

# Build-to-Suit Up to 753,000 SF

Class A Industrial



**LANSING**  
BUSINESS PARK

A Development By



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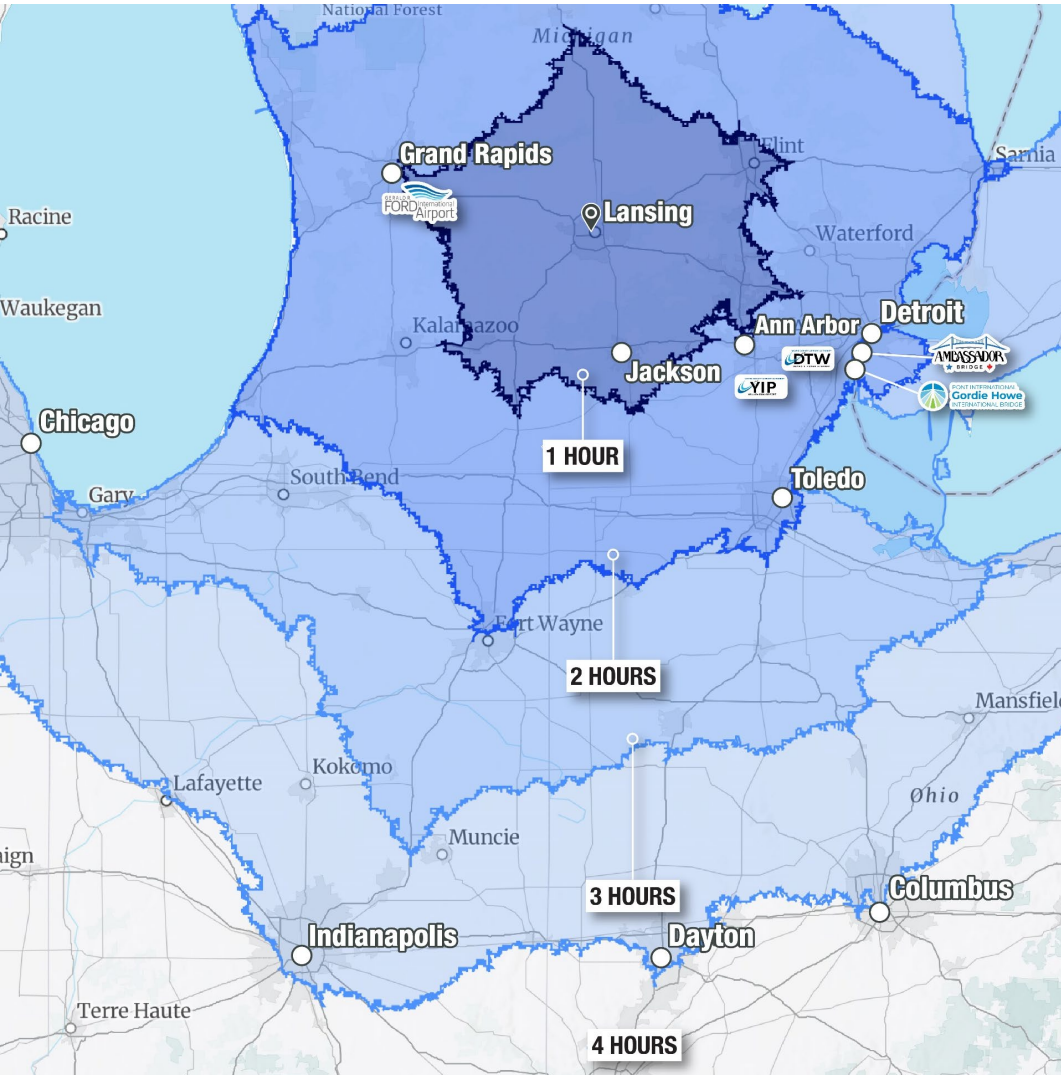
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# Regional Access



## Distance From Site

**45 Minutes**  
Jackson, MI

**1 Hour**  
Grand Rapids, MI  
Gerald R. Ford Intl. Airport

**1+ Hours**  
Ann Arbor, MI

**1+ Hours**  
Detroit Metro Airport  
Willow Run Airport

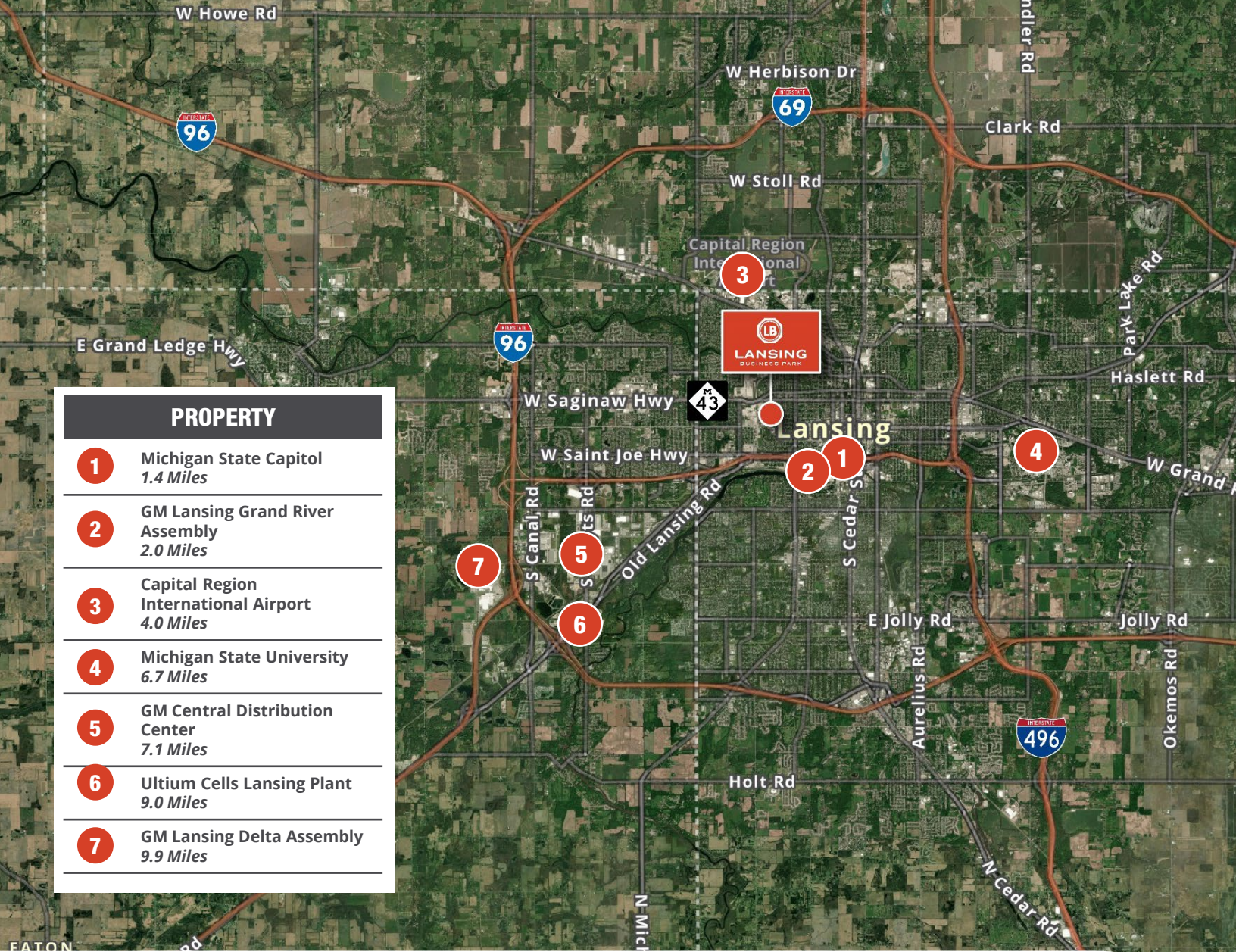
**1.5 Hours**  
Detroit, MI  
Gordie Howe Intl. Bridge  
Ambassador Bridge

**3 Hours**  
Chicago, IL

**4 Hours**  
Indianapolis, IN

## Site Advantages

- Up to 753,000 SF of Class A Industrial Space
- 3 Park Layout Options on ± 57 Acres
- Within Close Proximity to both GM Lansing Grand River & Delta Assembly Plants
- Ample Space for Trailer Parking & Outside Storage
- Property is Rail Served
- 16 MW of Power Available at Site (expandable upon request)
- Ideally Situated Between I-496 and M-43
- Within Minutes of the New Ultium Cells Battery Plant (Opening 2025)
- Additional 178 Acres Available, Capable of Fitting 1M SF Building



PROPERTY	
1	Michigan State Capitol 1.4 Miles
2	GM Lansing Grand River Assembly 2.0 Miles
3	Capital Region International Airport 4.0 Miles
4	Michigan State University 6.7 Miles
5	GM Central Distribution Center 7.1 Miles
6	Ultium Cells Lansing Plant 9.0 Miles
7	GM Lansing Delta Assembly 9.9 Miles

## Key Area Advantages

Lansing, Michigan  
15 Mile Radius



**377,437**  
Current Total  
Population



**62.7%**  
Owner Occupied  
Housing Units



**\$67,338**  
Average  
Household Income



**246,104**  
Total Employees



**14,109**  
Total Businesses



**35.6**  
Median Age

# MASTERPLAN LAYOUT 1



**±674,000 SF**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**2 Per Building**  
Drive Ins

**±723**  
Car Parking

**±120**  
Trailer Parking

<b>Building Area</b>	±674,000 Total SF Building 1: ±215,000 SF Building 2: ±215,000 SF Building 3: ±244,000 SF	<b>Trailer Parking</b>	±120
<b>Building Dimensions</b>	Building 1: 276' x 780' Building 2: 276' x 780' Building 3: 276' x 884'	<b>Car Parking</b>	±723
<b>Clear Height</b>	36'	<b>Construction</b>	Pre-cast Panels
<b>Column Spacing</b>	50' x 52' + 60' Speed Bays	<b>Configuration</b>	Single Load
<b>Dock Doors</b>	1 per 10,000 square feet (expandable upon request)	<b>Floor</b>	7' Non-Reinforced Concrete 4,000 PSI
<b>Drive In Doors</b>	2 Per Building	<b>Electrical</b>	BWL service provider. 16+ mega watts (expandable to 100+ upon request)
<b>Truck Court</b>	185' with Trailer Parking	<b>Lighting</b>	LED with motion sensors, 30 FC average; measured at 30" AFF
		<b>HVAC</b>	50°F at -0°F, 0.25 ACH
		<b>Rail Spur</b>	Upon Request

# MASTERPLAN LAYOUT 2



**±681,000 SF**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**±259**  
Car Parking

**±188**  
Trailer Parking

**Building Area** ±681,000 Total SF  
Building 1: ±437,000 SF  
Building 2: ±244,000 SF

**Building Dimensions** Building 1: 520' x 840'  
Building 2: 276' x 884'

**Clear Height** 36'

**Column Spacing** 50' x 52' + 60' Speed Bays

**Dock Doors** 1 per 10,000 square feet  
(expandable upon request)

**Drive In Doors** 4 in Building 1  
2 in Building 2

**Truck Court** 185' with Trailer Parking

**Trailer Parking** ±188

**Car Parking** ±259

**Construction** Pre-cast Panels

**Configuration** Single Load

**Floor** 7' Non-Reinforced Concrete 4,000 PSI

**Electrical** BWL service provider. 16+ mega watts  
(expandable to 100+ upon request)

**Lighting** LED with motion sensors, 30 FC  
average; measured at 30" AFF

**HVAC** 50°F at -0°F, 0.25 ACH

**Rail Spur** Upon Request



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# MASTERPLAN LAYOUT 3



**±735,000 SF**  
Square Feet

**Fully Equipped**  
Dock Packages to Suit

**Heavy Power**  
Available

**4 Per Building**  
Drive Ins

**±350**  
Car Parking

**±100**  
Trailer Parking

<b>Building Area</b>	±753,000 SF Total
<b>Building Dimensions</b>	640' x 1,176'
<b>Clear Height</b>	36' (Expandable to Suit)
<b>Column Spacing</b>	50' x 52' + 60' Speed Bays
<b>Dock Doors</b>	1 per 10,000 square feet (expandable upon request)
<b>Drive In Doors</b>	4 Per Building
<b>Truck Court</b>	185' with Trailer Parking

<b>Trailer Parking</b>	±100
<b>Car Parking</b>	±350
<b>Construction</b>	Pre-cast Panels
<b>Configuration</b>	Cross-dock
<b>Floor</b>	7' Non-Reinforced Concrete 4,000 PSI
<b>Electrical</b>	BWL service provider. 16+ mega watts (expandable to 100+ upon request)
<b>Lighting</b>	LED with motion sensors, 30 FC average; measured at 30" AFF
<b>HVAC</b>	50°F at -0°F, 0.25 ACH
<b>Rail Spur</b>	Upon Request

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Partnering With:



The City of Lansing



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