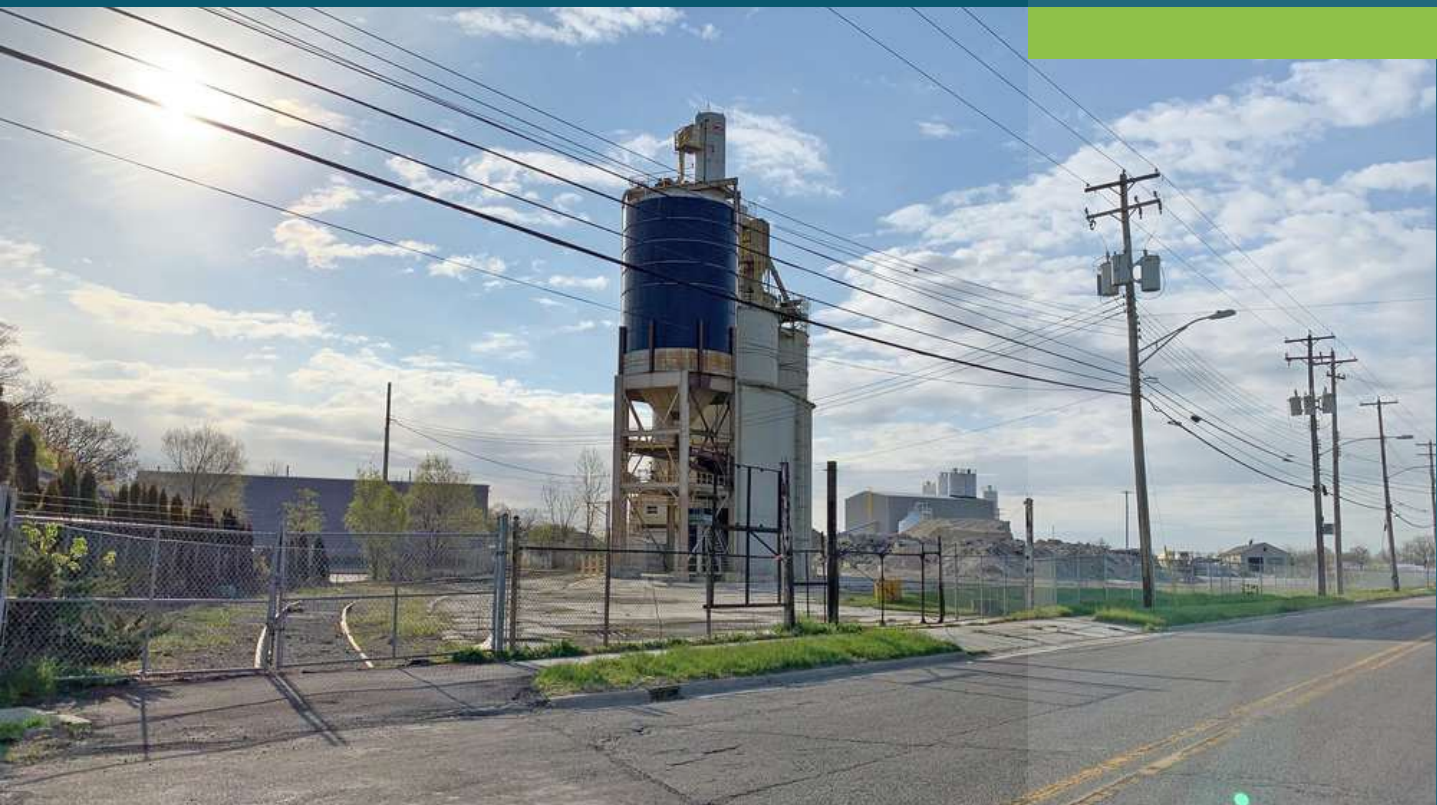


# INDUSTRIAL PROPERTY FOR SALE

## .984 Acre Holcim Terminal at CSX Rail in Lansing

1930 TURNER RD  
LANSING, MI 48906



.984 Acres

CSX Rail

Six (6) Silos

Easement to Benjamin St.



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$399,000

Lot Size: 0.984 Acres

Zoning: Industrial

Market: West Michigan

Submarket: Central Lansing

## PROPERTY OVERVIEW

.984 Acre Holcim Rail Terminal is connected to the CSX Rail and is equipped with six (6) silos. The grain silo has 750 short ton capacity. Two (2) concrete silos are each 3,000 short tons. Approximately 7,000 short ton capacity for all six silos. They also have dust collectors on top of each. There is one (1) rail loading spout, seven (7) truck unloading points, four (4) unloading blow-off pipes, and a scale. There is also an easement to Benjamin Street.

The entire terminal has been dormant for the last 10 years.

## 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
- CSX Rail
- Six (6) Silos
- Easement to Benjamin St.

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
LOT SIZE	.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 (MT)	6,985
INBOUND OPERATION (TRUCK)	Unloading Points: 7 Rate 1 (MT/HR): 40 Carrier: Triple R Trucking
INBOARD OPERATION (RAIL)	Unloading Points: 1 Rate (MT/HR): 45 Carrier: CSX
OUTBOUND OPERATION (TRUCK)	Loading Points: 1 Rate (MT/HR): 136
TYPE 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



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// [ADDITIONAL PHOTOS](#)





# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

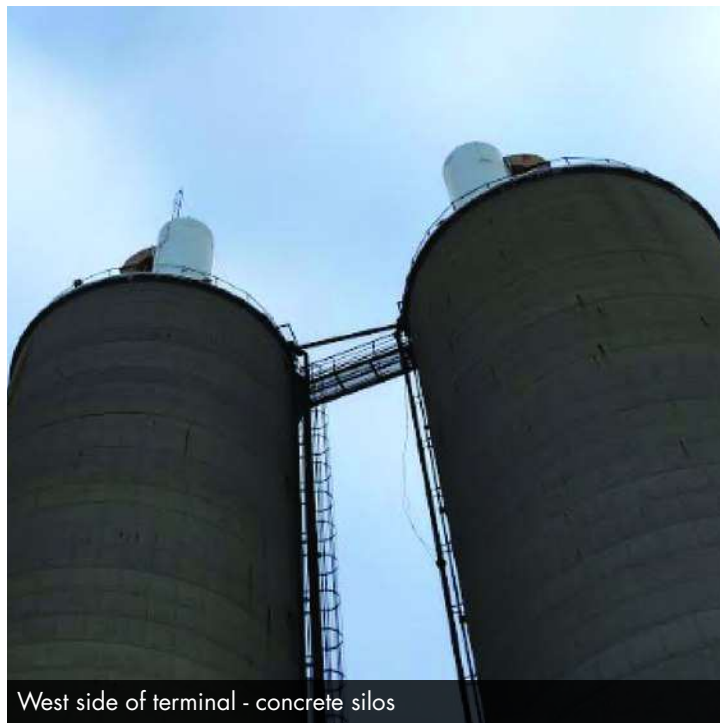
// ADDITIONAL PHOTOS



East side of terminal



West side of terminal



West side of terminal - concrete silos



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL PROPERTY FOR SALE

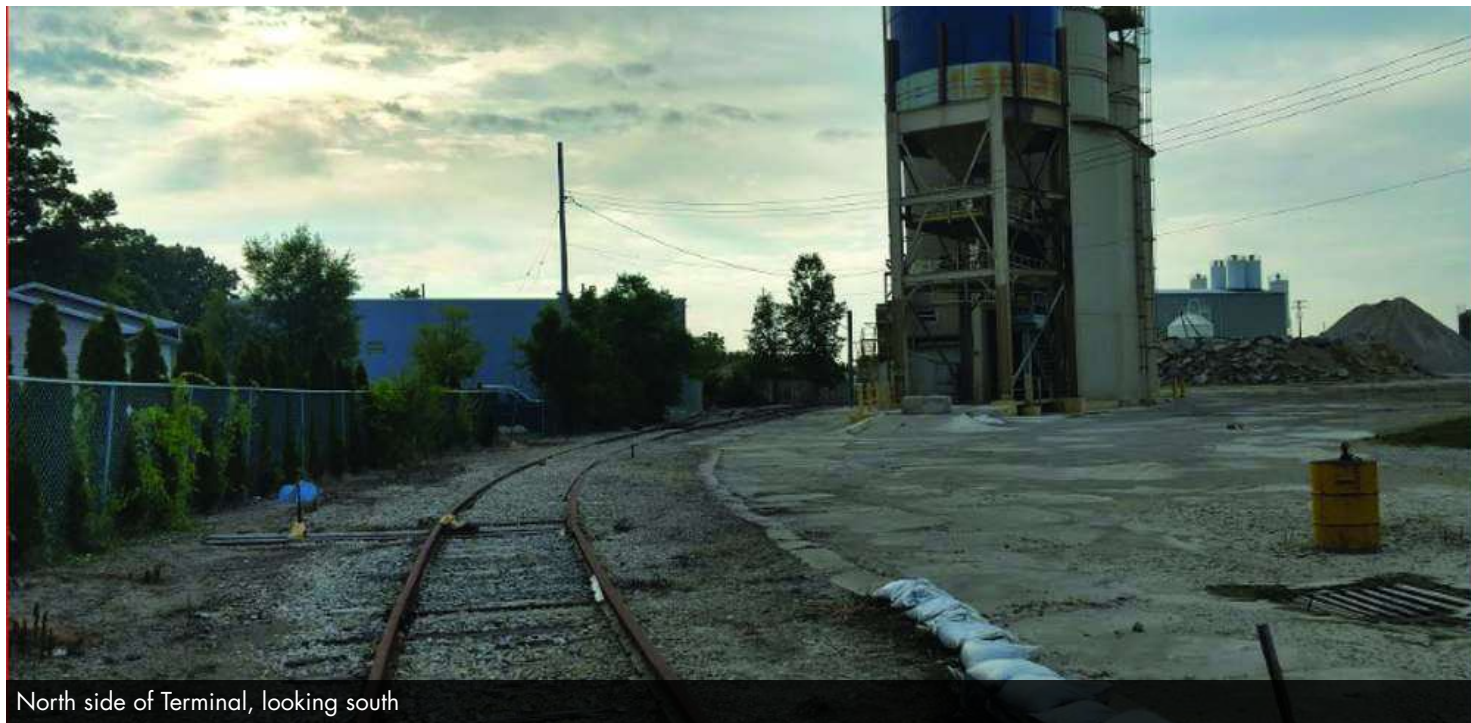
# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// [ADDITIONAL PHOTOS](#)



Front gate entrance into Terminal from Turner Rd



North side of Terminal, looking south



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
[johna@pacommercial.com](mailto:johna@pacommercial.com) (P) 248.663.0506 (C) 248.563.3225

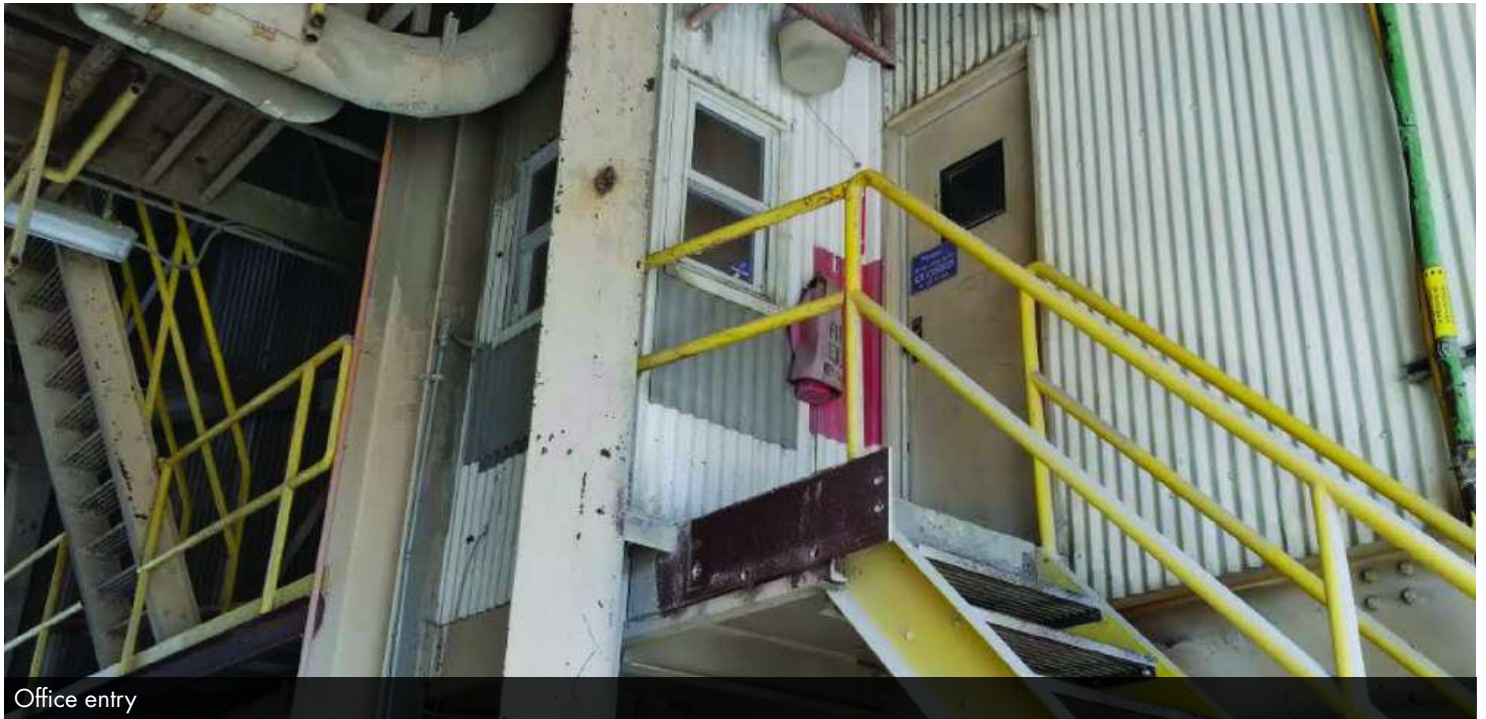
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



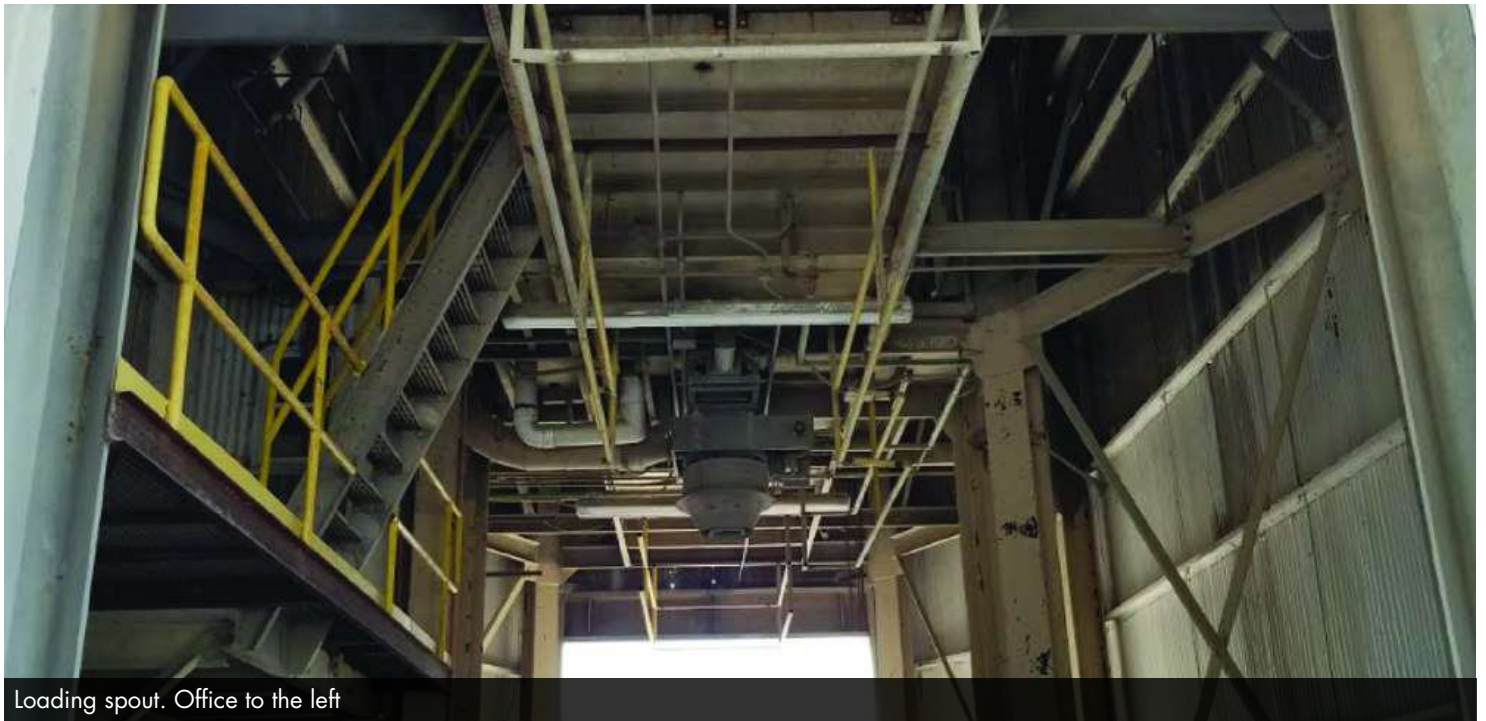
# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// ADDITIONAL PHOTOS



Office entry



Loading spout. Office to the left



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal

johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

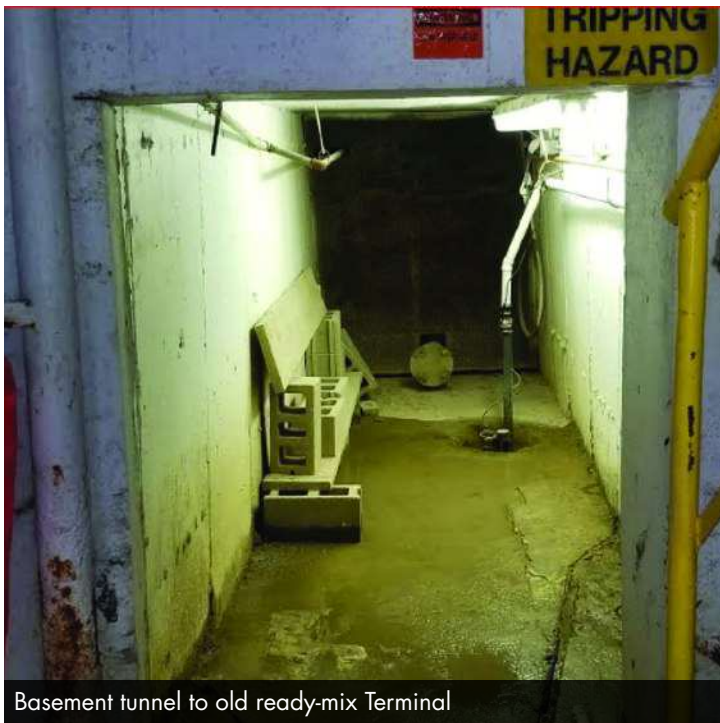
// ADDITIONAL PHOTOS



Looking south on east side - FK pump rail unloading collector



East side of Terminal looking north - blow off pipes pictured



Basement tunnel to old ready-mix Terminal



Basement FK Pump



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal

johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

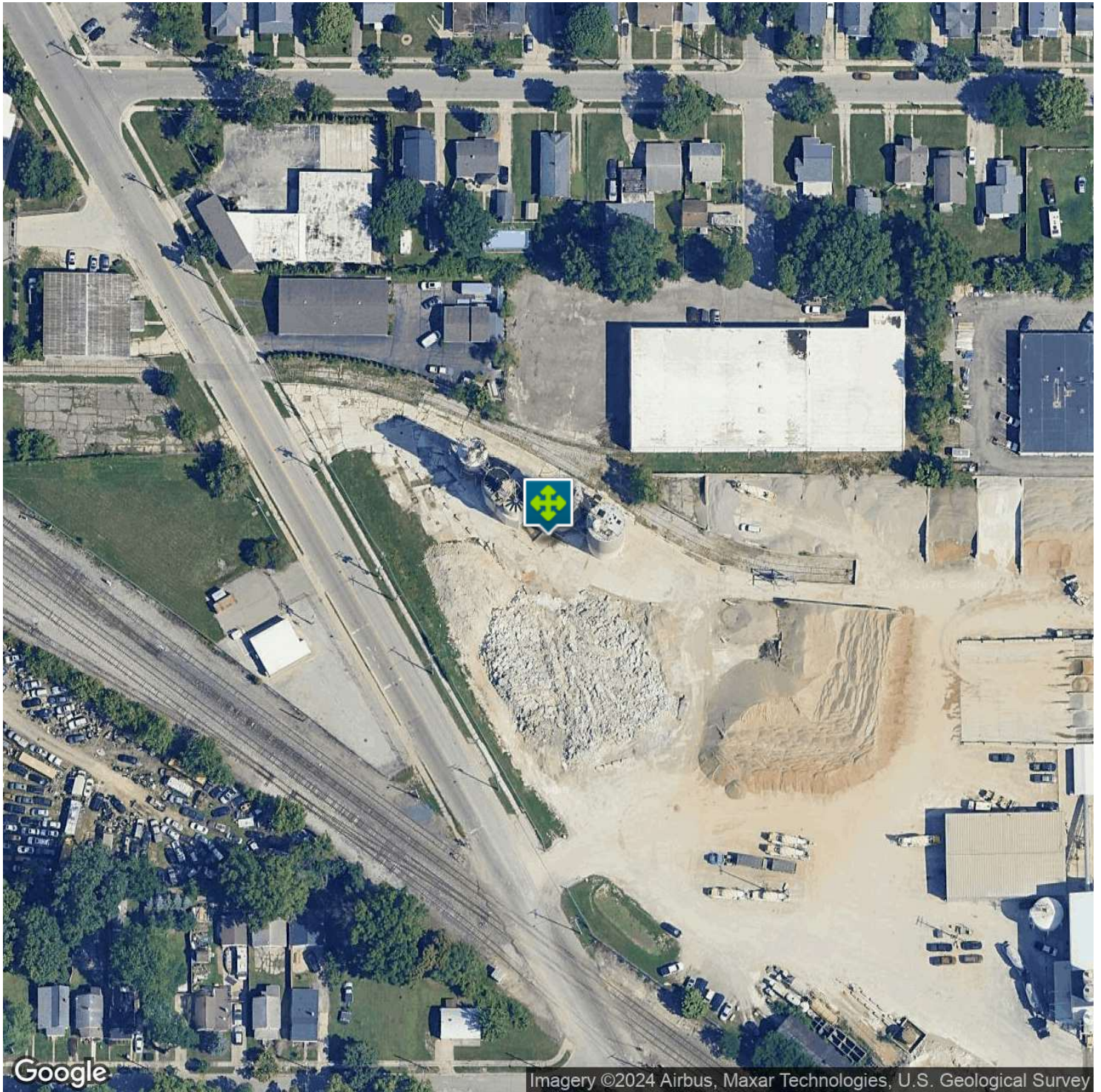


INDUSTRIAL PROPERTY FOR SALE

# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// AERIAL MAPS



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate  
26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

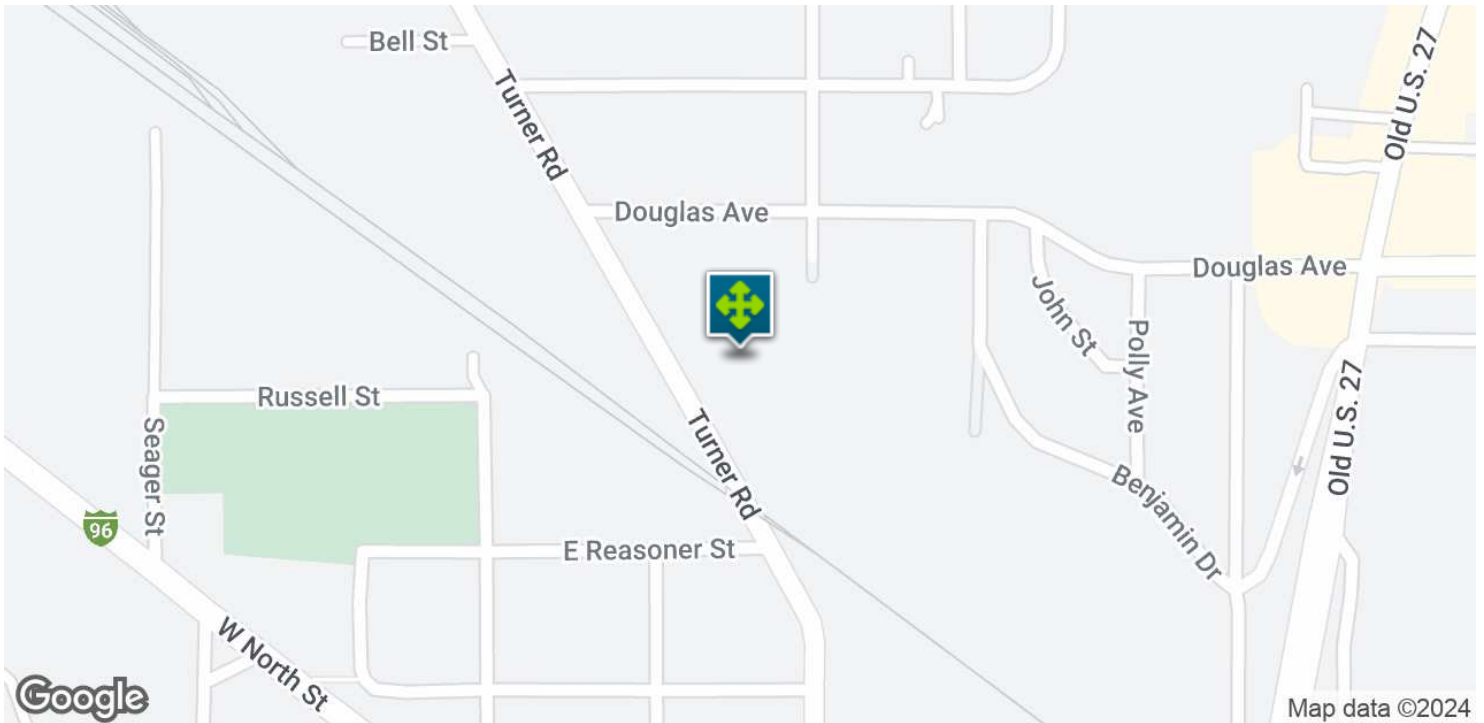
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# HOLCIM TERMINAL

1930 TURNER RD, LANSING, MI

// LOCATION MAPS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.