

HIGH BAY WAREHOUSE, MANUFACTURING LOGISTICS FACILITY

LOCATED JUST ONE MILE FROM US-127, HOLT ROAD INTERCHANGE



FOR LEASE
1875 Holloway Drive
Holt, MI

AVAILABLE:
170,380 SF

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PROPERTY INFORMATION

Modern, Move-In-Ready Space Offering Exceptional Access And Efficiency

Positioned in Delhi Technology Park, this premier 170,380 SF industrial facility combines modern functionality with excellent regional connectivity. Situated just one mile from US-127 and minutes from I-96 and Capital Region International Airport, the property offers seamless access to major transportation routes serving Lansing, Grand Rapids, Detroit, and Chicago. The property is located within the service area for Foreign Trade Zone #275 (Port Lansing) and is eligible for expedited FTZ activation under the Alternative Site Framework.

Sitting on 11.6 acres, the site features dual ingress and egress points for efficient traffic flow and drive-around capability. With 17 dock doors, two grade-level doors, and 28.5' clear height, the property is ideally suited for a variety of light manufacturing, distribution, or logistics operations. The newly installed 2024

Duro-Last roof and extensive electrical upgrades further enhance its turnkey appeal.

Ample parking for over 330 vehicles, professional landscaping, and a secure, accessible layout make this property one of the most desirable industrial facilities in the Lansing region.

Lease Rate:

\$8.50 PSF
PSF/YR, NNN

NNN = ± \$1.25/SF*

*Excludes CAM fees - Tenant responsible for maintenance, lawn care, snow & trash removal.



AVAILABLE: 153,958 SF:
Warehouse, 10,638 SF:
Office, 5,784 SF: Cafeteria
Training, Locker Space



DOCKS:
17 Docks and
2 Overhead Doors



CEILINGS:
28.5' Clear



HEAVY POWER:
1,200-Amp,
480-volt, 3-phase



PARKING:
±332 Spaces



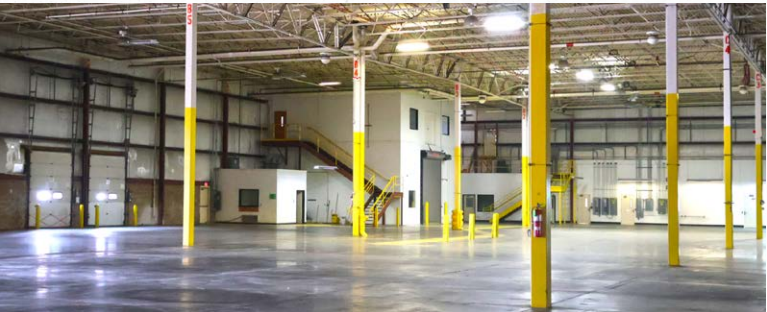
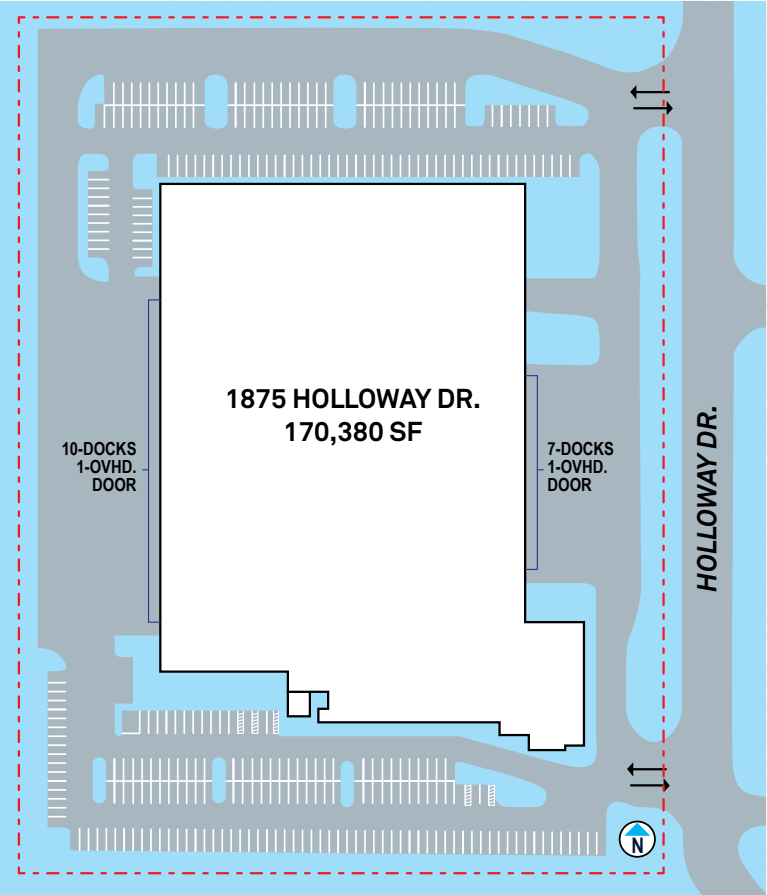
LOCATION:
1-Mile to US-127
4-Miles to I-96

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PROPERTY SPECIFICATIONS

Size	170,380 SF
Acres	11.60
Construction	Block/Steel
Roof	2024 Duro-Last Roof with 20-Year Warranty
Power	3-Phase; 480 Volt; 1,200 Amps
HVAC	(8) Trane Rooftop Units
Mezzanine	(2) Liebert Units
Lunchroom Ceiling	(1) Carrier Unit
Women’s Bath Closet	(1) Trane Unit
Warehouse Office	(1) Carrier Unit
Receiving Office	(1) PTAC1 Unit
Warehouse	(1) MUA1 Absolute Unit
Parking	332 Spaces
Zoning	IP, Industrial Park
Year Built	2001/2003
Municipality	Delhi Charter Township
Parcel	33-25-05-24-100-020
2024 Taxes	±\$176,076
Concrete Slab Design for Manufacturing:	Thickened Slab Edges & Footings to reduce vibrations and support heavy equipment. Dedicated Test Well/Equipment Pit next to central bay to isolate vibration-sensitive machinery.

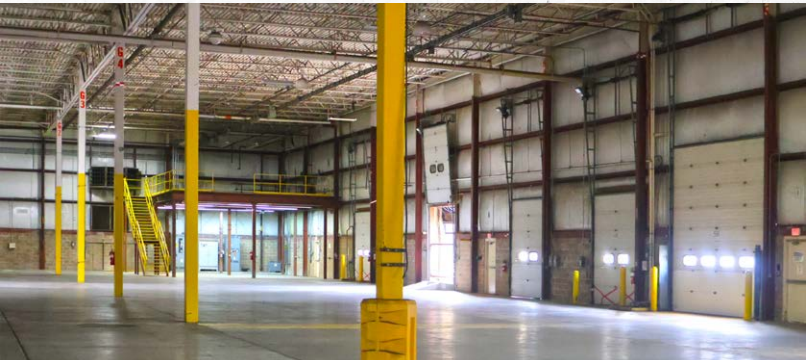
SITE PLAN



WAREHOUSE OVERVIEW

The 153,958 SF warehouse/manufacturing area features 28.5’ clear height (32’ deck height), 17 dock doors (15 with levelers), and two 16’ x 14’ drive-in doors, providing superior functionality for distribution or production users. The ESFR sprinkler system, 8” reinforced concrete flooring, and multiple HVAC units support both light manufacturing and high-volume logistics operations.

Additional amenities include private plant offices, locker rooms, and first aid facilities, ensuring operational efficiency and workforce comfort. Thickened slab design and a dedicated test well/equipment pit allow accommodation of vibration-sensitive or heavy machinery, making this property ideal for advanced manufacturing users.



WAREHOUSE SPECIFICATIONS

Size	153,958 SF
HVAC	Heated
Clear Height	28.5’ Clearance
Column Spacing	40’ x 50’
Dock Doors	(17) 15 with Levelers
Grade Level Doors	(2) 16’ x 14’
Fire Suppression	ESFR-125 HP Fire Pump
Lighting	LED
Flooring	8” Thick
Exterior Pedestrian Doors	(11)
Points of Entry From Office	(5)
Mezzanine 1	Lunchroom and Full Men’s and Women’s Locker Rooms
Mezzanine 2	Plant Offices

OFFICE OVERVIEW

The 10,638 SF climate-controlled office area provides a comfortable and efficient workspace designed to support productivity and collaboration. The space includes a welcoming lobby with reception area, 15 private offices, three conference rooms, open workstations and multiple restrooms. An additional 5,784 SF that is directly connected to the warehouse could be used as training, cafeteria, locker space. Natural light floods the space through large windows, and a private outdoor patio adds an appealing amenity for staff. This professionally finished office environment offers flexible options for executive, administrative, or technical teams—positioned directly adjacent to the warehouse for operational convenience.



OFFICE SPECIFICATIONS

10,638 SF: Office & 5,784 SF: Training, Cafeteria, Locker Space

Lobby with Floor to Ceiling Windows and Reception Station

(1) Executive Office In-Suite Restroom

(15) Private Offices

(3) Conference Rooms

Open Area for Workstations

Kitchenette

Training Room w/Divider with Access to Warehouse

Large Lunchroom with Access to Warehouse and Outdoor Patio

Data Server Room

Workroom

(2) Sets of Men's and Women's Multi-Stall Restrooms
(Located in the Office and Lunchroom Areas)

Lobby Restroom



AREA MAP



AREA INFORMATION

1 Mile

to US-127 & 4 Miles to I-96

3.6 Miles

to Michigan State University

5.6 Miles

to Mason

9.8 Miles

to Lansing

10.9 Miles

to GM Grand River Assembly Plant

15.0 Miles

to New Amazon Distribution and
Meijer Distribution

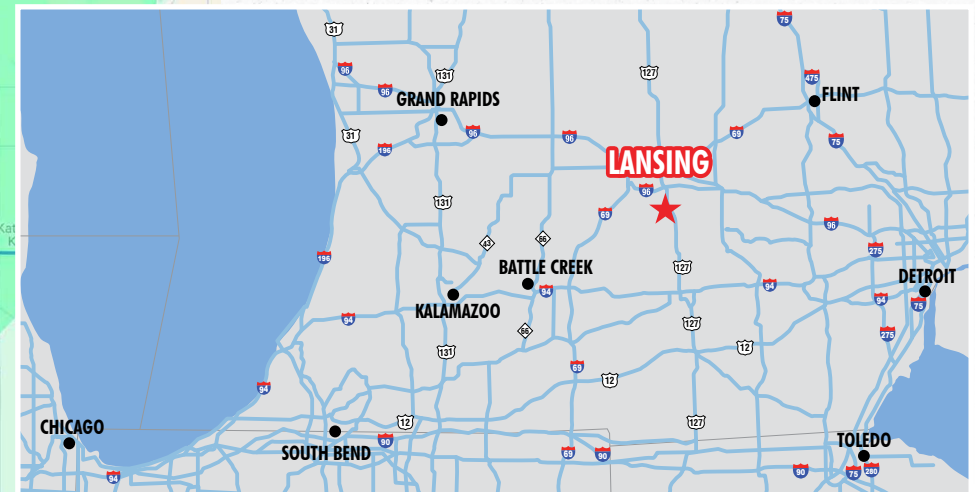
15.9 Miles

to GM Lansing Delta Assembly Plant
& Ultium Battery

Convenient

to highways and ample workforce

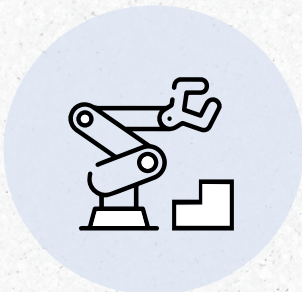




WHY GREATER LANSING?



473,011
Residents



418
Manufacturing
Companies in MSA



10
Colleges &
Universities



196,797
Blue Collar
Workers

2024-25 Stats

25.4%

Bachelor Degree
Or Higher

VS 22.6% - U.S.
19.2% - Michigan

\$427 M

Contributed to
local Economy through
Supply Chain Segment

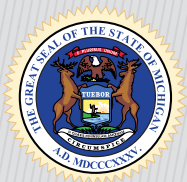
5.2%

Unemployment
Rate (August)

VS 4.3% - U.S.
5.2% - Michigan



LARGEST EMPLOYERS



ECONOMIC HIGHLIGHTS



East Lansing is home to **Michigan State University** a premier research university with over **51,000** students and over **20,260** employees



The **Lansing** market is home to **8** insurance **company HQ's**, collectively responsible for **\$30 billion** in annual premiums/revenue



Lansing is **home** to three **GM** facilities that **employ** over **5,800** workers



2018-2022 **Regional** Growth in high-tech employment: **12.2%**. Between 2019 and 2023, Area **GDP** increased by **10.3%**