge onto Lansing Rd (M-50 E).				

Legal COM 311.40 FT S & S 50DEG 17MIN 30SEC W ALONG C/L W BOUND LANE US-27 289.19 FT FROM E 1/4 POST, N 39DEG 42MIN 30SEC W 220 FT, S 50DEG 17MIN 30 SEC W 59.29 FT, N 55DEG 54MIN 50SEC W 315.61 FT, S 50DEG 15MIN 20SEC W 268.72 FT TO C/L FAIRVIEW HWY, S 55DEG 54MIN 50SEC E 544.64 FT TO C/L W BOUND LANE, N 50DEG 17MIN 30SEC E 264.10 FT TO REG. EXCEPT PORTION OFF NW COR

PROPERTY INFORMATION

Year Built	1989	Style		Square Feet	24200
License Avail	No	Water	Private Well	Certified Inspect	
License Type		Sewer Septic	Septic	Recognized Env Cond	No

LISTING INFORMATION

List Date	2/1/2026	Exp Date	7/1/2026	MLS	Saginaw Board of REALTORS	L-Firm Ph #	Offc: 989-607-2100
List-Agt	6501393960 Wendy Schmitz		List-Firm	sbr490501560 Real Estate One Great Lakes Bay		L-Agt Ph #	Cell: 989-225-1740
Co-List Agt			Co-List Frm			Co-List Ph #	

Showing Instructions Key FOB is in lockbox front entry.

Contract	Exclusive Right to Sell	Seller Concessions (Invite)	
Ownership	LLC	List Exception	No
Short Sale	No	Full Serv Listing	Yes
Lease Y/N	No	Listing Broker Sign	Yes
Signed Disc		Other Sign on Prop	Yes
		DOM	5 / 5
No Additional Required Feeds, Forms or Addendums			

SOLD INFORMATION

Sell-Agt		Sell-Firm		S-Firm Ph #	
Pend Date		Closed Date		Concessions	
		How Sold		Concession Amt	

MORTGAGE INFORMATION

LC Down Pmt		LC Interest Rate		LC Term (Months)		LC Incl Tax/Ins		LC Monthly Pmt	
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FEATURES

COMMERCIAL	16-20 Feet	LOCATION	Main Street	BUSINESS TYPE	Office, Warehouse
CEILING HGT		FINANCIAL	Cash, Commercial Loan,	ROADS	City/County, Curbed
COMMERCIAL	3 Phase Power, Billboard, Cable	TERMS	Conventional	ROOFING	Metal
FEATURES	Internet Installed, Cafe/Kitchen, Carpet, Ceramic Floor, Concrete Floor, Delivery Door, Fence, Meeting Rooms, Network Wiring Installed, Outside Storage, Overhead Doors, Pole Sign, Private Restrooms, Public Restrooms, Reception Area,			SALE INCLUDES	Real Estate Only
				SEWER SEPTIC	Septic
				SOURCE OF SQ FT	CubiCasa
				WATER	Private Well
				ZONING	Commercial