

INDUSTRIAL PROPERTY // FOR SALE

.984-ACRE HOLCIM TERMINAL AT CSX RAIL IN LANSING

1930 TURNER RD
LANSING, MI 48906

PRICE REDUCED!



- .984 Acres Along CSX Rail
- Excellent Redevelopment Opportunity
- Zoned Light Industrial
- Six (6) Silos with 7,000 short tons of capacity
- One (1) Rail Loading Spout
- Seven (7) Truck Unloading Points
- Four (4) Unloading Blow-off Pipes
- Easement to Benjamin St.
- The entire terminal has been dormant for the last 15 years



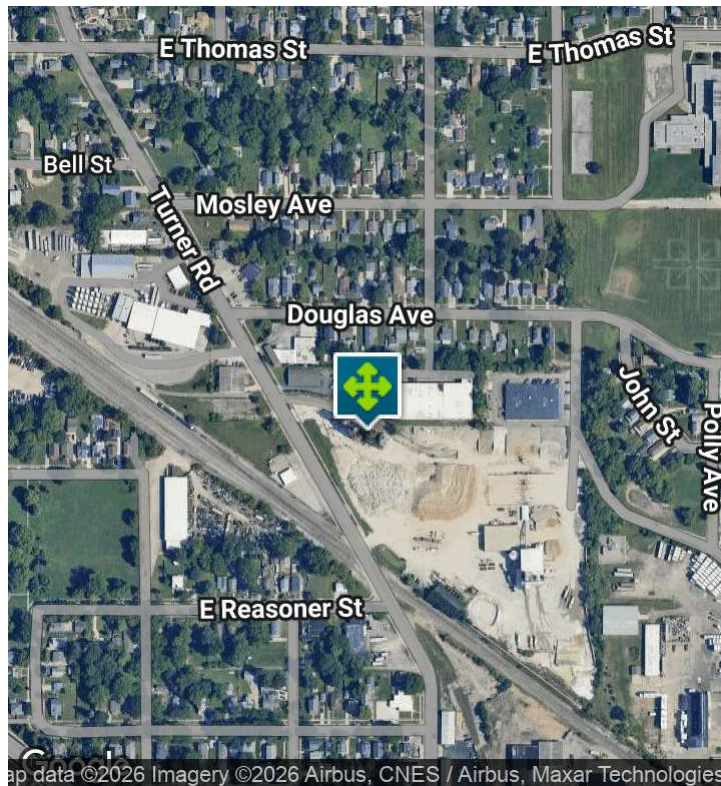
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$250,000
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OFFERING SUMMARY

Building Size:	3,000 SF
Lot Size:	0.984 Acres
Price / SF:	\$83.33
Year Built:	1999
Zoning:	Lt In
Market:	West Michigan
Submarket:	Central Lansing
Traffic Count:	5,617

PROPERTY OVERVIEW

The former LaFarge Holcim Terminal sits on .984 acres along CSX Rail in the West Michigan area. Zoned Lt In, it offers immense redevelopment potential. The property features six silos with 7,000 short tons of capacity and dust collectors, along with a rail loading spout, seven truck unloading points, four unloading blow-off pipes, and a scale. There is also a grain silo with 750 short-ton capacity and two 3,000 short-ton capacity concrete silos. With an easement to Benjamin St., this site has all the components for a strategic industrial/truck terminal/hub/transit investment. The entire terminal, having been dormant for the last 15 years, presents a unique opportunity for future growth and development.

LOCATION OVERVIEW

Located on Turner Rd, just south of Douglas Ave just west of Old US 27. Convenient location close to I-96 and I-69.

PROPERTY HIGHLIGHTS

- .984 Acres Along CSX Rail - Excellent Redevelopment Opportunity
- Zoned Light Industrial
- Six (6) Silos with 7,000 short tons of capacity
- One (1) Rail Loading Spout



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INDUSTRIAL DETAILS

Property Type:	Industrial
Property Subtype:	Rail Terminal
Building Size:	3,000 SF
Occupancy:	Vacant
Zoning:	Lt In
Lot Size:	0.984 Acres
District:	Lakes & Seaways
Number of Silos:	6
Year Built:	Shipping Silos 1, 2, 3: 1962 Concrete Silos 4 & 5: 1954 Silo 6: 1999
Silo Capacity:	6,985 lbs
Inbound Operation (Truck):	Unloading Points: 7 Rate 1 (MT/HR): 40 Carrier: Triple R Trucking
Inbound Operation (Rail):	Unloading Points: 1 Rate (MT/HR): 45 Carrier: CSX
Outbound Operation (Truck):	Loading Points: 1 Rate (MT/HR): 136
Types of Products:	Product 1N100007301 Type 1 from Alpena, MI
2007 Historical Data:	Volume in Bulk (MT): 65,508 TOC (USD): 358,328 TOC (USD/MT): 5.88
2005 Historical Data:	Volume in Bulk (MT): 72,411 TOC (USD): 342,127 TOC (USD/MT): 4.72



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ADDITIONAL PHOTOS



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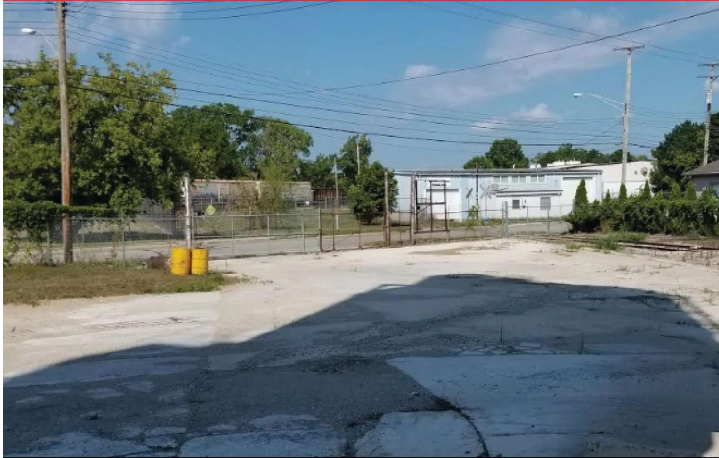
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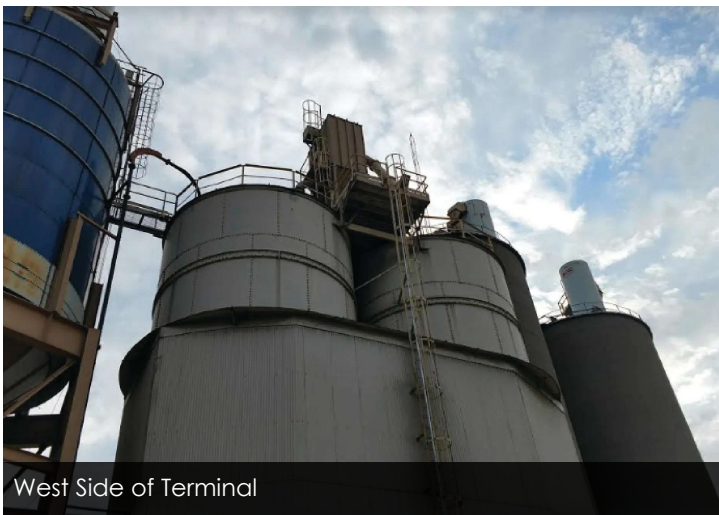
Front Gate Entrance into Terminal from Turner Rd



North Side of Terminal, Looking South



East Side of Terminal



West Side of Terminal



Concrete Silos



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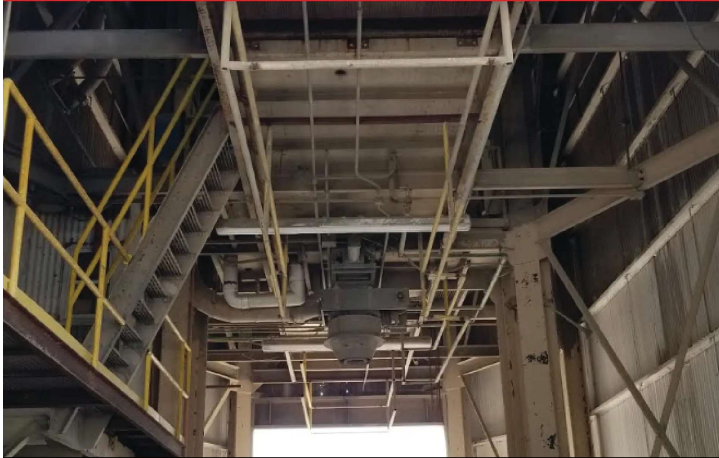
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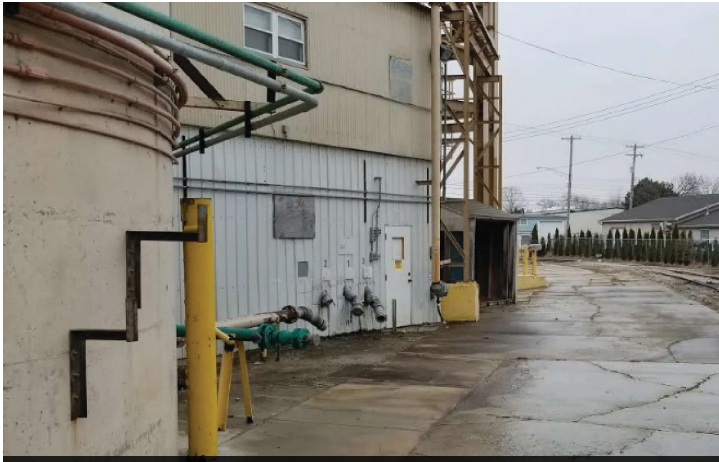
ADDITIONAL PHOTOS



Loading Spout with Office to Left



Office Entry



Blow Off Pipes



FK Pump Rail Unloading Collector



Basement Tunnel to Old Ready-Mix Terminal



Basement FK Pump



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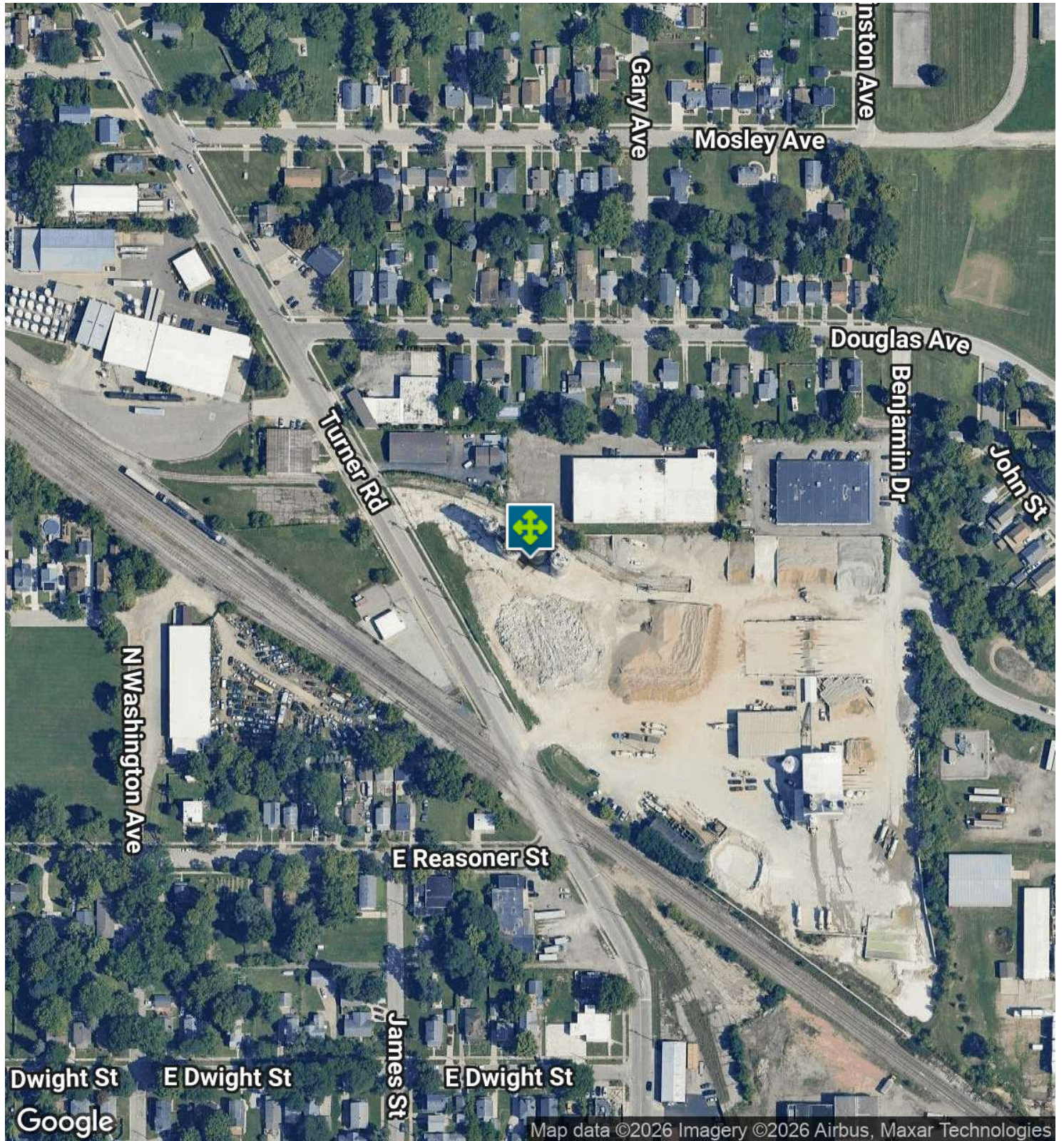
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AERIAL MAP



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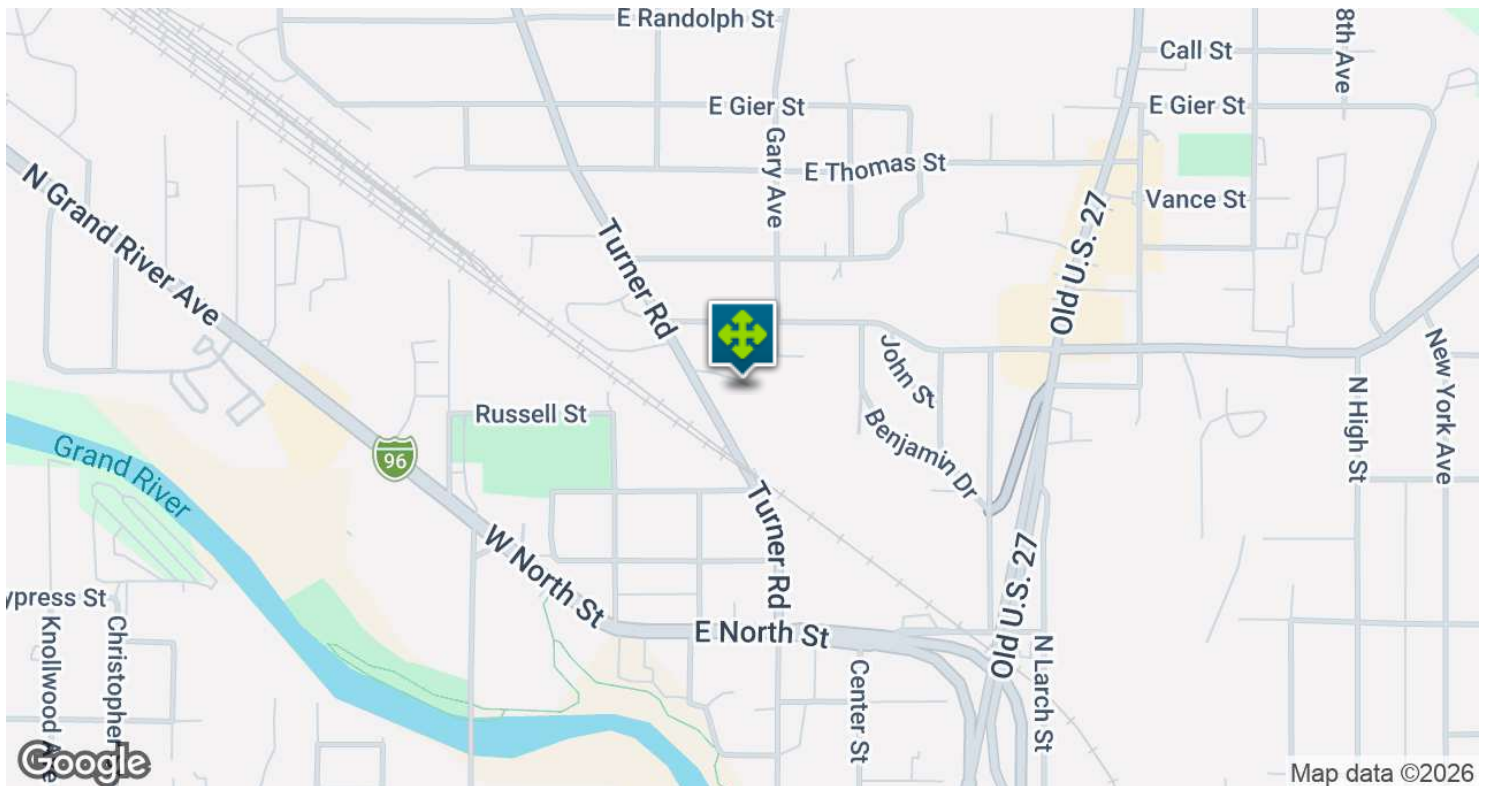
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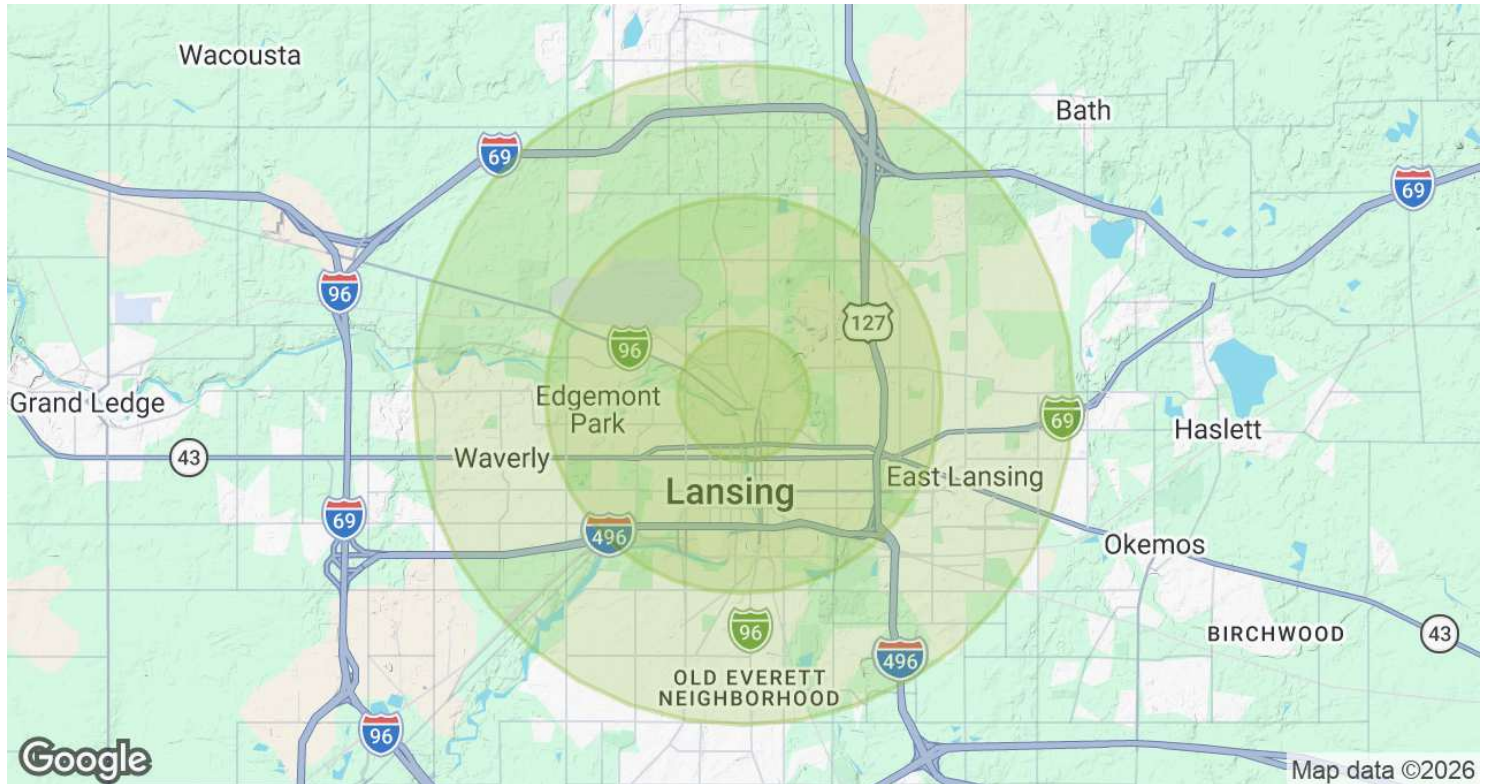
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,483	71,333	183,193
Average Age	28.9	32.0	32.3
Average Age (Male)	27.9	30.3	31.2
Average Age (Female)	30.2	33.7	33.5

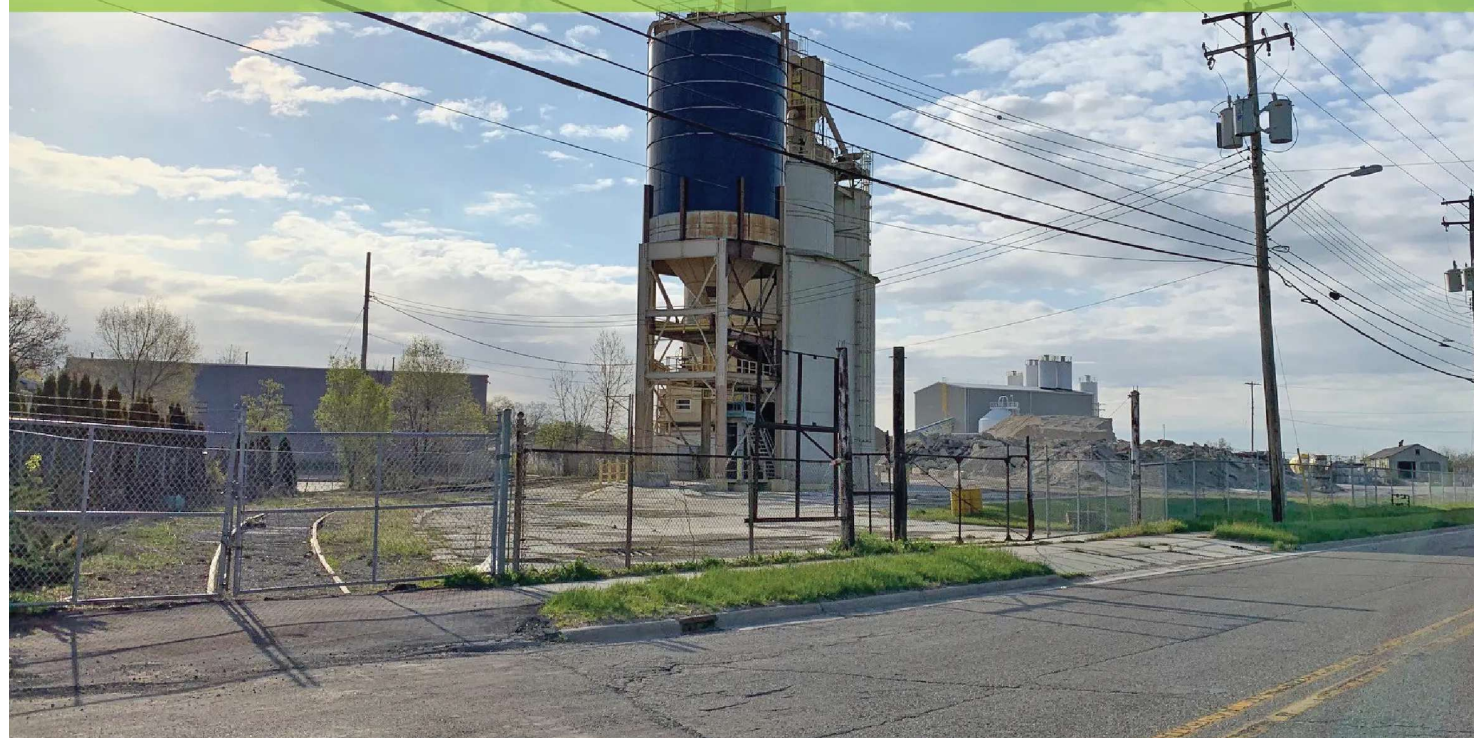
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,931	30,928	73,025
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$36,381	\$44,519	\$51,015
Average House Value	\$80,611	\$101,368	\$137,817

2020 American Community Survey (ACS)

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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