

INDUSTRIAL PARCELS | 2.18 - 18.5 ACRES FOR SALE OR BUILD-TO-SUIT LOCATED IN GRAND RIVER INDUSTRIAL CORRIDOR, NORTH LANSING, MI



FOR SALE
Felton and Grove Roads
Lansing, MI

AVAILABLE:
2.18 - 18.5 ACRES

CHRISTOPHER MILLER, SIOR
Senior Vice President,
Industrial/Investment Advisor
Direct: 517 319-9244
christopher.miller@martincommercial.com

VAN W. MARTIN, SIOR, CCIM, CRE
President & Chief Executive Officer
Direct: 517 319-9262
van.martin@martincommercial.com


Martin
martincommercial.com



2.18 TO 18.5 ACRES OF LIGHT INDUSTRIAL LAND AVAILABLE ALONG GRAND RIVER AVENUE, JUST THREE MILES WEST OF THE I-96/I-69 INTERCHANGE.

This prime location offers seamless access to major interstates and proximity to GM assembly plants, making it especially attractive for automotive suppliers, logistics users, and light manufacturing.

Build-to-Suit facilities opportunities are available - ranging from 15,000 SF to 250,000 SF, designed to meet tenant or buyer specifications. Proposed buildings can be tailored to meet a variety of industrial uses.

Whether you're seeking a parcel to purchase or a customized space for lease, this site offers unmatched flexibility and a strategic location in Lansing's growing industrial corridor.

PROPERTY FEATURES



AVAILABLE:
2.18-18.5 Acres



OPPORTUNITY:
For Sale or Owner
Build-To-Suit



CONVENIENT:
Access to I-96
& I-69



LOCATION:
Off Grand River in
Industrial Corridor

**SALE PRICE AND
BUILD-TO-SUIT LEASE RATE:
CALL LISTING AGENT FOR
DETAILS**



AERIAL VIEW





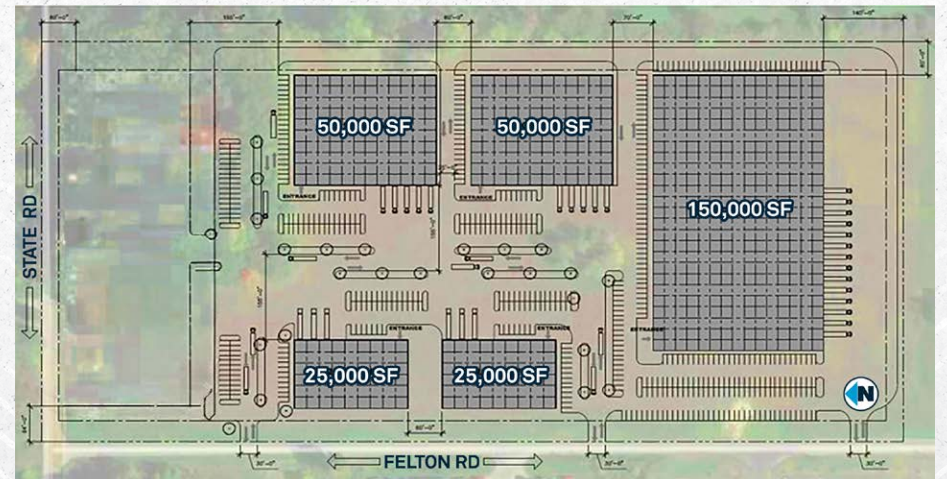
RENDERINGS OF POTENTIAL DEVELOPMENTS



*Rendering of potential building



*Rendering depicts potential development of 20.5-acre site





AREA INFORMATION

2.2 Miles

to Capital Region International Airport

2.7 Miles

to interstate I-96 Interchange

3.0 Miles

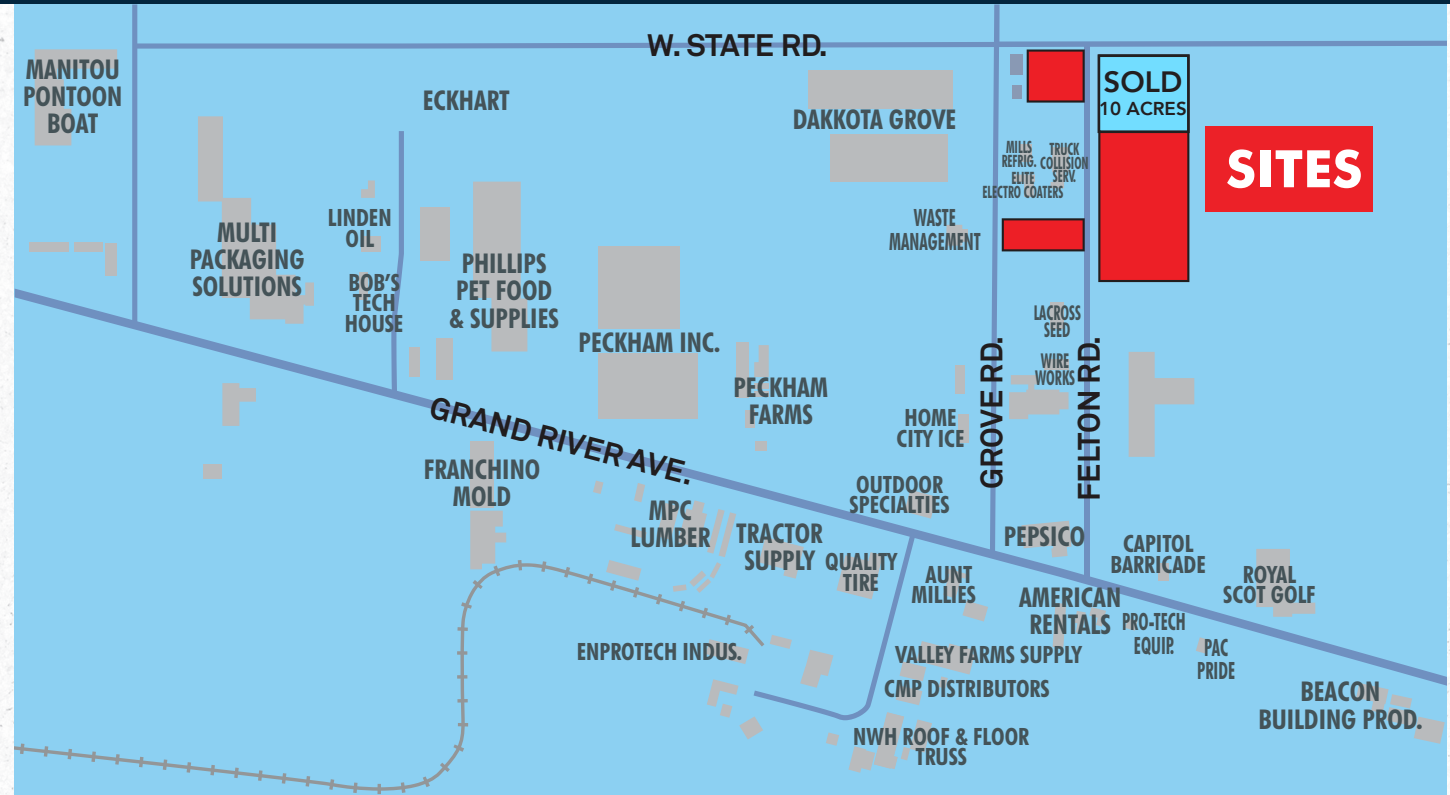
to interstate I-69 Interchange

6.0 Miles

to GM Lansing Grand River Assembly

10 Miles

to GM Lansing Delta Assembly



WATERTOWN TWP., CLINTON COUNTY

Parcel Number	Acres
150-140-000-005-00	2.18
150-140-000-009-00	2.40
150-036-200-010-05	+/- 18.5

Martin Your Vision. Our Mission.

Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



Property
Management



Construction
Services



Investment
Services



Corporate
Services

martincommercial.com | East Lansing | Grand Rapids | Tampa

© 2026 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.