

# 15,000 - 250,000 SF NEW INDUSTRIAL SPACE ON 2.18 - 10.5 ACRES

BUILD-TO-SUIT OR LAND SALE OPTIONS



**FOR SALE  
OR LEASE**  
Felton and Grove Roads  
Lansing, MI

**AVAILABLE:  
2.18 - 10.5 ACRES**

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**2.18 TO 10.5 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, designed to meet tenant or buyer specifications. Proposed buildings will feature steel construction, 22'+ ceiling heights, overhead doors, and docks—ensuring modern efficiency for 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:**  
2.18-10.5 Acres



**OPPORTUNITY:**  
For Sale or Owner  
Build-To-Suit



**CONVENIENT:**  
Access to I-96  
& I-69



**LOCATION:**  
Off Grand River in  
Industrial Corridor

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



# AERIAL VIEW





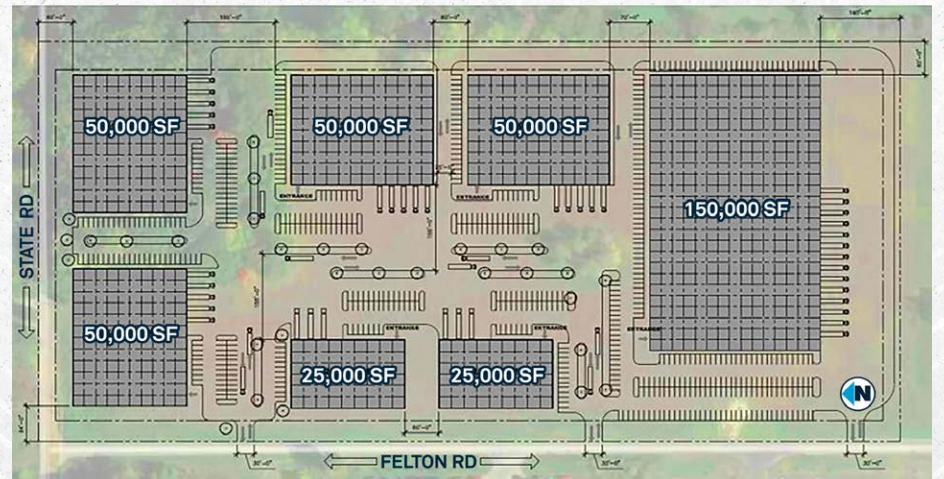
## RENDERINGS OF POTENTIAL DEVELOPMENTS



\*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**

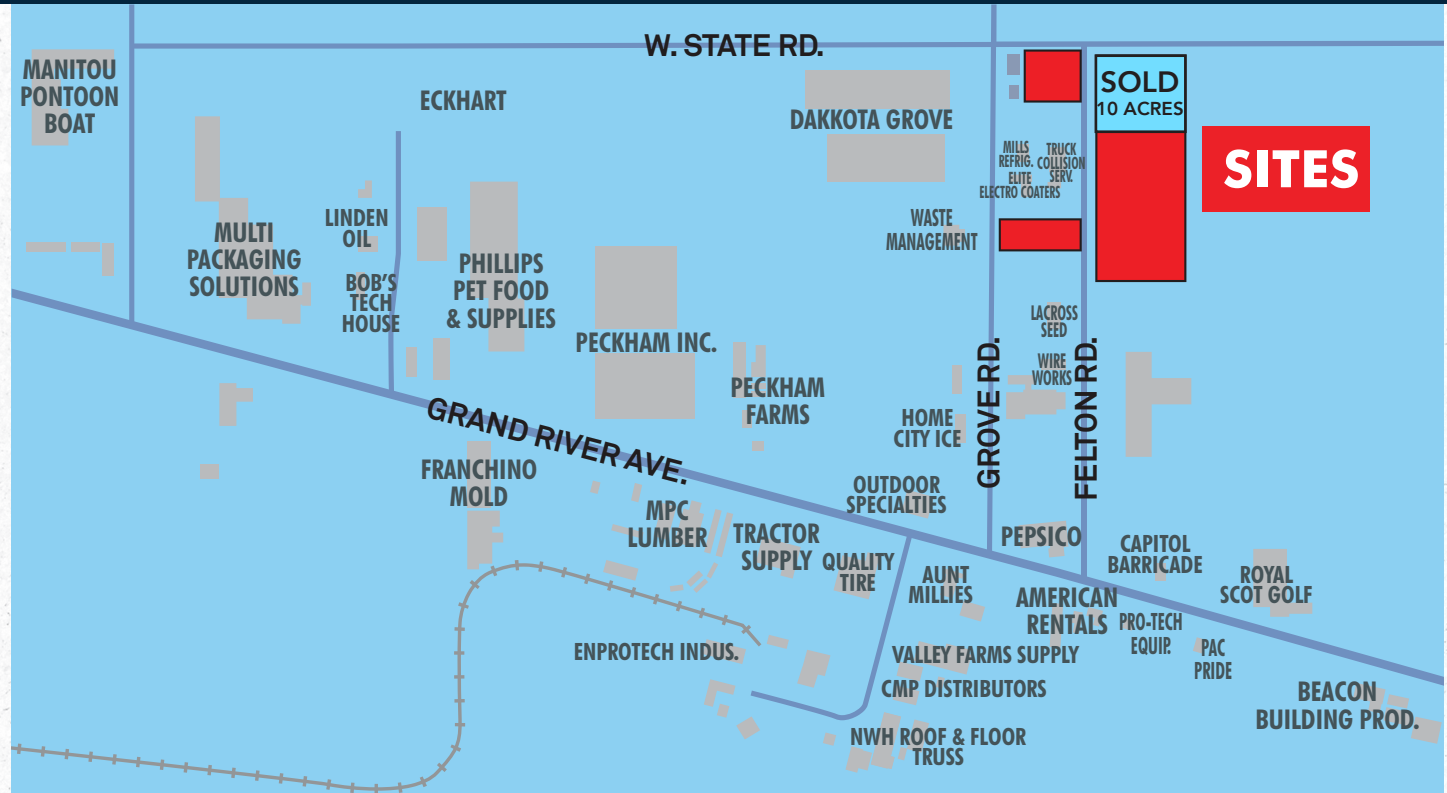
to interstate I-69 Interchange

**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	+/- 10.5

# 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

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