

85,000 SF MANUFACTURING/WAREHOUSE SPACE IN HOLT JUST 2 MILES FROM US-127 HOLT ROAD INTERCHANGE



FOR LEASE
2325-2329 Jarco Dr.,
Holt, MI

AVAILABLE:
85,000 SF

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LIGHT MANUFACTURING FACILITY WITH 5,000 SF OF OFFICE SPACE

This 85,000 SF warehouse features 5,000 SF+ office with a full mezzanine above, 5 docks and 2 overhead grade level doors. The building has 23'-25' ceilings, 480V, 1200 Amp, 3-Phase power and is fully sprinkled. Originally built in 1995 and expanded in 2018 doubling in size, it sits on a nearly 6 acre parcel.

Located on Jarco Drive north off Keller Road, home to ASAP Printing, National Manufacturing Group and Mantissa Industries. The Holt Industrial corridor is convenient to the US-127 interchange and anchored by Dakkota Keller, McKesson, Pratt Whitney and RSDC.

LEASE RATE:

\$6.95

PSF/YR, NNN



85,000 SF:
5,000 SF+ of Office
W/Mezzanine



OFFICE: Open
Office, Conf. &
Break Rooms



CEILINGS:
23'-25'



POWER:
480V, 1200 Amp,
3-Phase



DOORS: 5 Docks
and 2- grade-level
overhead doors



YEAR: Built
1995, 2018



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Site Plan Details:

- Top Building:**
 - Area: 40,599 SQ. FEET
 - Height: 28.7'±
 - Features: 1-OVERHEAD DOOR, 2-DOCKS, CONCRETE, ASPHALT, CURB.
 - Dimensions: 190.2' (left), 254.3' (bottom), 250.2' (bottom), 140.8' (right), 93.0' (top).
- Bottom Building:**
 - Area: 44,888 SQ. FEET
 - Height: 28.1'±
 - Features: 1-OVERHEAD DOOR, 3-DOCKS, Mezzanine Office (4,350 SF), CONCRETE, ASPHALT, CURB, WALL, SHED.
 - Dimensions: 180.1' (left), 250.9' (bottom), 180.1' (right), 50' (right), 87' (right), 144.7' (left).
- Overall Site Information:**
 - TOTAL AREA: 259,128 SQ. FEET, OR 5.949 ACRES ±
 - Parcel Line: 120.9' (left), 93.0' (top).
 - Access: 120.17' (M) (right), 120.1' (right).
 - Other: 11 PS (bottom right), 50' (right), 87' (right).



AREA INFORMATION

<2 Miles

to US-127 Holt Road Interchange

<7 Minutes

drive to I-96, Exit 104
Cedar St.-Holt

18 Minutes

to Amazon Warehouse &
Meijer Distribution

<20 Minutes

drive to 3 GM Facilities

Convenient

location in Holt industrial
corridor and local highway
system

