



464,278 SF Loft Industrial Redevelopment For Sale
PRICE REDUCED ~~\$6,400,000.00~~ \$5,750,000.00

1305 S Cedar St, Lansing, MI

For more information, please contact the exclusive listing agents:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAI Wisinski of
West Michigan

NAI Mid-Michigan

Parcel Map

1305 S Cedar St
Lansing, MI



Property Overview

1305 S Cedar St
Lansing, MI

Property Information		Warehouse Information	
Location	On S Cedar St between Baker St and E South St	Floors	3 Floor Section
Total Building Size	464,278 SF	3 FLOOR SECTION	116,000 SF each floor
Year Built	1941	Bay Size	18'x20'
Combined Acreage	12.108 Acres	Clear Height	10'10"/13.5' to Deck'
Signage	Billboard & Building	SINGLE FLOOR SECTION	102,795 SF
Parking	On-site	Bay Size	55'X18'
Zoning	IND-1	Clear Height	14'7"
		Mezzanine	250'x33'
		HVAC	18 Large Scale Units 30-50 Tons
		Sprinklered	Combination Wet/Dry System
		Lighting	High Pressure Sodium
		Power	8 Megawatt Transformers
		Elevator	30,000 lb. Capacity
		Loading Docks	5
		Grade Level Doors	4
		Door 1	11'x14'
		Door 2	14'x12'
		Door 3	10'x14'
		Door 4	10'x9'



1305 S. Cedar St (aka the John Bean Building) is a 460,000 SF warehouse building situated on just over 12 acres in the heart of Lansing. It is adjacent to an established industrial park in the resurgent REO Town District. Multiple grade level doors and truck docks are accessible from two of the three stories and rail access is available onsite, directly into the building's high bay area. There are ramps within the three story section which provide fork truck and vehicle access to all floors in the event the 15-ton elevator is already in use.

The large scale cannabis grow company housed on the 3rd floor can be purchased separately. Heavy electric infrastructure is already in place and can be a catalyst for redevelopment. There is good potential for: Brownfield incentives, indoor storage, residential lofts, and flex commercial uses. It is a unique historic offering.

Sale includes 5 Parcels.

Sale Overview

1305 S Cedar St
Lansing, MI

Linval St, Lansing, MI 48910	
SEV (2023)	\$54,200.00
Acreage	1.750
Taxable Value (2023)	\$42,474.00
Property Taxes (2023)	\$ 419.49 (Winter) \$3,057.28 (Summer) \$3,476.77 Total
Legal Description	33-01-01-21-428-082

LOTS 50, 51 & OUTLOT A EXC E 17 FT ROLLIN H PERSON ADD

535 Christiancy St, Lansing, MI 48910	
SEV (2023)	\$3,100.00
Acreage	0.073
Taxable Value (2023)	\$2,520.00
Property Taxes (2023)	\$146.87 (Winter) \$163.98 (Summer) \$328.21 Total
Legal Description	33-01-01-21-426-006

S 80 FT LOT 48 ROLLIN H PERSON ADD

537 Christiancy, Lansing, MI 48910	
SEV (2023)	\$2,400.00
Acreage	0.073
Taxable Value (2023)	\$2,272.00
Property Taxes (2023)	\$145.53 (Winter) \$171.62 (Summer) \$317.15 Total
Legal Description	33-01-01-21-426-009

S 80 FT LOT 49 ROLLIN H PERSON ADD

518 Christiancy St, Lansing, MI 48910	
SEV (2023)	\$4,400.00
Acreage	0.152
Taxable Value (2023)	\$3,570.00
Property Taxes (2023)	\$ 35.23 (Winter) \$256.90 (Summer) \$292.13 Total
Legal Description	33-01-01-21-427-147

LOT 41 ROLLIN H PERSON ADD

Sale Overview

1305 S Cedar St
Lansing, MI

Sale Information		
Price	\$5,750,000.00	
Per SF	\$12.38/SF	
Municipality	City of Lansing	
PPN— 5 Parcels Included in the Sale	33-01-01-21-426-005 33-01-01-21-426-006 33-01-01-21-427-147	33-01-01-21-428-082 33-01-01-21-426-009
Combined Property Taxes (2022)	\$16,297.43 (Winter) \$116,993.57(Summer)	
Combined Parcels Total Summer/Winter Property Taxes	\$133,291.00	
Terms	Cash/Conventional	

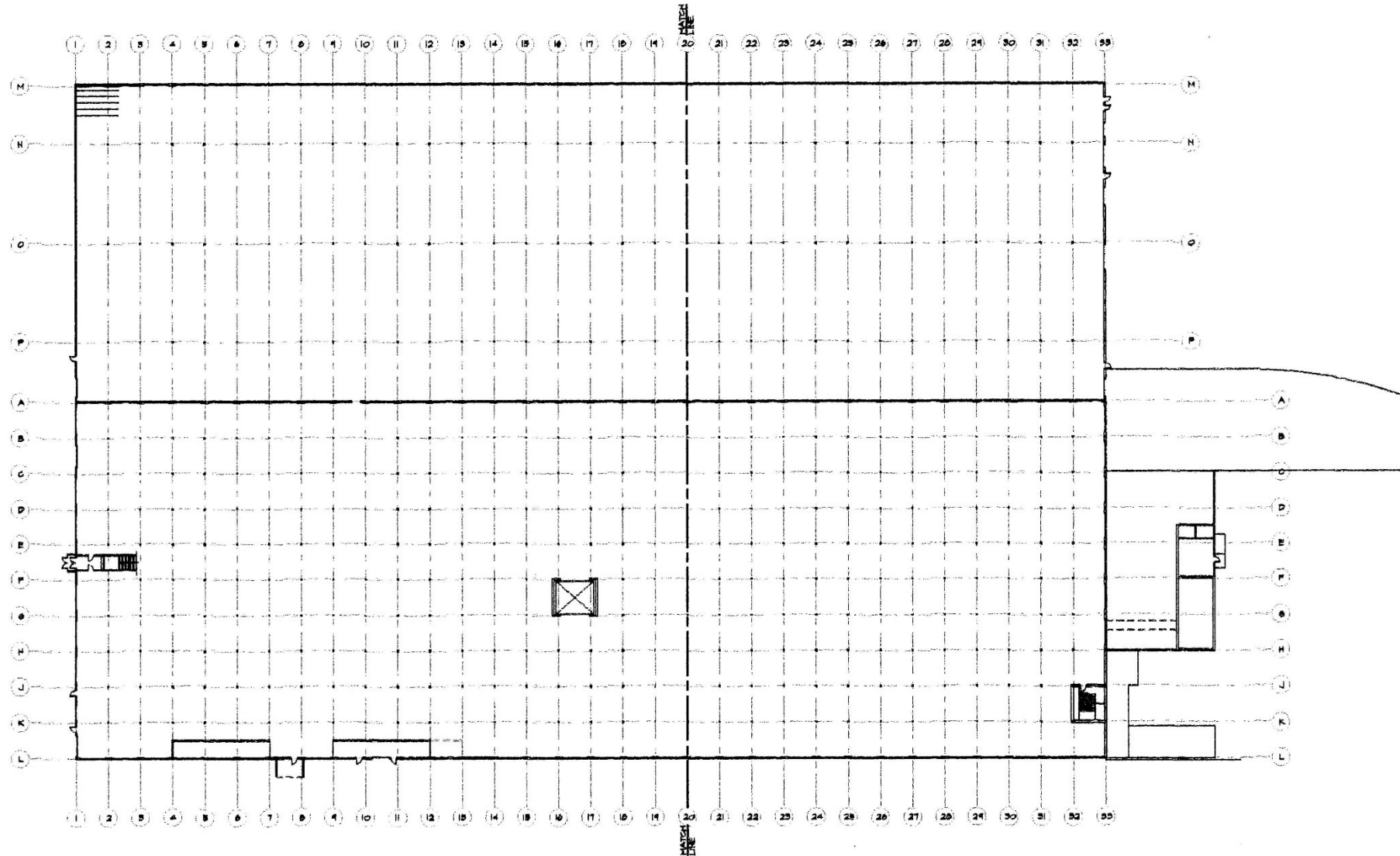


1305 S Cedar St, Lansing, MI 48910		
Acreage	10.060	
SEV (2023)	\$2,124,600.00	
Taxable Value (2023)	\$1,574,384.00	
Property Taxes (2023)	\$15,550.31 (Winter) \$113,326.43 (Summer)	
Legal Description	33-01-01-21-426-005	\$128,876.74 Total

COM S 12DEG 12MIN W 14.98 FT FROM INT'N E & W 1/4 LINE & E R/W LINE S CEDAR ST, TH N 89DEG 44MIN E 540.51 FT, SE'LY 30.88 FT ALONG 1584.47 FT RAD CURVE TO RT CHORD BEARING S 89DEG 42MIN 30SCD E 30.88 FT, SE'LY 6.33 FT ALONG 480.62 FT RAD CURVE TO RT CHORD BEARING S 88DEG 46MIN 21SCD E 6.33 FT, S 00DEG 16MIN E 0.53 FT, SE'LY 176.89 FT ALONG 480.12 FT RAD CURVE TO RT CHORD BEARING S 77DEG 50MIN 17SCD E 175.89 FT, SE'LY 122.35 FT ALONG 472.61 FT RAD CURVE TO RT CHORD BEARING S 59DEG 52MIN E 122.01 FT, SE'LY 132.67 FT ALONG 337.86 FT RAD CURVE TO RT CHORD BEARING S 41DEG 12MIN 03SCD E 131.82 FT TO W LINE CON RAIL R/W, SE'LY ALONG R/W TO N LINE ASSESSORS PLAT NO 20, W TO NE COR LOT 47 ROLLIN H PERSON ADD, S 142.03 FT, W TO E LINE S CEDAR ST R/W, NE'LY ON R/W TO BEG; ALSO N 165 FT VAC BAILEY ST, ALSO LOTS 28 THRU 33 INCL BLOCK 1 ASSESSORS PLAT NO 20

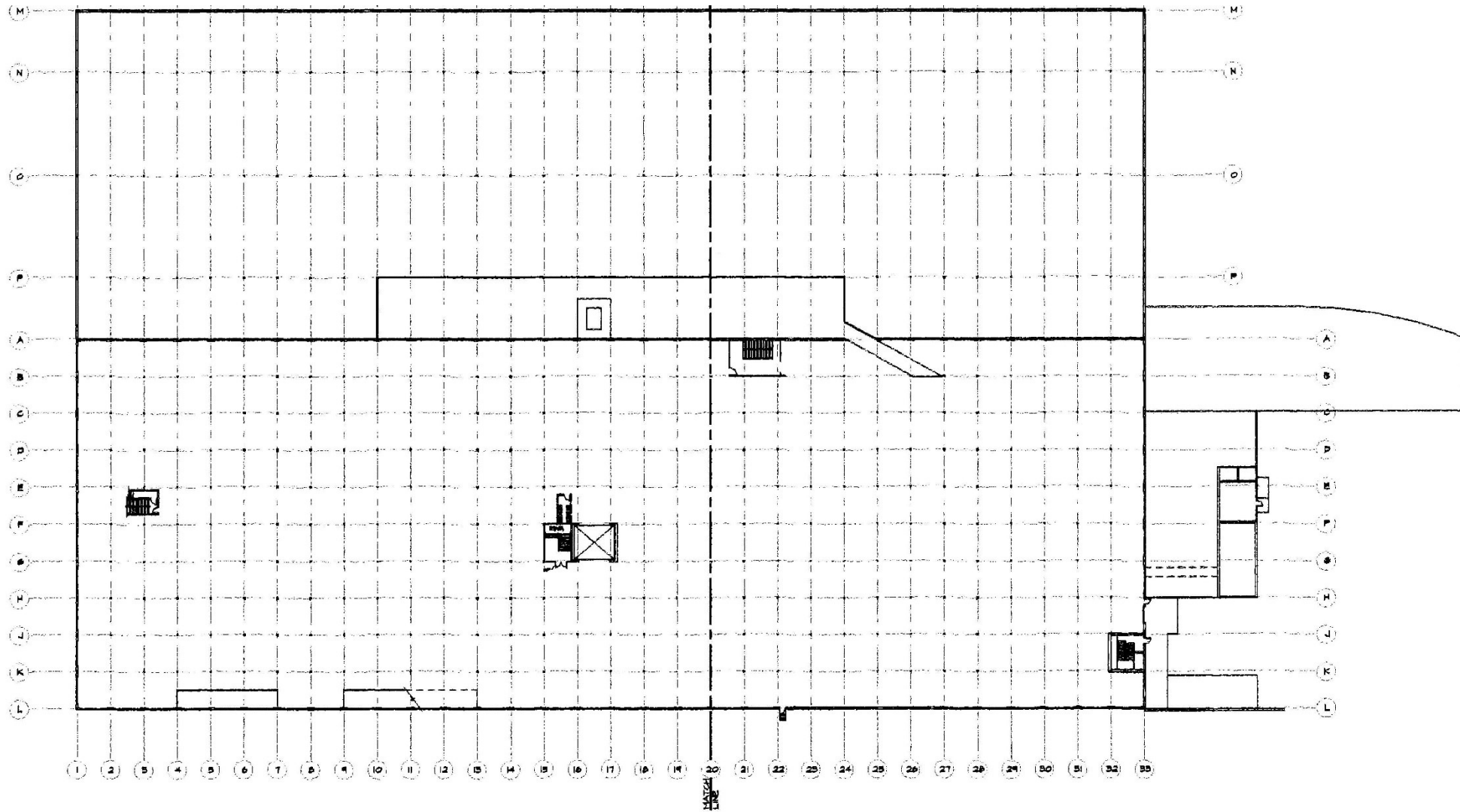
1st Floor Plan

1305 S Cedar St
Lansing, MI



2nd Floor Plan

1305 S Cedar St
Lansing, MI



HVAC Plan

1305 S Cedar St
Lansing, MI



Electric Overview

1305 S Cedar St
Lansing, MI

Area	Dimensions	Fixture Type	Fixture Qty (Per Room)
Room 301	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 302	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 303	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 304	71'-7" x 59'	Nanolux DEFHPS1000W – 480v	130
Room 305	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 306	71'7" x 49'-2"	Nanolux DEFHPS1000W – 480v	102
Room 307	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 308	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100
Room 309	53'-7" x 59'	Nanolux DEFHPS1000W – 480v	100

Power Distribution:

Working with Board of Water and Light, we brought in a dedicated 600 AMP @ 13,200V circuit into our Eaton Primary Voltage switchgear. BWL has provided us with outside construction upgrades that consisted of new utility poles, directional drilling for underground conduit, junction enclosures, concrete man vault, and supplied by high voltage primary feeder cable. This supplies our 1st floor switchgear electrical room.

This estimated construction cost was \$330,000 and was provided by BWL. They are also working on the potential of 4 more dedicated circuits to provides with a total of 40 Megawatts.

Switchgear

The switchgear room supplies primary 13,200 voltage to our transformers in the electrical rooms throughout the building. The switchgear consists of a VFI (Vacuum Fault Interrupter) and visible disconnect for maximum safety protection. It also has an Auto Transfer Switch that has the option to be backed up and supplied by two of the largest 3,000KW 13,200V primary voltage Caterpillar generators. (RP - We currently do not have the gensets) From the switchgear, our primary 13,200 voltage is moved to the 3rd floor to feed 6 Eaton liquid filled substation transformers. This gives us the capability to supply 8 million watts to the 3rd floor of the facility.

Transformers

The 3rd floor electrical room consists of 3- 3,000 KVA transformers and 3- 500KVA transformers which supplies us 480/277V and 208/120V. These power 2.3 million watts worth of lighting load and 3 million watts of A/C load. (RP – Wattages are potential, if fully built out)

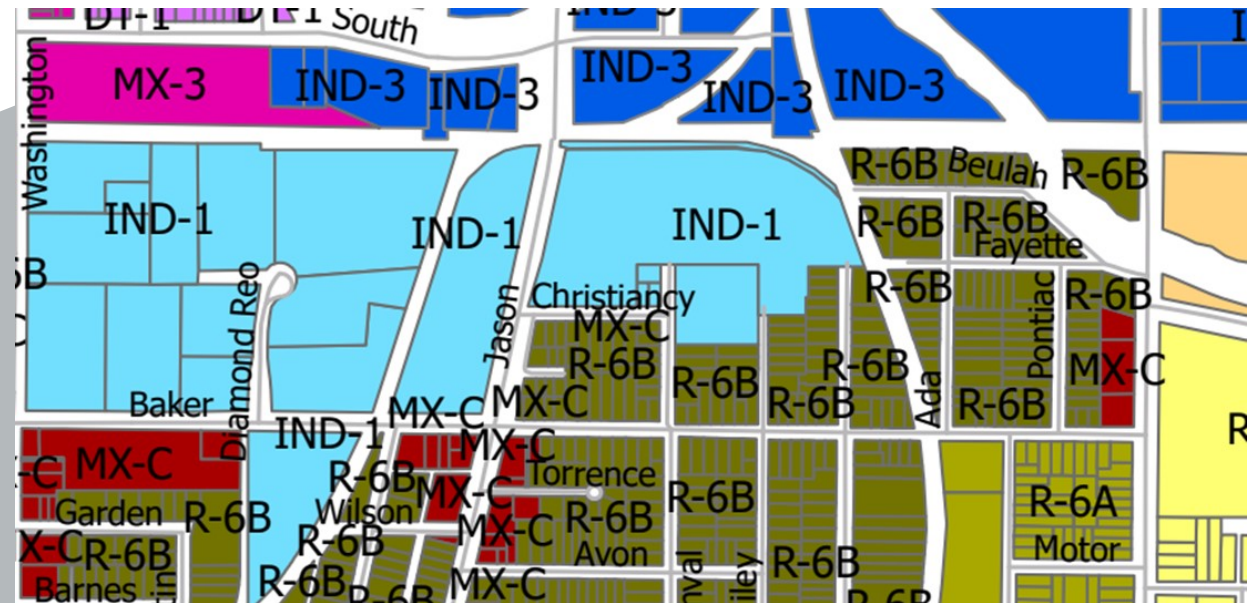
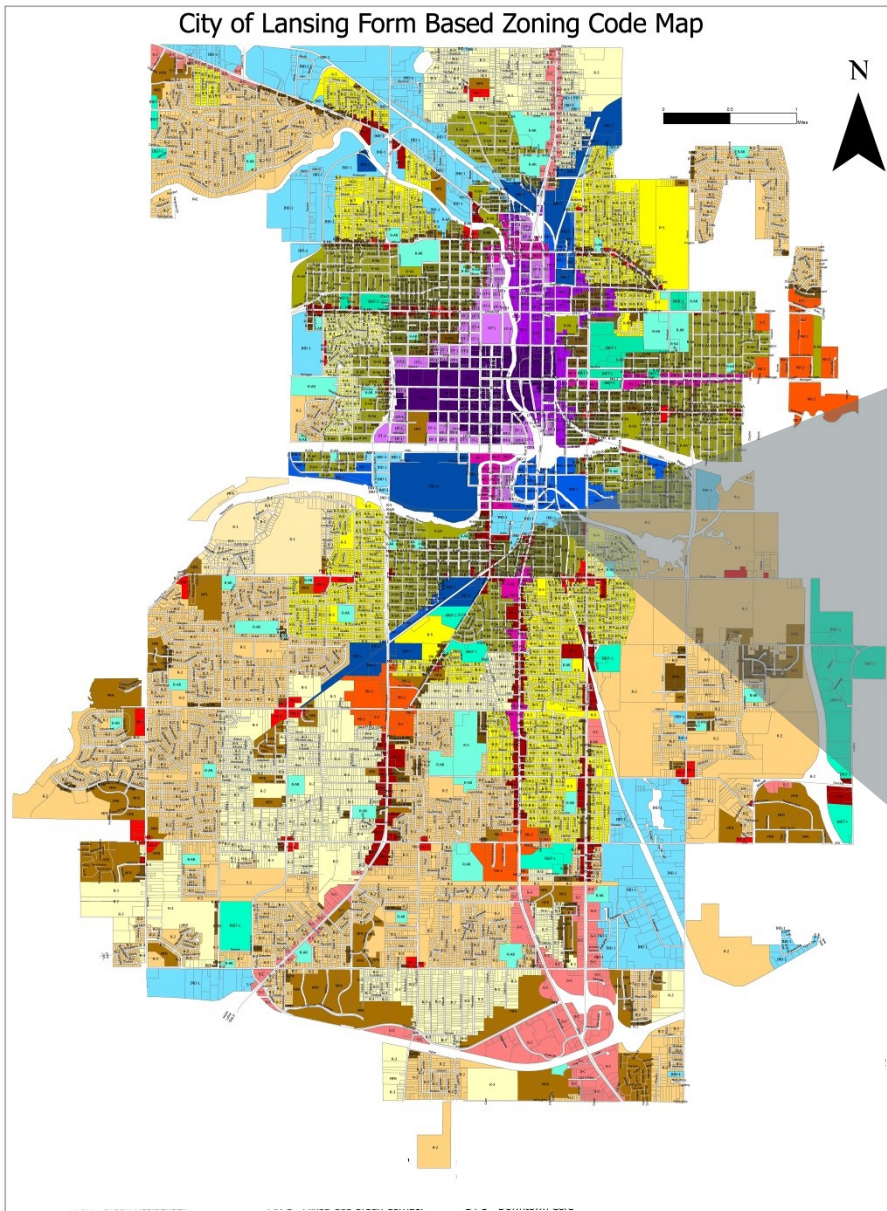
The electrical room also has 4,000 amp and 1,600 amp switchboards to provide power each individual grow room.

Rooms

Each room is supplied with 400 amps of 480/277V and 225 amps of 208/120V of power. This gives the ability to supply 100,000 Watts of light and 70 tons of A/C. With larger room options of 130,000 Watts of light and 100 tons of A/C.

Zoning IND-1

1305 S Cedar St
Lansing, MI



Legend			
■ R-1 - Residential	■ R-6B - Urban Residential	■ MX-1 - Mixed-Use Neighborhood Center	■ IND-1 - Suburban Industrial
■ R-2 - Residential	■ R-MX - Mixed Residential	■ MX-2 - Mixed-Use Community Center	■ IND-2 - General Industrial
■ R-3 - Residential	■ MFR - Multi-Family Residential	■ MX-3 - Mixed-Use District Center	■ IND-3 - Urban Industrial
■ R-4 - Urban Edge Residential	■ R-AR - Residential Adaptive Reuse	■ DT-1 - Urban Edge	■ INST-1 - Suburban Industrial
■ R-5 - Urban Residential	■ SC - Suburban Commercial	■ DT-2 - Urban Flex	■ INST-2 - Urban Industrial
■ R-6A - Urban Residential	■ MX-C - Mixed-Use Urban Corridor	■ DT-3 - Downtown Core	

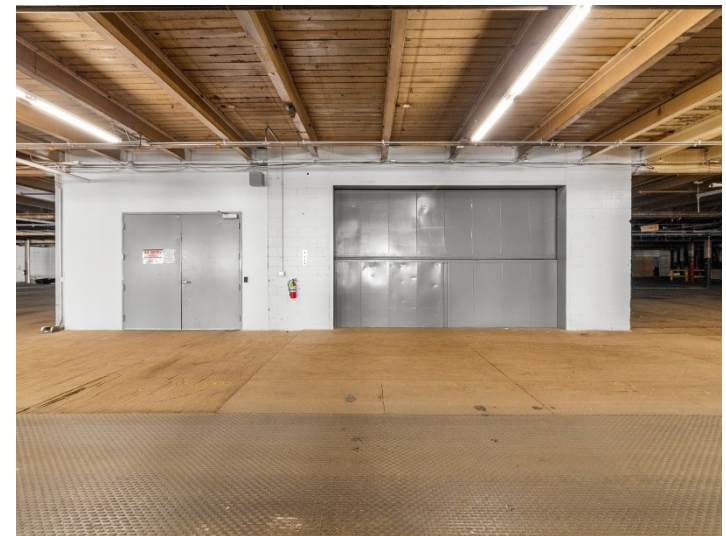
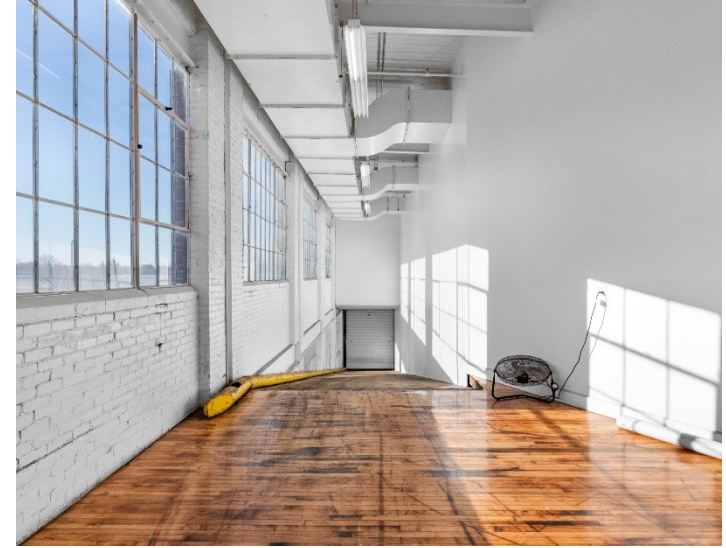
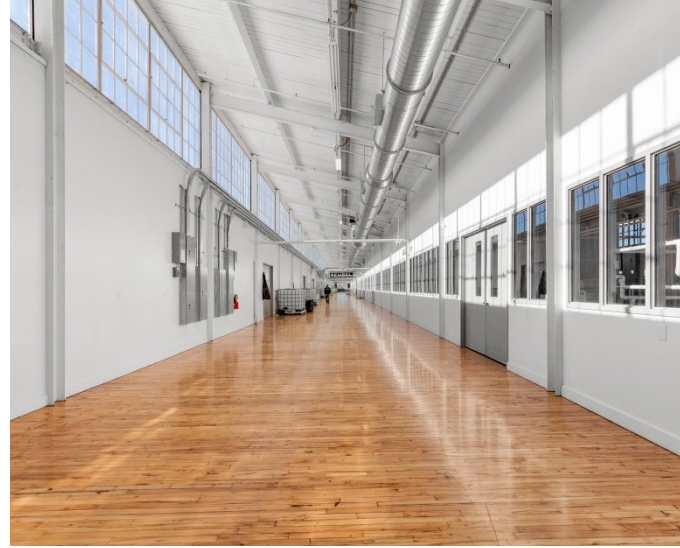
Property Photography

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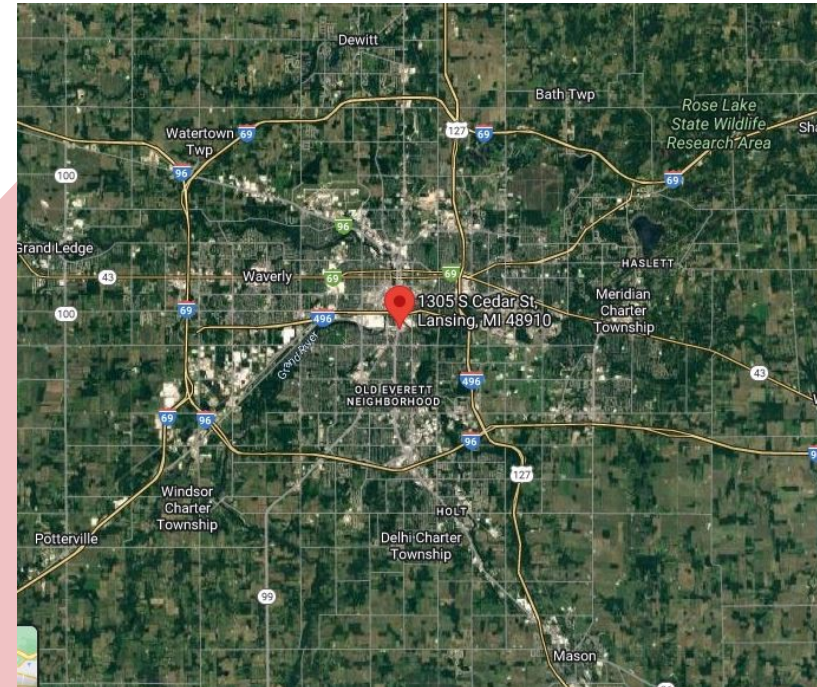
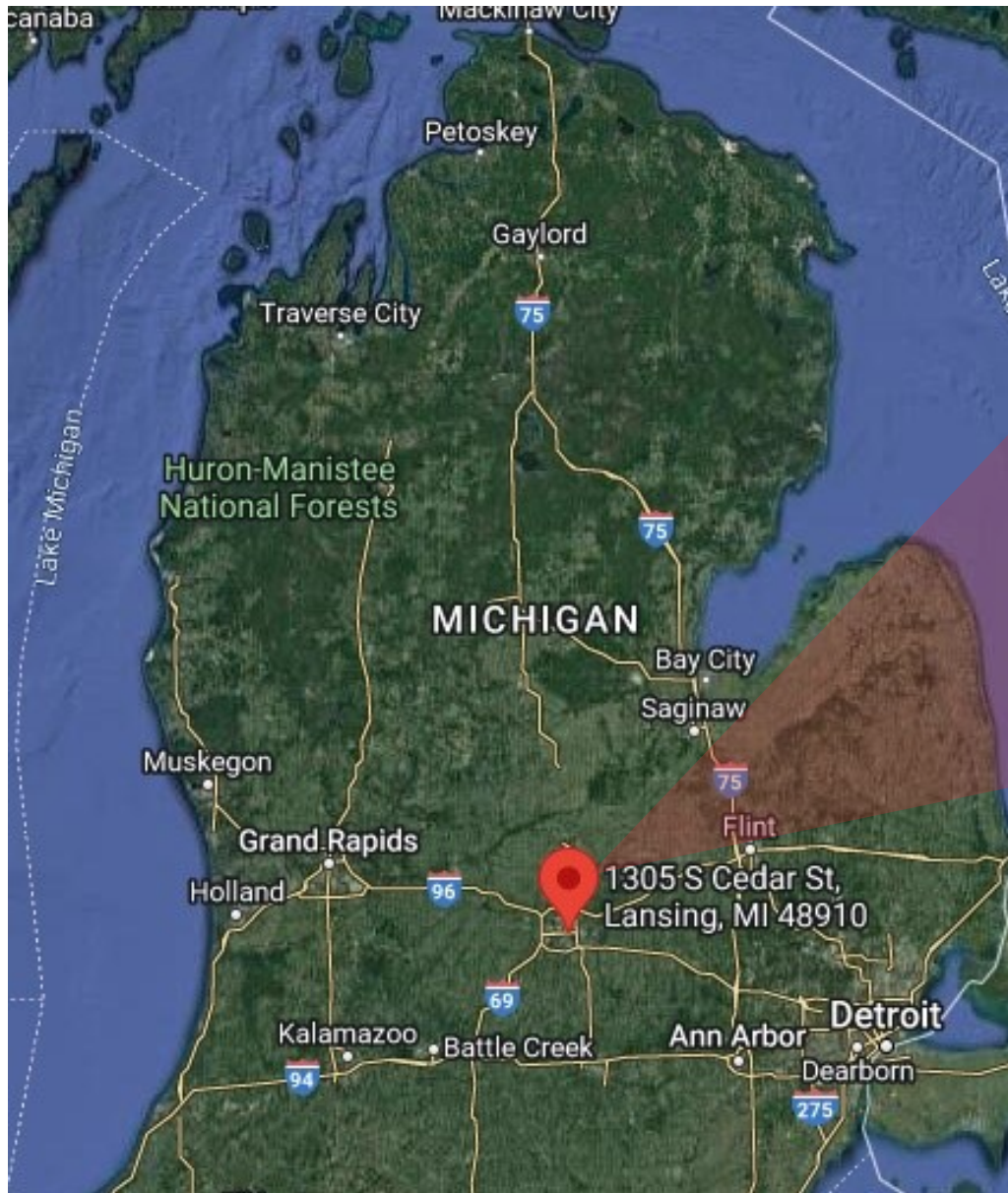
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Location Map

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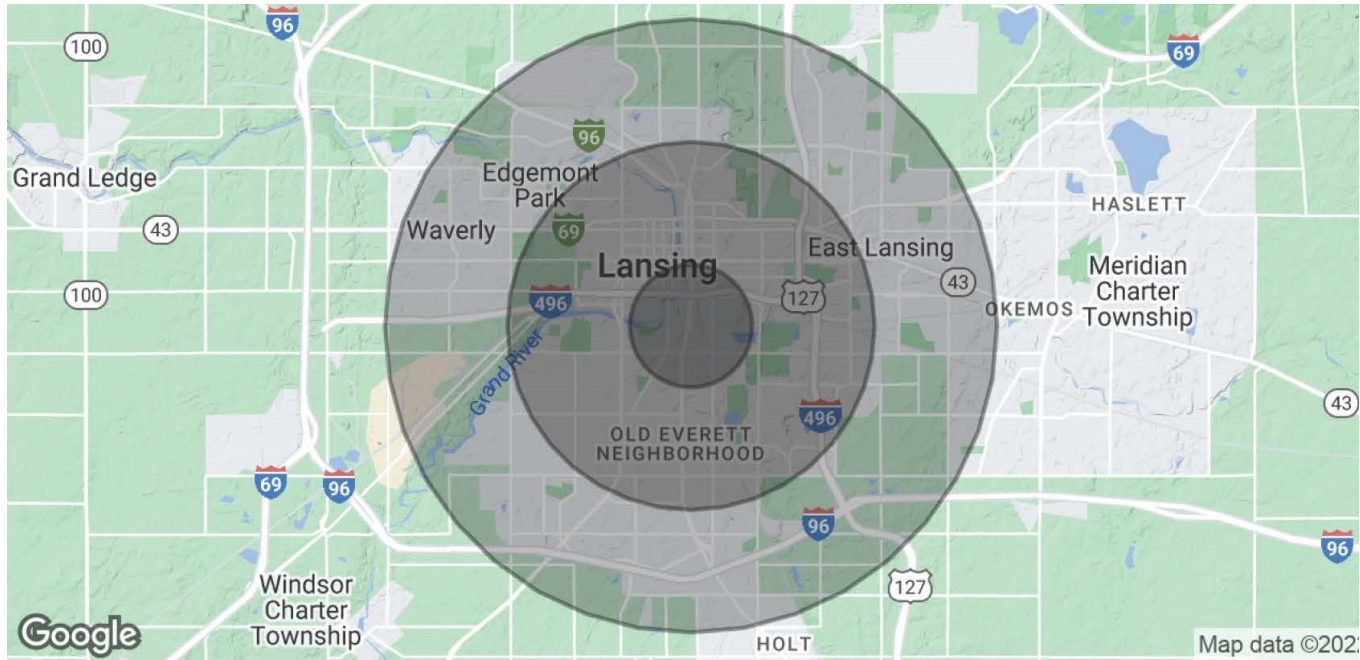


Proximity

Business 96	Fronts on
I-496	0.96 Miles
US—127	2.54 Miles
I-69 Bus & SR43	2.03 Miles
I-69	7.77 Miles
I-96	4.32 Miles
Lansing Airport	5.50 Miles

Demographics

1305 S Cedar St
Lansing, MI



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,514	99,541	205,267
Average Age	32.0	33.4	33.7
Average Age (Male)	30.3	31.6	32.0
Average Age (Female)	33.6	34.4	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,947	45,332	89,679
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$44,751	\$48,590	\$56,328
Average House Value	\$68,413	\$89,711	\$110,876

* Demographic data derived from 2020 ACS - US Census





Lansing Advantage

Lansing continues to offer a stable economic environment for real estate investment. It is a critical hub for education, government, business, and high-tech manufacturing. Lansing is home to the state capitol, while East Lansing offers one of the largest universities in the country, Michigan State University. The vast student population and strong bus transit system help to maintain a steady renter pool in both East Lansing and Lansing. A number of corporations continue to make substantial facility, infrastructure and workforce investments in the region.

Lansing By The Numbers

#1

“Small Cities For Fortune 500 Companies”
- Bestcities.org 2020



Things To Do

There are plenty of things to do in the city of Lansing. Michigan State University offers a wide variety of athletics such as football games in Spartan Stadium and basketball games in the Breslin Center. There are numerous other sites to visit such as the Potter Park Zoo, Sleepy Hollow State Park, or the Cooley Law School Stadium.



Skilled Workforce

With over 112,644 people, Lansing offers a diverse workforce with a wide range of skills. A long-time member of Greater Lansing’s manufacturing industry, General Motors has made more than \$280 Million in facility investments since 2013. Lansing has also attracted many exciting national retail brands, such as Apple, H&M, and Whole Foods.



Arts & Culture

The city of Lansing is rich with a variety of arts. The Michigan Capitol Building enjoys a well-deserved reputation as one of the nation’s most important historic buildings. The Michigan History Museum offers a window into Michigan’s rich past, from the time of the first settlers to now. The Gilmore Car Museum is another option that exhibits a significant collection of automobiles, engines, and other materials significant to the transportation history of the Lansing region.

#15

“America’s Best Small Cities”
-Bestcities.org 2020

#22

“Best Places To Live In The United States”
Following The COVID-19 Pandemic”
-Business Insider 2020