

PENN BUILDING - WAREHOUSE & OFFICE/SHOWROOM SPACE

LOCATED JUST SOUTH OF I-496



FOR LEASE
1115 S. Pennsylvania Ave.
Lansing, MI

AVAILABLE:
8,567 - 17,228 SF

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CENTRAL LANSING INDUSTRIAL WITH IMMEDIATE HIGHWAY ACCESS

Positioned just south of I-496, the Penn Building offers a highly functional industrial opportunity in a central Lansing location. With up to 17,228 SF available, the property accommodates a range of users seeking flexible warehouse and office space with efficient operational features. The space is divided in two floors, with the first-floor space measuring at 8,567 SF and the second-floor space at 8,661 SF. The second-floor space is serviced by a conveyor belt allowing easy access for material to get between the two floors. Given this, the asking rent of \$8.00/SF is based on the ground floor space only.

The building is designed for accessibility and workflow, featuring two dock doors and one drive-in door. The suite features 1,500 SF of office/showroom space with the balance of the space being warehouse.


Located along busy Pennsylvania Avenue, the property provides quick connectivity to major regional drivers including downtown Lansing, the I-496 interchange just two blocks away, and major employers such as GM's Lansing Grand River Assembly and UM Health-Sparrow. This strategic positioning makes it an ideal solution for distribution, service, or light industrial

LEASE RATE:

\$8.00

PSF, GROSS

PROPERTY FEATURES

 **AVAILABLE:**
Up to 17,228 SF
(1,500 SF Office,
15,787 SF Warehouse)



CEILING:
11-14' Clear



EASY ACCESS:
From 3 Streets



FLOORS:
Ground and Second
Floor Space



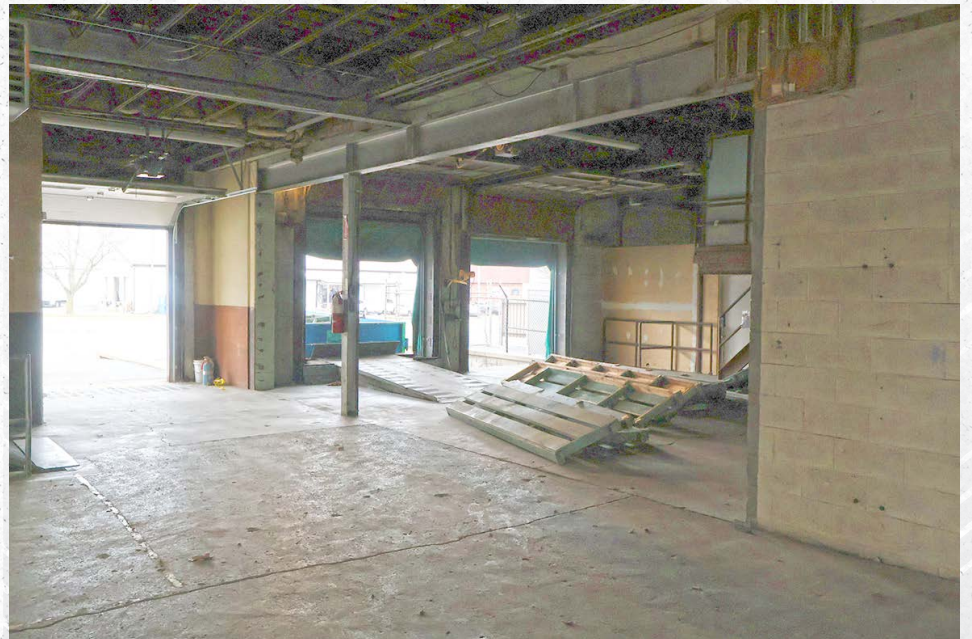
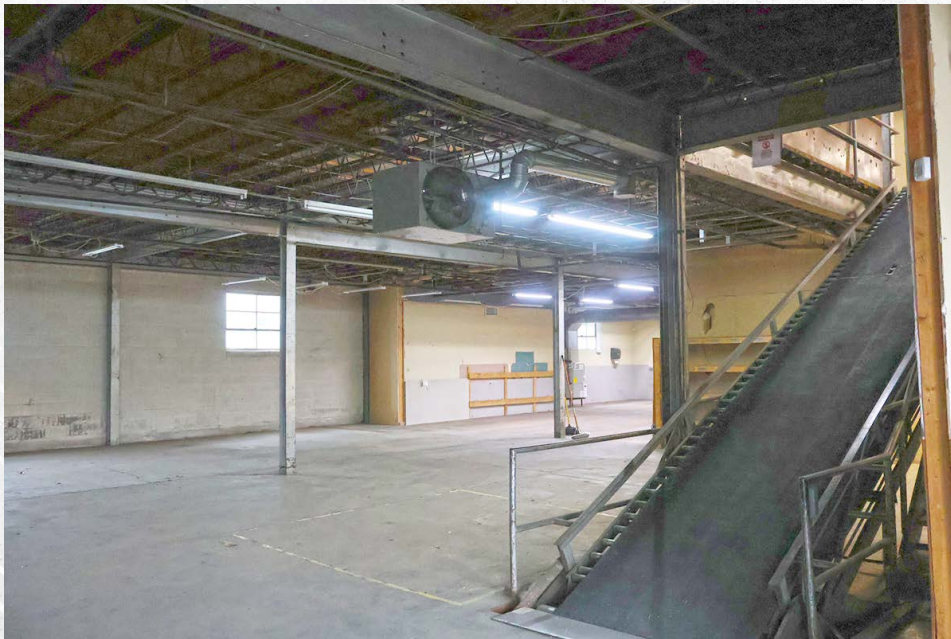
SIGNAGE:
Pylon and
Building



DOORS:
(2) Docks,
(1) Drive-in Door

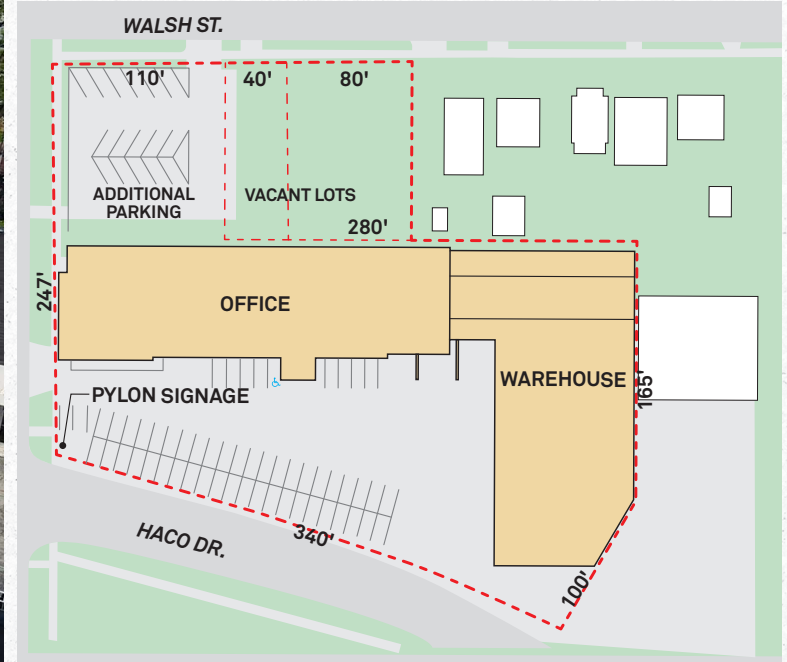


GALLERY





THE PROPERTY





AREA INFORMATION

2 Blocks
to I-496 Interchange

1 Mile
to UM Health-Sparrow

1.5 Miles
to GM Lansing Grand River Assembly

<0.5 Miles
to Lansing River Trail and Potter Park Zoo

5 Minutes
to Downtown Lansing

Conveniently
located on busy Pennsylvania Ave.,
near downtown and interstates

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