

STNL Industrial Investment Sale

Automotive Parts Distribution Center

4147 Keller Road | Holt, MI 48842

219,877 SF | 21.97 Acres | 22 Docks

8.50% CAP – Recent Lease Extension – 15+ year historical occupancy



Accelerating success.





Executive Summary

Colliers is pleased to offer for investment sale this 219,877 SF fully leased auto parts distribution center located at 4147 Keller Rd, Holt, MI. This high-quality industrial asset sits on 21.97 acres and presents a compelling opportunity to acquire a fully stabilized, single-tenant, net leased investment with strong cash flow and long-term income security.

The entire facility is leased to Rush Group Limited (d/b/a Dakkota Automotive Systems), an automotive tenant with 15+ year historical occupancy, under a net lease generating an annual net operating income (NOI) of \$1,429,200. The lease includes 3% annual rent escalations starting November 1, 2026, and extends through October 31, 2028, with two additional five-year renewal options, providing investors with predictable income and future upside.

The property is being offered at an attractive 8.50% capitalization rate based on the current NOI, resulting in an asking price of \$16,800,000. This offering provides investors with immediate yield backed by a strong tenant in a growing submarket with long-term potential.

Holt is strategically located within the Lansing MSA, just 90 miles from Detroit and 220 miles from Chicago. The site benefits from proximity to major population centers and a labor pool of over 194,000 within a 7-mile radius. The Lansing industrial market has a current vacancy rate of 2.8%, with average asking rents of \$6.94/ SF NNN (per CoStar).

This is a rare opportunity to acquire a stabilized industrial investment with strong in-place income, annual rent growth, and a strategic Midwestern location with modern infrastructure. Please contact a member of the team for additional information.

Property Summary

Square Footage	219,877 SF
Site Acreage	21.97 acres
Office Area	±6,750 SF
Loading	22 docks
Clear Height	18' - 22'
Parking	150 spaces
NOI	\$1,429,200

Pricing Summary

Sale Price	\$16,800,000 (8.50% CAP)
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Pricing & Financial Summary

Lease Structure

Tenant	Rush Group Limited (d/b/a Dakkota Integrated Systems)
Lease Type	NNN
Lease Term	3.25 Years (Expires 10/31/28)
Lease Commencement	11/1/2024
Lease Rate	\$6.50/SF NNN
Net Operating Income	\$1,429,200
Annual Escalations	3% (starting 11/1/26)
Renewal Options	Two Five Year Renewal Options
Sale Price	\$16,800,000 (\$76.41/SF)
Cap Rate	8.50%



Rent Roll

Dakkota Integrated Systems

Tenant Name	Square Feet	% of Property	From	To	Annual PSF Rent NNN	Annual Rent	Monthly Rent
Dakkota Integrated Systems	219,877	100%	Current	10/31/2026	\$6.50	\$1,429,200	\$119,100
			11/1/2026	10/31/2027	\$6.69	\$1,470,977	\$122,581
			11/1/2027	10/31/2028	\$6.90	\$1,517,151	\$126,429

First Renewal Option (If exercised)

From	To	Annual PSF Rent NNN	Annual Rent	Monthly Rent
11/1/2028	10/31/2029	\$7.11	\$1,562,666	\$130,222
11/1/2029	10/31/2030	\$7.32	\$1,609,546	\$134,129
11/1/2030	10/31/2031	\$7.54	\$1,657,832	\$138,153
11/1/2031	10/31/2032	\$7.77	\$1,707,567	\$142,297
11/1/2031	10/31/2033	\$8.00	\$1,758,794	\$146,566

Second Renewal Option (If exercised)

From	To	Annual PSF Rent NNN	Annual Rent	Monthly Rent
11/1/2034	10/31/2035	\$8.24	\$1,811,786	\$150,982
11/1/2035	10/31/2036	\$8.49	\$1,866,140	\$155,512
11/1/2036	10/31/2037	\$8.74	\$1,922,124	\$160,177
11/1/2037	10/31/2038	\$9.00	\$1,979,788	\$164,982
11/1/2038	10/31/2039	\$9.27	\$2,039,182	\$169,932

Investment Highlights

- 100% leased to Rush Group Limited
- Below-market rent with 3% annual bumps
- Strong industrial submarket (2.8% vacancy)
- Longstanding tenant (15+ years)

Property Details

Building Area	219,877 SF
Office SF	±6,750 SF
Warehouse SF	±213,127 SF
Year Built	1974/1984
Construction	Metal
Clear Height	18' - 22'
Grade Level Doors	(2) 12' x 14'
Docks	22 (15 docks with levelers & restraints)
Floor	6" - 8" concrete
Lighting	LED/Fluorescent
Power	3-Phase, 480 Volt, 2,000 Amps
Heating	Radiant heat along doors Forced air furnace in warehouse Rooftop unit for office space
Utilities	Gas/Electric: Pro Rata - not separately metered Water/Sewer: Consumers Energy Internet/Fiber: Delhi Township Optics: Various providers
Parking	150 spaces
Municipality	Delhi Charter Township
Parcel ID	33-25-05-14-401-002
Acreage	21.97 acres
Zoning	IM-Industrial
Crossroads	Keller Road & Depot Street



Tenant Profile



Dakkota Integrated Systems is a company with world-class products that are designed, engineered, and manufactured by a diverse team of talented employees. Founded in 2001 and headquartered in Holt, Michigan, the company provides a variety of build-to-order manufacturing processes including cockpit, overhead and fascia systems.

Beyond its manufacturing capabilities, Dakkota emphasizes operational efficiency through the use of specially-trained employees, automation, process data validation, and proprietary materials management processes. These strategies aim to minimize complexity, time, labor, and material costs for clients. Dakkota employs more than 2,500 people in the United States and Canada in 14 locations.

Dakkota is committed to delivering the highest quality products and services to its customers which has been proven by the numerous awards they have received.

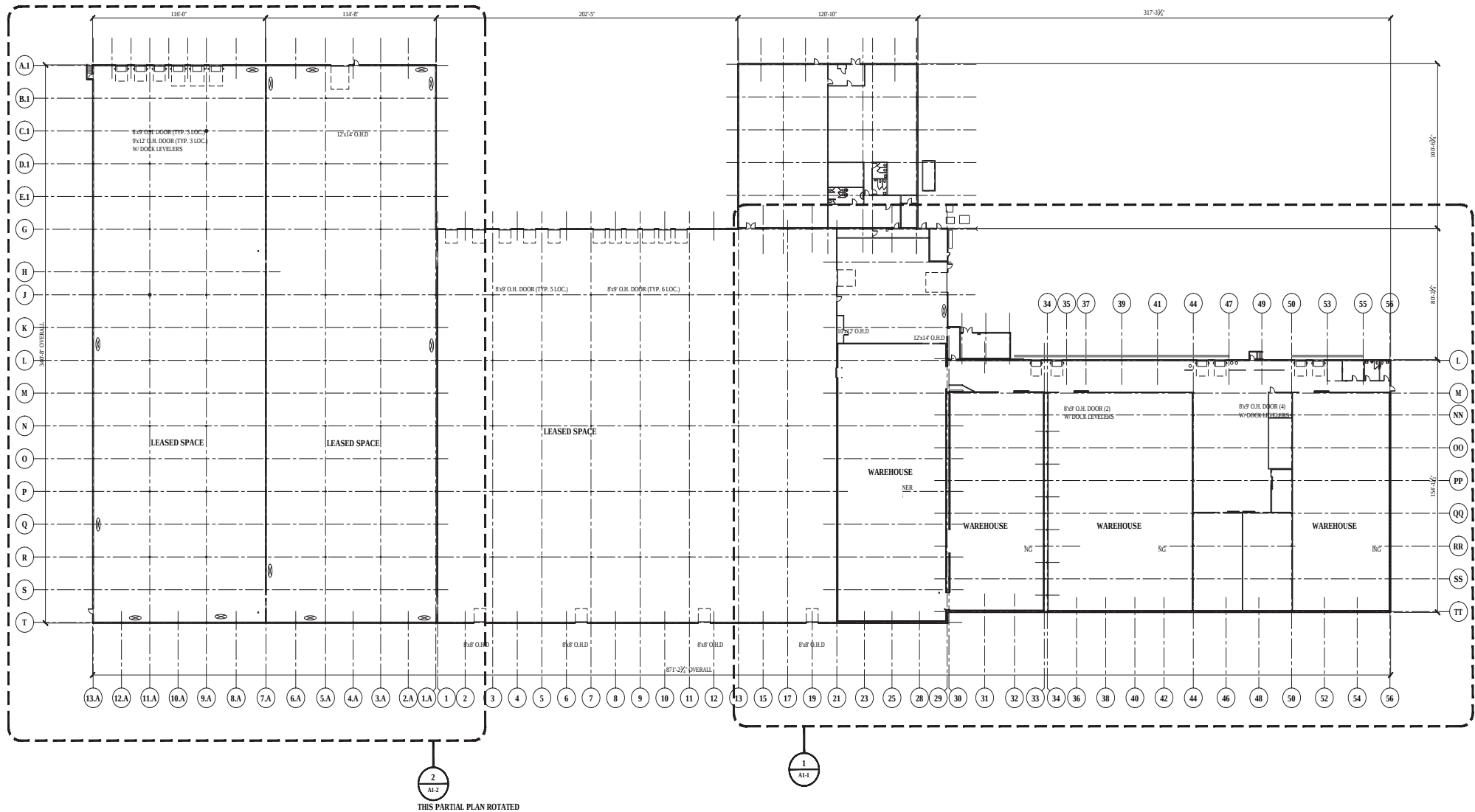


<https://dakkota.com/>

Building Photos

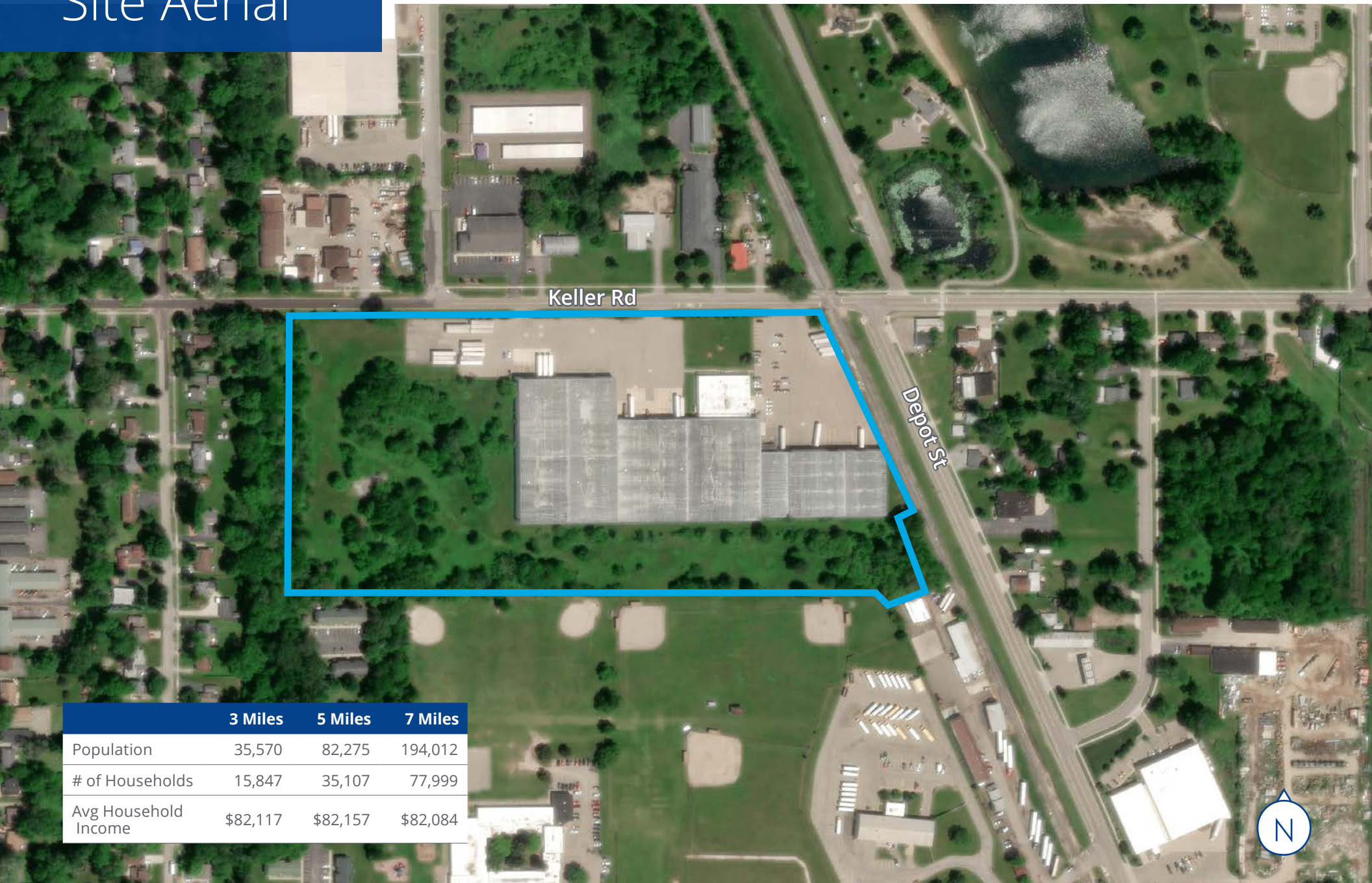


Floorplan



OVERALL FLOOR PLAN

Site Aerial

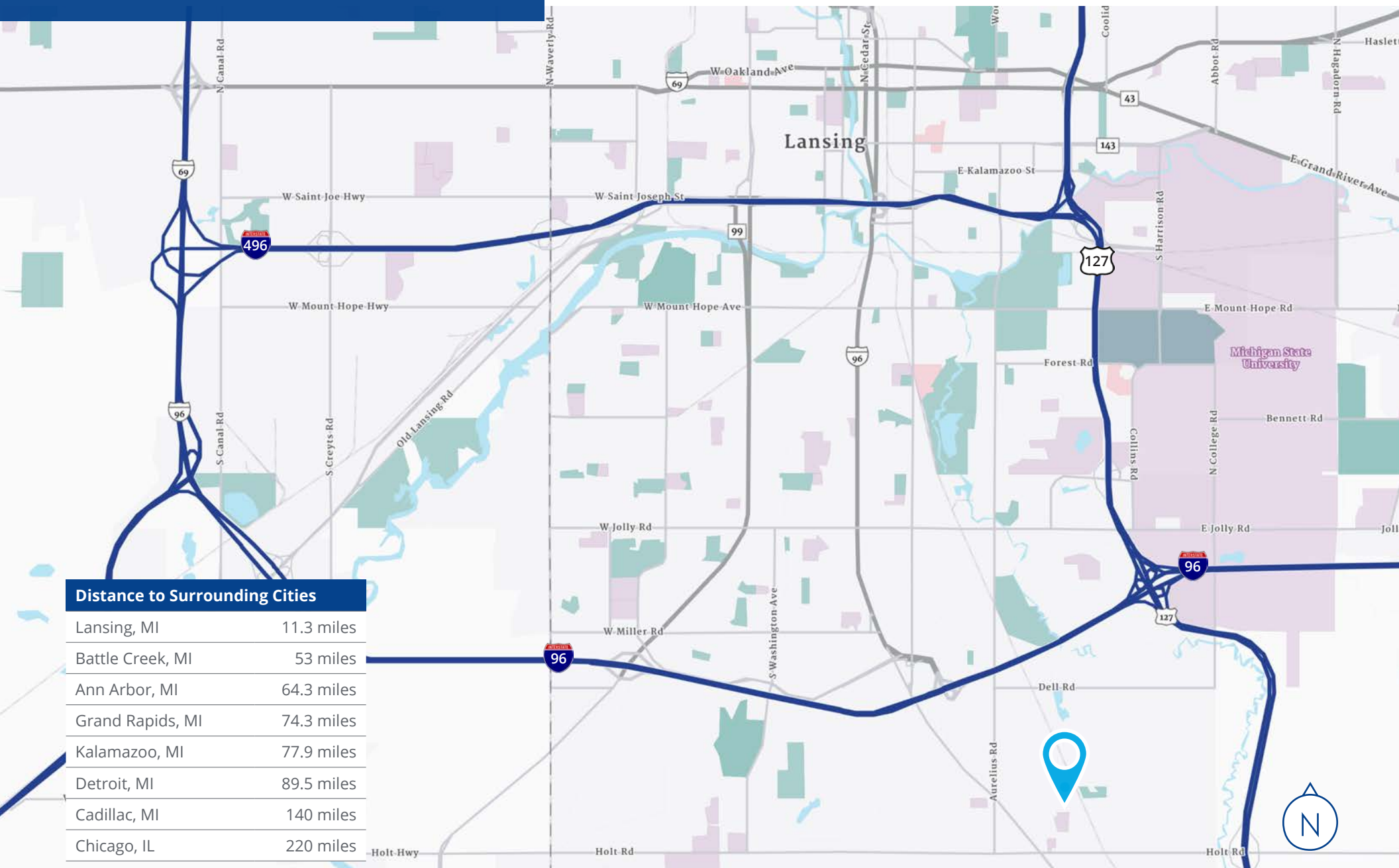


	3 Miles	5 Miles	7 Miles
Population	35,570	82,275	194,012
# of Households	15,847	35,107	77,999
Avg Household Income	\$82,117	\$82,157	\$82,084

Location Overview

Distance to Surrounding Cities

Lansing, MI	11.3 miles
Battle Creek, MI	53 miles
Ann Arbor, MI	64.3 miles
Grand Rapids, MI	74.3 miles
Kalamazoo, MI	77.9 miles
Detroit, MI	89.5 miles
Cadillac, MI	140 miles
Chicago, IL	220 miles



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Disclaimer

Listing brokers have a minority interest in the property.

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