

HIGH BAY WAREHOUSE, MANUFACTURING LOGISTICS FACILITY

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

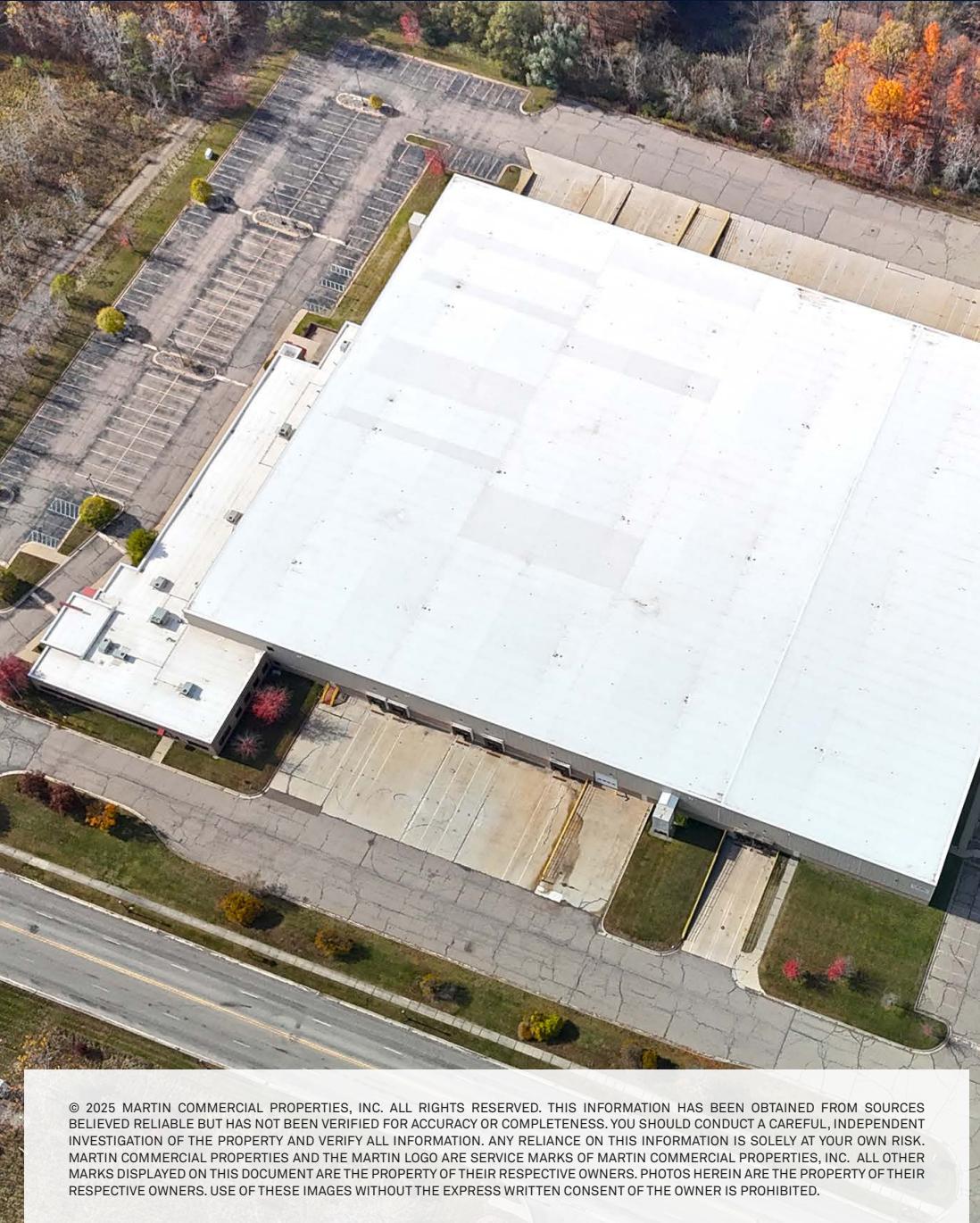


FOR LEASE
1875 Holloway Drive
Holt, MI

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

 **CEILINGS:**
28.5' Clear

 **PARKING:**
±332 Spaces



DOCKS:
17 Docks and
2 Overhead Doors



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

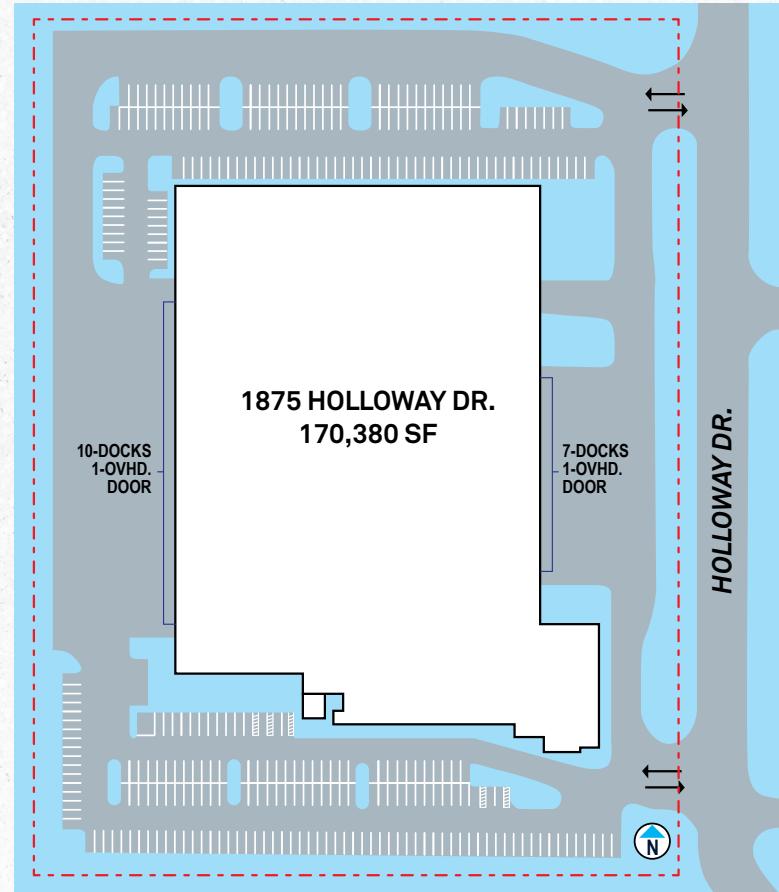


LOCATION:
1-Mile to US-127
4-Miles to I-96

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: | <p>Thickened Slab Edges & Footings to reduce vibrations and support heavy equipment.</p> <p>Dedicated Test Well/Equipment Pit next to central bay to isolate vibration-sensitive machinery.</p> |

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

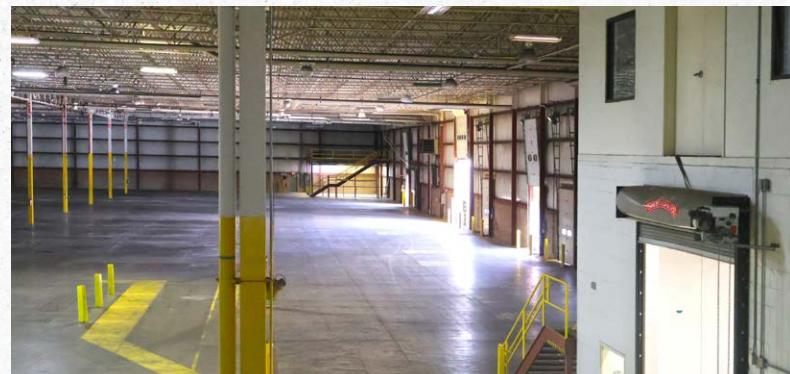
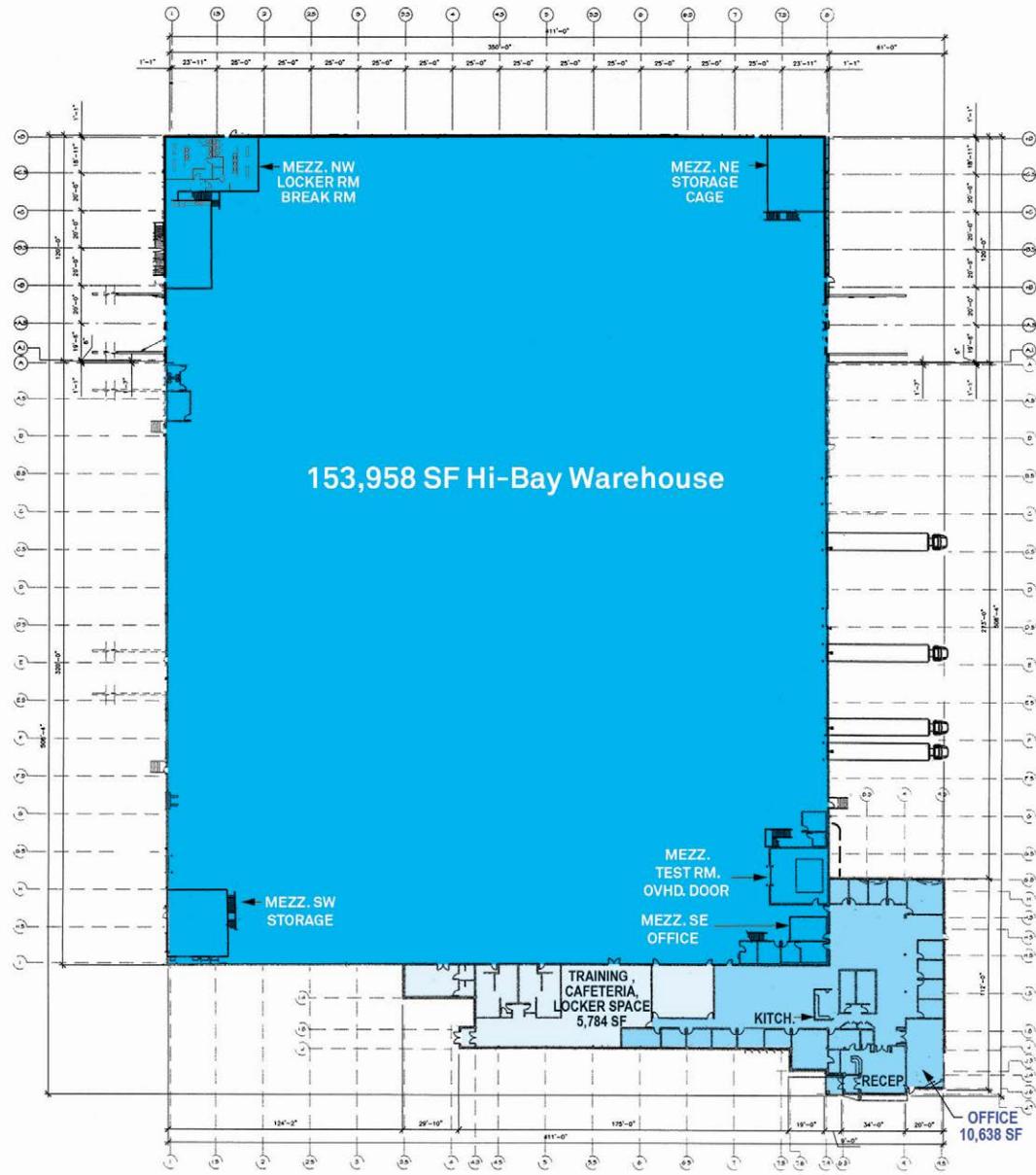
Data Server Room

Workroom

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

Lobby Restroom

FLOOR PLAN



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

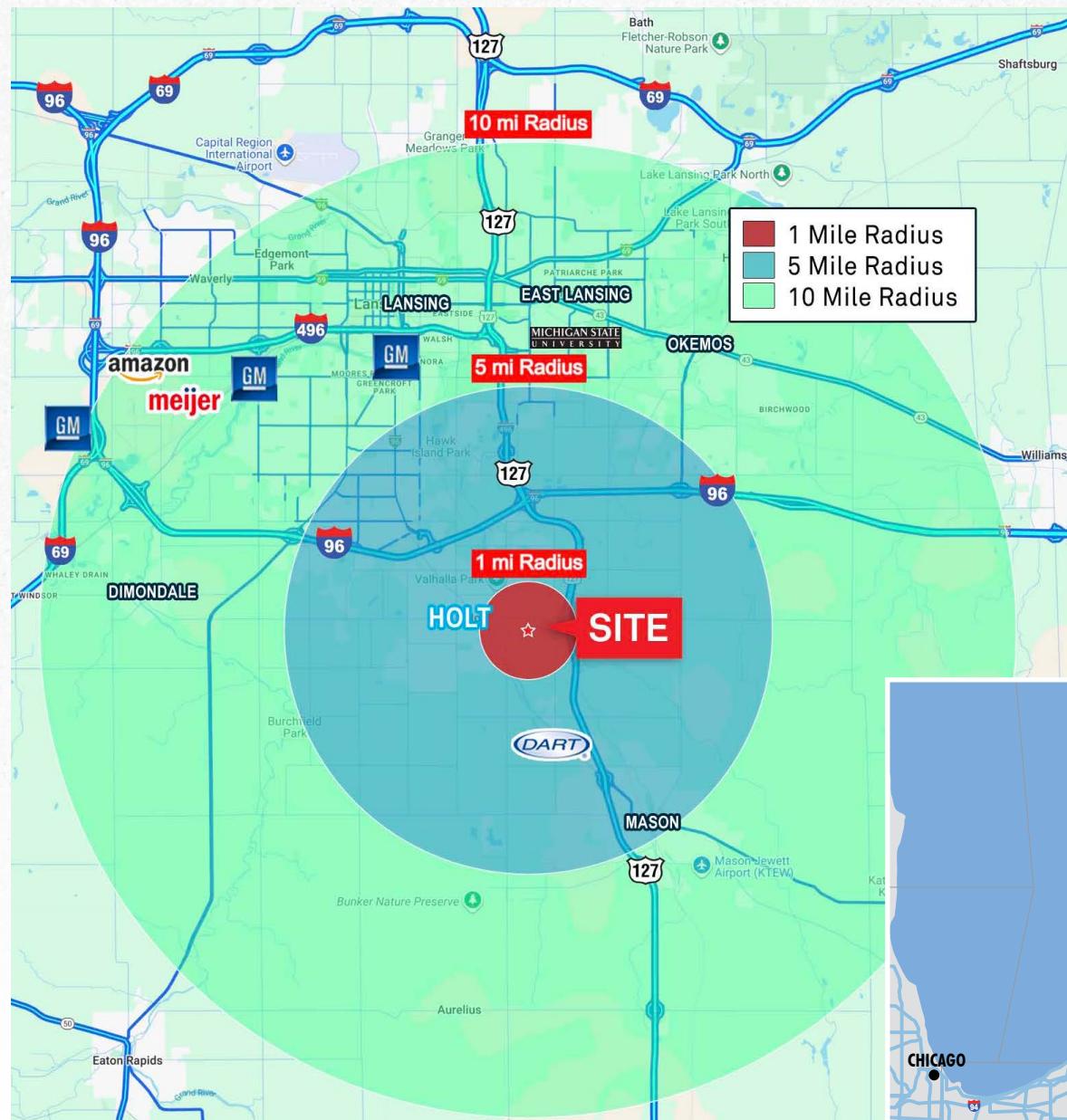
15.0 Miles
to New Amazon Distribution and
Meijer Distribution

15.9 Miles
to GM Lansing Delta Assembly Plant
& Ultium Battery

Convenient
to highways and ample workforce



DRIVE TIME MAP



REGIONAL TRAVEL TIMES

Battle Creek, MI
51 Miles

Detroit, MI
93 Miles

Flint, MI
56 Miles

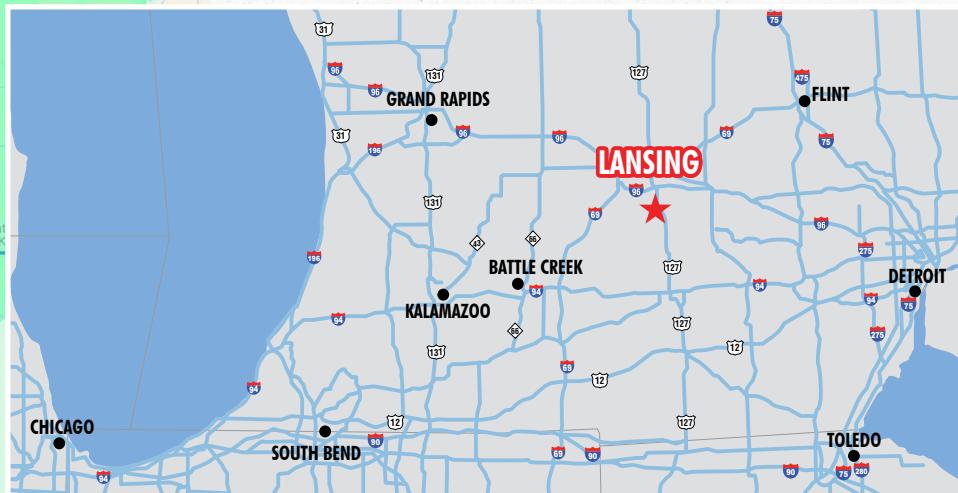
Toledo, OH
116 Miles

Grand Rapids, MI
68 Miles

South Bend, IN
160 Miles

Kalamazoo, MI
75 Miles

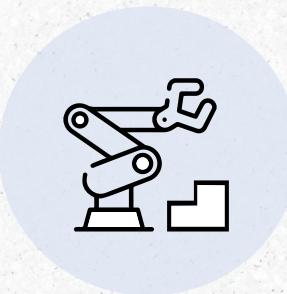
Chicago, IL
218 Miles



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



MICHIGAN STATE
UNIVERSITY

 PECKHAM

JACKSON
NATIONAL LIFE INSURANCE COMPANY

DART

Michigan
UNIVERSITY OF MICHIGAN
HEALTH-SPARROW
MICHIGAN MEDICINE



LANSING
COMMUNITY
COLLEGE

Auto-Owners Insurance
Life Home Car Business

McLaren

RB

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%**