



Bill Jakovac – Broker

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Offering Memorandum

419 Lentz Ct, Lansing, MI 48917

Sale Price

- Sale Price: \$815,000

Property Overview

- Type: Light Industrial, Retail, Flex Space Warehouse
- Size: 10,048 Square Feet

Building Details

- Two (2) Suites or can be combined.
- **Suite A:** 7,948 Square Feet, leased to a National Tenant on a NNN Lease with three years left on their second option period.
- **Suite B:** 2,100 Square Feet, leased to an E-Commerce company, with a new bathroom installed in 2025, new service door, and LED lights throughout with motion sensors.
- Loading Dock: 1, installed in 2019.
- Roll Up Door: 1
- Service Door: 2
- Electric: 480 Volt 3-Phase Electric with three meters and multiple electrical boxes, two transformers are installed.
- Roof: New roof installed in 2018 over the entire office area and large warehouse.
- Heating and Cooling: Two 96 Efficiency Goodman furnaces and Two air conditioning condensers installed in 2018.
- Lighting: New LED lights throughout the interior and exterior.
- Parking lot with new asphalt in November 2023, ample parking spots.

Profit and Loss

	<u>Fully Leased</u>	<u>Current Leased</u>
<u>Income</u>		
Gross Rents Suite A	\$ 71,672.16	\$ 71,672.16
NNN Charges Suite A	\$ 8,324.52	\$ 8,324.52
Gross Rents Suite B	\$ 21,000.00	\$ 21,000.00
NNN Charges Suite B		
Total Income	<u>\$ 100,996.68</u>	<u>\$ 100,996.68</u>
Gross Rents	\$ 100,996.68	\$ 100,996.68
<u>Expenses</u>		
BWL		
Consumers		
Legal other Professional	\$ 2,100.00	\$ 2,100.00
Office Supplies	\$ 1,133.00	\$ 1,133.00
Trash Container		
Insurance	\$ 3,985.00	\$ 3,985.00
Repairs	\$ 4,878.00	\$ 4,878.00
Taxes-2024	\$ 8,900.03	\$ 8,900.03
Total Expenses	<u>\$ 20,996.03</u>	<u>\$ 20,996.03</u>
Net Operating Income	\$ 80,000.65	\$ 80,000.65

Sales Price

\$815,000.00

CAP Rate

9.82%

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Aug 25,2025