

LASTBID

ONLINE REAL ESTATE AUCTIONS

NOW SELLING AT AUCTION

1305 SOUTH CEDAR STREET LANSING, MICHIGAN

The Historic John Bean Building — 464,281 SF Industrial Redevelopment Opportunity

464,281

SQUARE FEET

12.10

ACRES

1941

YEAR BUILT

OPPORTUNITY OVERVIEW

LASTBID is bringing one of Lansing's most recognizable industrial landmarks to auction. Known locally as the John Bean Building, this three-story brick manufacturing complex has anchored the South Cedar Street corridor for more than eight decades.

Built in 1941, the facility got its start producing fire apparatus and military vehicles, later evolving into a multi-tenant home for artists and small businesses, and most recently a large-scale indoor cultivation operation. The building now sits vacant — a blank canvas for its next chapter.

Spanning roughly 464,281 square feet across a three-story south section and a single-story north wing, the property offers oversized floor plates, drive-in vehicle ramps, and a 30,000-lb freight elevator built for heavy industrial movement. Recent capital improvements to the electrical and HVAC infrastructure leave substantial built-in capacity for a wide range of future users.

Direct frontage on an active rail line adds a logistics advantage that's increasingly hard to find inside city limits, and the site's IND-1 zoning keeps the door open for industrial, storage, creative, or mixed-use redevelopment.

AT A GLANCE

Building Size	±464,281 SF	Ceiling Heights	10–14' Clear
Year Built	1941	Power	8 Megawatt Capacity
Combined Acreage	12.10 Acres (5 parcels)	Signage	Billboard & Building
Zoning	IND-1	Municipality	City of Lansing

"Buildings with this much scale, infrastructure, and rail access rarely come up for sale in Lansing — let alone at auction."

AUCTION DETAILS

Aug 24

BIDDING OPENS

Aug 25, 7PM

BIDDING CLOSES

464,281

SQUARE FEET

12.10

ACRES

HOW THIS AUCTION WORKS

This property is being sold through LASTBID's online bidding platform, giving qualified buyers nationwide the ability to compete for the asset in a transparent, time-bound process. Registration, deposit requirements, and full auction terms are available through LASTBID.

Property tours can be scheduled directly with our team. We recommend all bidders complete their own inspection and due diligence prior to placing a bid.

TERMS

Sale Method	Online Auction
Terms	Cash / Conventional
Deposit	Details provided at registration
Closing	Per auction terms & conditions

READY TO BID?

Contact LASTBID to register and schedule a property tour before bidding opens.

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BUILDING SPECIFICATIONS

SOUTH SECTION — THREE FLOORS

Floor Plate	116,000 SF per floor
Bay Spacing	18' x 20'
Clear Height	10'10" / 13.5' to deck

NORTH SECTION — SINGLE FLOOR

Floor Plate	102,795 SF
Bay Spacing	55' x 18'
Clear Height	14'7"
Mezzanine	250' x 33'

BUILDING SYSTEMS

HVAC	18 rooftop units, 30–50 tons each
Fire Protection	Combination wet/dry sprinkler system
Lighting	High pressure sodium
Power	8 megawatt transformer capacity
Freight Elevator	30,000 lb. capacity

LOADING

Loading Docks	5
Grade-Level Doors	4 (ranging 10'x9" to 14'x12')

PARCEL OVERVIEW

The sale includes five contiguous parcels totaling 12.10 acres. A summary of each is below; full legal descriptions are available upon request.

PARCEL	ACREAGE	2025 SEV	2025 TAXABLE VALUE	2024 TAXES (TOTAL)	PARCEL ID
1305 Cedar St.	10.06	\$2,697,900	\$1,871,474	\$151,166.39	33-01-01-21-426-005
Linval St.	1.75	\$55,100	\$45,979	\$3,714.76	33-01-01-21-428-082
518 Christiancy St.	0.15	\$4,400	\$3,864	\$312.04	33-01-01-21-427-147
535 Christiancy St.	0.07	\$3,100	\$2,728	\$349.02	33-01-01-21-426-006
537 Christiancy St.	0.07	\$3,100	\$2,581	\$337.20	33-01-01-21-426-009

All five parcels sell together as a single assemblage. The combined 12.10-acre site gives a buyer contiguous frontage along both Cedar Street and Christiancy Street, with the John Bean Building itself sitting on the largest of the five parcels.

5

PARCELS INCLUDED

\$2.76M

COMBINED 2025 SEV

\$155,879

COMBINED 2024 TAXES

ELECTRICAL INFRASTRUCTURE

UTILITY SERVICE

The Lansing Board of Water and Light installed a dedicated 600-amp, 13,200-volt circuit feeding the building's primary switchgear on the first floor. That utility-side work — new poles, directional-bored conduit, junction vaults, and high-voltage feeder cable — represented roughly \$330,000 in construction investment, funded by BWL.

SWITCHGEAR & DISTRIBUTION

From the first-floor switchgear — equipped with a vacuum fault interrupter and a visible disconnect — primary 13,200-volt service is routed up to the third floor, where six Eaton liquid-filled substation transformers give that level the ability to draw up to 8 million watts.

THIRD-FLOOR TRANSFORMER BANK

Three 3,000-KVA and three 500-KVA transformers step power down to 480/277V and 208/120V, supporting a potential 2.3 million watts of lighting load and 3 million watts of cooling load if fully built out. Two additional switchboards (4,000A and 1,600A) can feed power to individual rooms.

PER-ROOM CAPACITY

Each of the third-floor rooms is currently wired for 400 amps of 480/277V and 225 amps of 208/120V — enough to run roughly 100,000 watts of lighting and 70 tons of cooling, with the larger rooms scaled up to 130,000 watts and 100 tons.

8MW

TOTAL SITE CAPACITY

2.3M

WATTS LIGHTING POTENTIAL

3M

WATTS COOLING POTENTIAL

This level of installed electrical infrastructure — built out for a power-intensive prior use — represents a significant cost avoidance for any buyer planning a similarly power-demanding operation, from industrial manufacturing to controlled-environment agriculture to data-adjacent uses.

THIRD-FLOOR ROOM & HVAC DATA

The third floor is currently subdivided into nine large rooms (301–309), most sized around 53'7" x 59', with two larger rooms at 71'7". Each is independently served by rooftop HVAC.

ROOM	APPROX. DIMENSIONS	ROOFTOP HVAC	ROOM	APPROX. DIMENSIONS	ROOFTOP HVAC
301	53'7" x 59'	(3) 20-ton Lennox split systems	306	71'7" x 49'2"	(2) 35-ton Daikin RTUs
302	53'7" x 59'	(3) 20-ton Lennox split systems	307	53'7" x 59'	(2) 35-ton Daikin RTUs
303	53'7" x 59'	(2) 35-ton Daikin RTUs	308	53'7" x 59'	(2) 35-ton Daikin RTUs
304	71'7" x 59'	(2) 50-ton Daikin RTUs	309	53'7" x 59'	(2) 35-ton Daikin RTUs
305	53'7" x 59'	(2) 35-ton Daikin RTUs	Hallways / Electrical / Harvest	—	Additional 15– 35-ton RTUs

Detailed room-by-room floor plans and a full mechanical schedule are available to registered bidders upon request.

LOCATION & ACCESS

The property sits along South Cedar Street just south of downtown Lansing and the Michigan State Capitol, with quick access to I-496 and Pennsylvania Avenue. GM's Grand River Assembly plant, Lansing's Board of Water and Light, and a mix of industrial and light-commercial neighbors surround the site.

An active rail corridor — served by both the Jackson & Lansing and Canadian National lines, with a spur running directly onto the property — borders the north edge of the site, preserving a freight option that's rare for an in-city parcel.

Under Lansing's form-based zoning code, the site carries an IND-1 (Industrial Urban Corridor) designation, bordered by residential (R-3) neighborhoods to the west and south and a mixed-use corridor (MX-C) along Pennsylvania Avenue to the east.

That mix of zoning gives a future user or developer real flexibility — from continued industrial/storage use to a creative mixed-use conversion that plays off the surrounding residential fabric.

NEARBY

Michigan State Capitol & Downtown Lansing	I-496 & Pennsylvania Ave.	GM Grand River Assembly Plant
Canadian National / Jackson & Lansing Rail	Lansing Board of Water & Light	University of Michigan Health – Sparrow

Greater Lansing's mix of state government, higher education, healthcare, and manufacturing employment gives a redeveloped 1305 S. Cedar St. a deep, diverse pool of potential tenants, buyers, or end users to draw from.



YOUR PROPERTY. YOUR TIMELINE. THE RIGHT BUYER.

Since 2007, LASTBID has helped attorneys, trustees, realtors, and private sellers move hard-to-sell properties efficiently through a transparent online auction process — connecting real estate with qualified buyers nationwide.

LISTING CONTACT

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