



INDUSTRIAL PROPERTY // FOR SALE / LEASE

10,136 SF STATE-OF-THE-ART FLEX/R&D/WAREHOUSE BUILDING

14515 MACKEY RD

HOLLY, MI 48442



- 10,136 SF modern flex R&D warehouse/distribution building
- Comprised of a 5,136 SF shop & 5,000 SF office
- Located on a 1.89-acre lot - room for expansion
- State-of-the-art building constructed in 2006 with contemporary design
- Zoned C2 for versatile usage
- Two (2) grade-level doors, 9'6" clear height
- 100% AC, LED lighting, 240-volt power
- Full building back-up power generator
- Strategic location just off I-75 and close to US-23



P.A. COMMERCIAL
Corporate & Investment Real Estate

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Southfield, MI 48076
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14515 MACKEY RD, HOLLY, MI 48442 // FOR SALE / LEASE

EXECUTIVE SUMMARY



Sale Price	\$1,095,000
Lease Rate	\$8.00 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	10,136 SF
Available SF:	10,136 SF
Lot Size:	1.89 Acres
Price / SF:	\$108.03
Year Built:	2006
Zoning:	C2
Market:	Detroit
Submarket:	Lakes Area
Traffic Count:	55,652

PROPERTY OVERVIEW

Presenting a great opportunity to own a 10,136 square foot building and work in beautiful Holly, Michigan. Meticulously constructed in 2006. Zoned C2, this property offers an incredible space on two floors with two roll-up doors and modern amenities, catering to the discerning needs of R&D, Warehouse, and Distribution companies. The building's strategic location ensures excellent visibility and accessibility, enhancing its investment potential. With contemporary architecture and a versatile layout, it is ideally suited for a professional owner, creating a compelling environment for businesses to thrive. Don't miss the chance to acquire this prime commercial asset in a dynamic and promising market.

LOCATION OVERVIEW

Embrace the strategic location of this property in Holly, Michigan, offering convenient access to the Detroit, Ann Arbor, Flint markets. With proximity to major business centers, cultural landmarks, and entertainment hotspots, owners, tenants, and investors at this prime location can tap into the dynamic Southeast Michigan business ecosystem and diverse talent pool. Nearby points of interest include the renowned Mt Holly Ski and Snowboard Resort, Downtown Holly, and Fenton. Be part of this thriving Southeast Michigan area where business opportunities and urban excitement intersect seamlessly.



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Mark Mamassian SENIOR ASSOCIATE

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PROPERTY DETAILS

Sale Price	\$1,095,000
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Lease Rate	\$8.00 SF/YR
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LOCATION INFORMATION

Street Address	14515 Mackey Rd
City, State, Zip	Holly, MI 48442
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	I-75 and Grange Hall Road
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	10,136 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	9.6 ft
Office Space	5,000 SF
Number of Floors	2
Average Floor Size	5,080 SF
Year Built	2006
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Elevator	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex, R&D Warehouse/Distribution
Zoning	C2
Lot Size	1.89 Acres
APN #	0125200006
Lot Frontage	150 ft
Lot Depth	535 ft
Corner Property	No
Traffic Count	55652
Traffic Count Street	I-75
Traffic Count Frontage	150
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	23

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	4 Air Conditioning units with security brackets, Power Air Ventilation System, Ceiling fans 1st floor (4), 3 Renzor Heaters.
Leed Certified	No
Restrooms	First Floor: 2 Handicap Bathrooms with 1 shower. Second Floor: 2 Handicap Bathrooms
Gas / Propane	Yes
Ethernet	Cat-5 Ethernet Cable Wiring



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INDUSTRIAL DETAILS

Property Type:	Flex, R&D, Warehouse/Distribution
Building Size:	10,136 SF
Space Available:	10,136 SF
Shop SF:	5,136 SF
Office SF:	5,000 SF
Occupancy:	Vacant
Zoning:	C2
Lot Size:	1.89 Acres
Parking Spaces:	23
Fenced Yard:	No
Trailer Parking:	Yes
Year Built:	2006
Construction Type:	Wood Frame
Clear Height:	9' 6" on Main Floor 8' 6" on Second Floor Offices
Overhead Doors:	One (1) 14"H x 12'W and One (1) 8'H x 9'W And a second-floor roll up door for additional storage
Truckwells/Docks:	None
Cranes:	None
Power:	First Floor: 2 Handicap Bathrooms with 1 Shower Second Floor: 2 Handicap Bathrooms Wired for 110V, 220V , 4 Electric meters and 240V with 22kW Generac Power Backup Generator
Airlines:	Yes
HVAC:	Power Air Ventilation System
Air Conditioning:	100% AC - 4 Air Conditioning units with security brackets
Heat Type:	Natural Gas 3 Renzor Heaters
Lighting:	LED in shop
Sprinklers:	Exterior Sprinkler System
Security System:	Yes
Flooring:	Epoxy Floors in Shop
Taxes:	\$8,899.00



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ADDITIONAL PHOTOS



1.89-Acre Lot Can Accommodate Further Expansion



Rear of Building has I-75 N Frontage



Prominent Building Sign Facing I-75 N



Monument Sign



Front of Building & Driveway



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ADDITIONAL PHOTOS



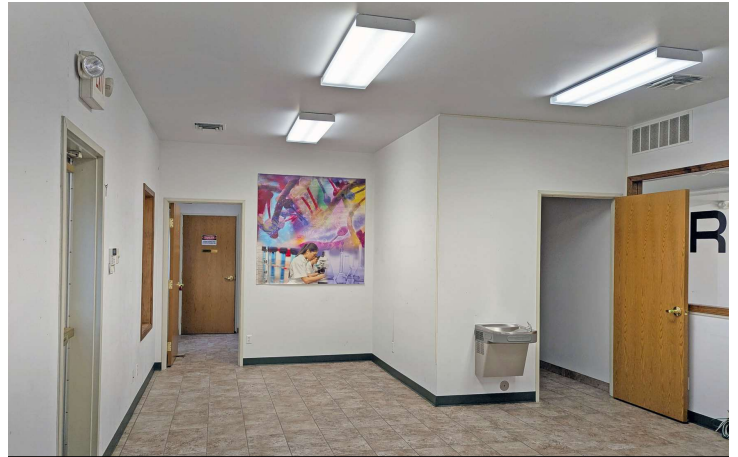
Clean Shop with Windows & Epoxy Floors



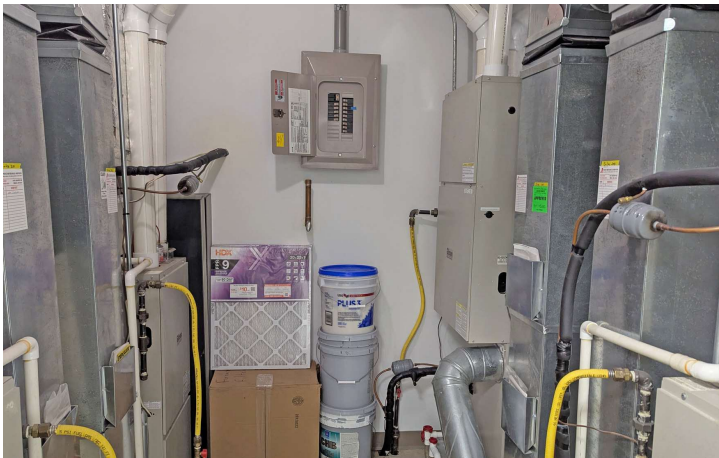
14' x 12' Overhead Door



Light Filled Space - Rare for an Industrial Building



Shop Lobby, Bathrooms & Elevator to Upstairs



4 Electric meters and 240V with 22kW



Interior Roll-up



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ADDITIONAL PHOTOS



Second Floor Conference Room & Offices



Private Office



Reception



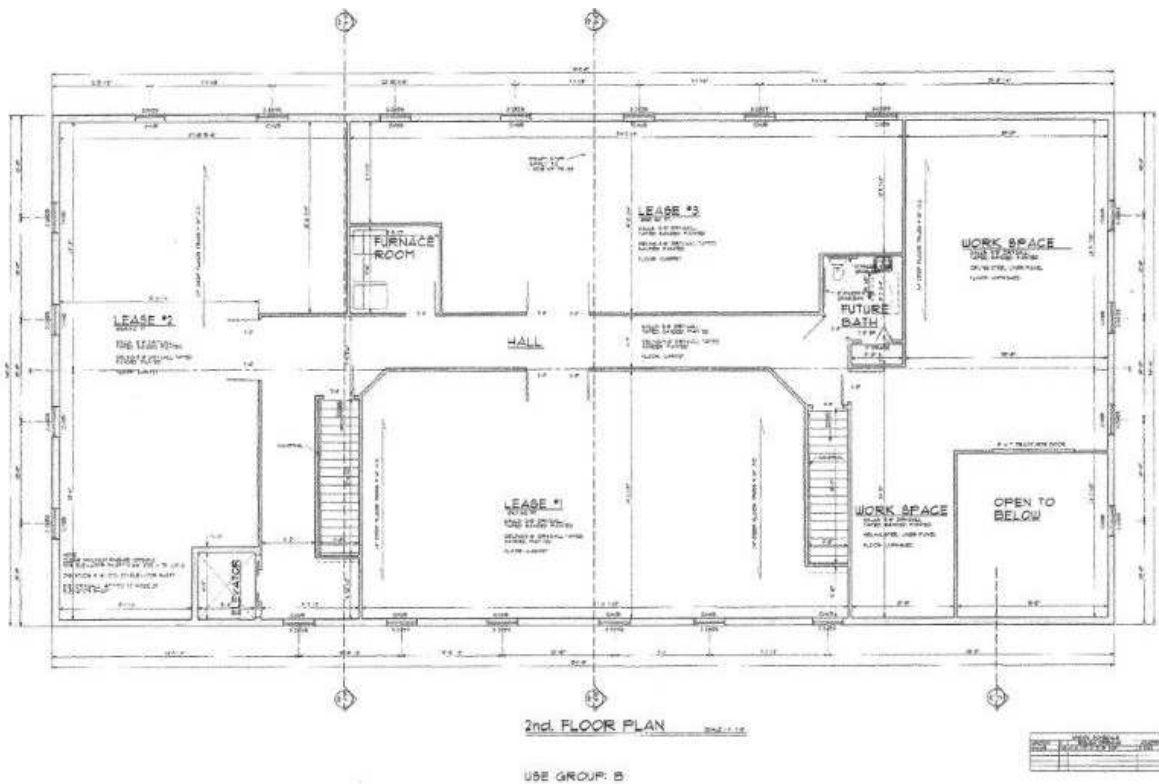
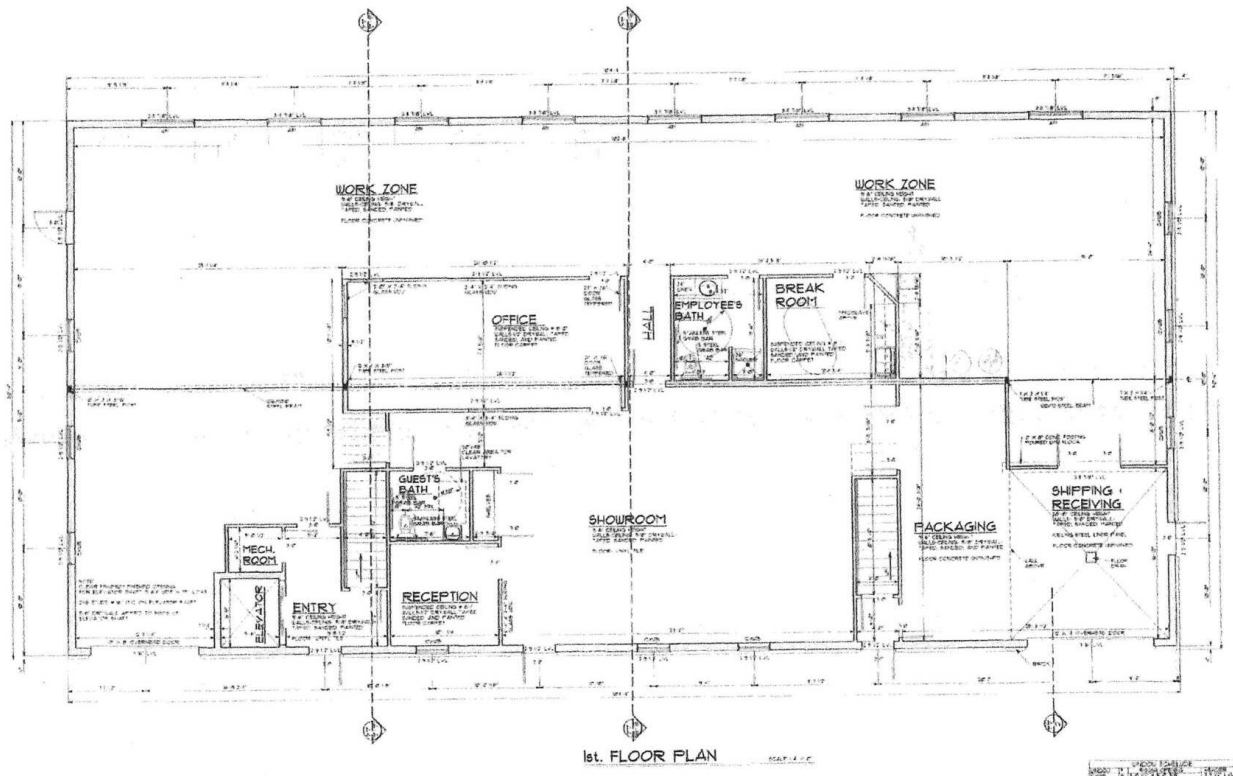
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FLOOR PLANS



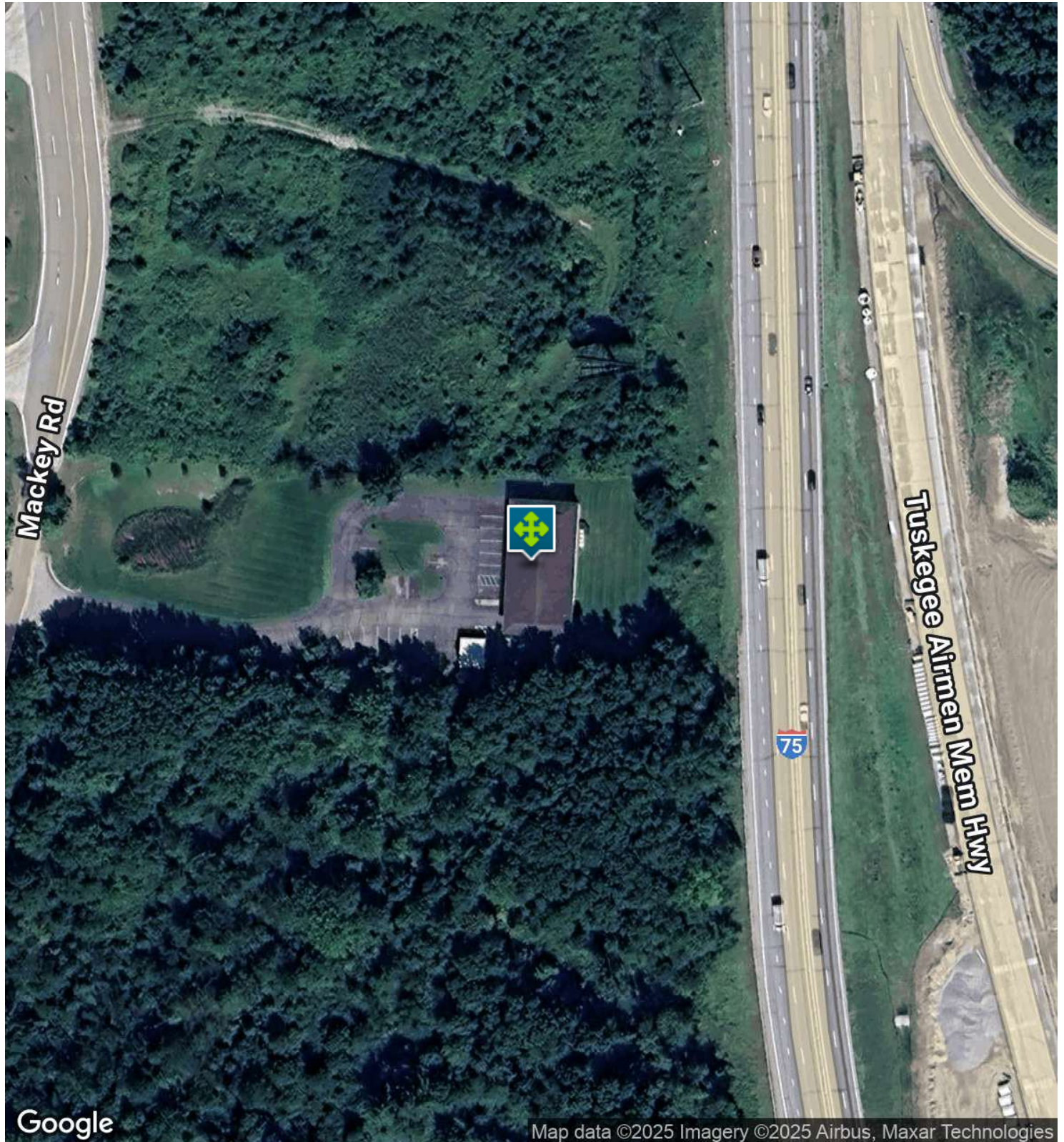
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AERIAL MAP



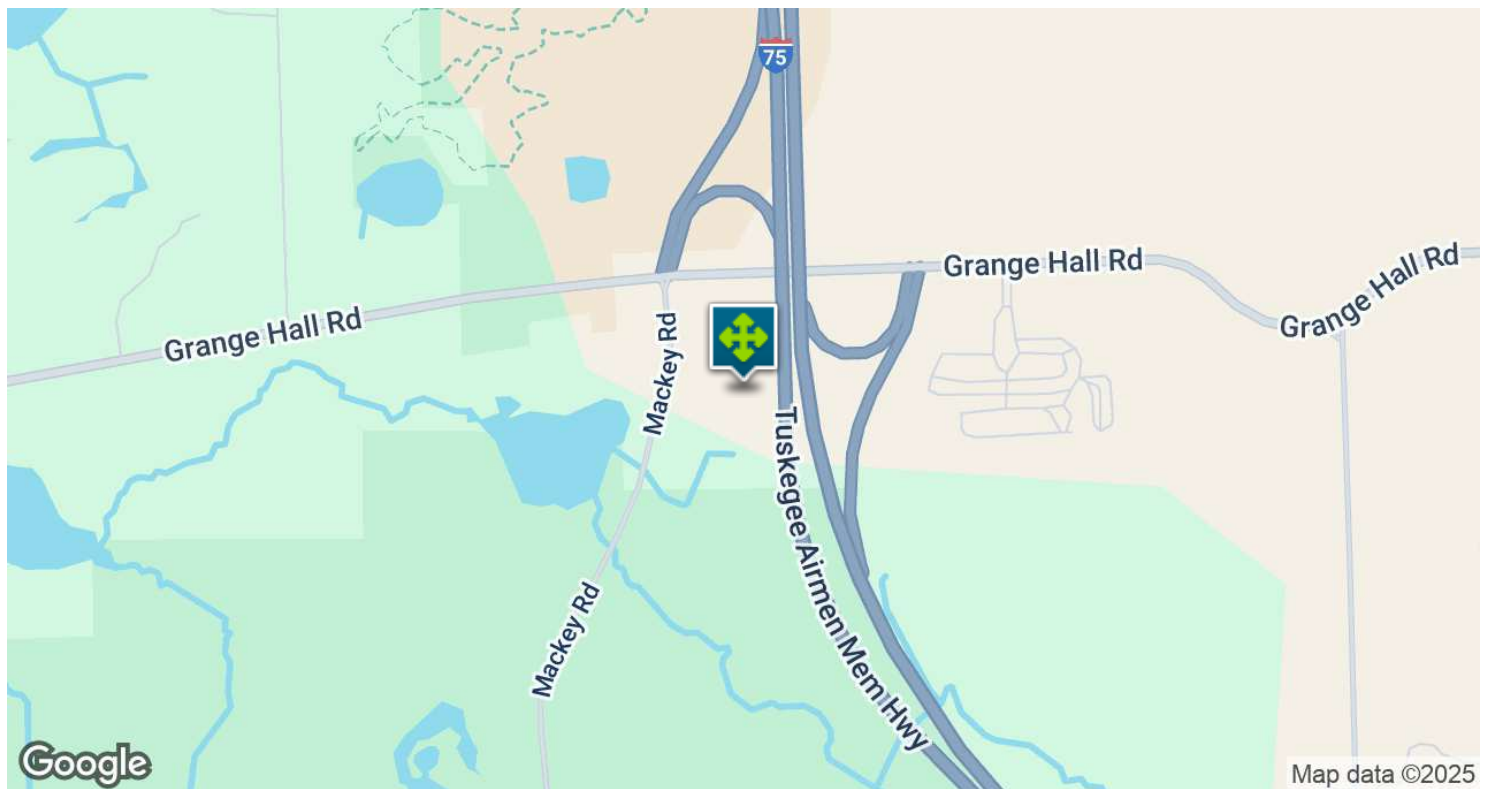
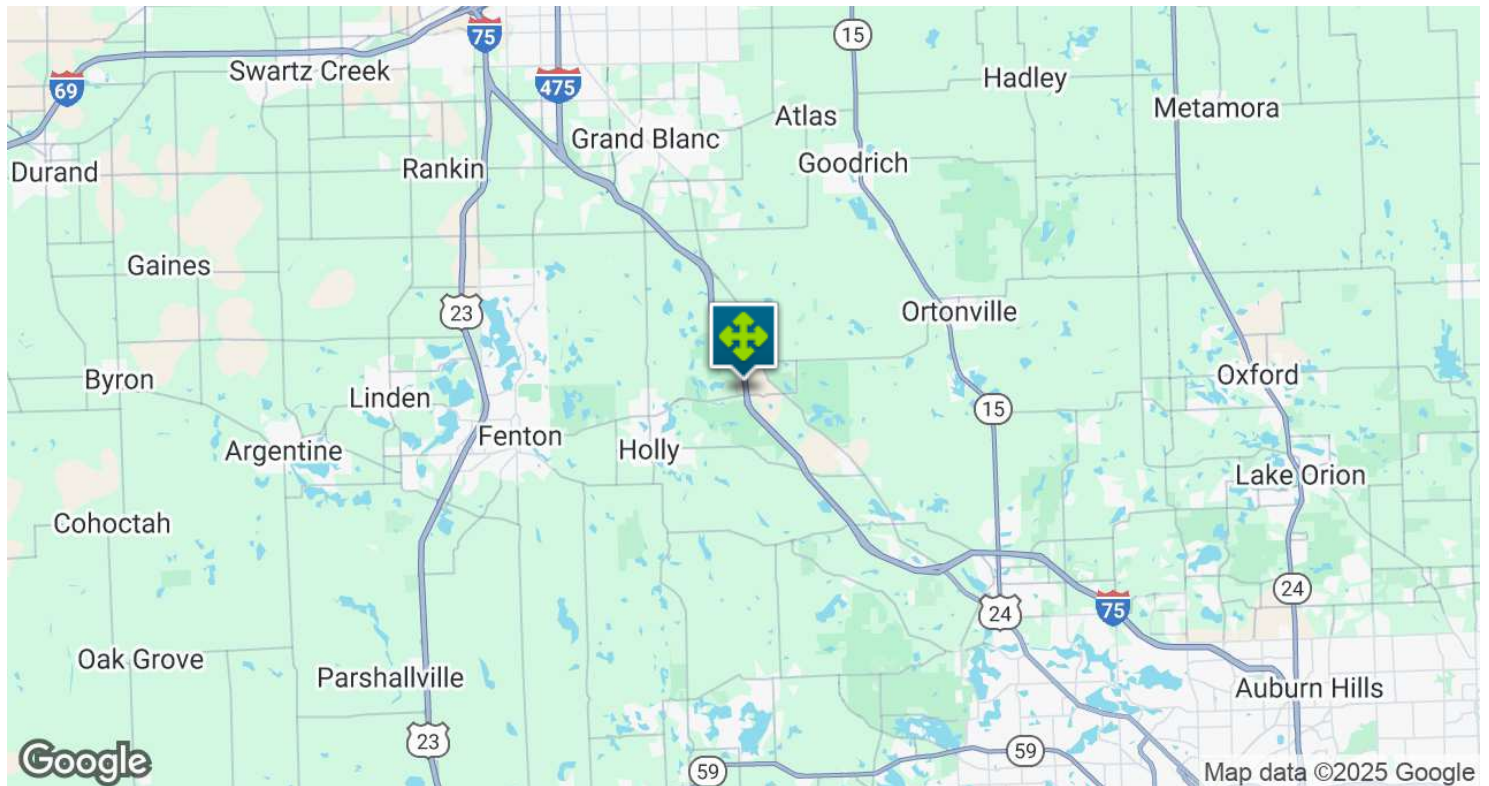
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LOCATION MAP

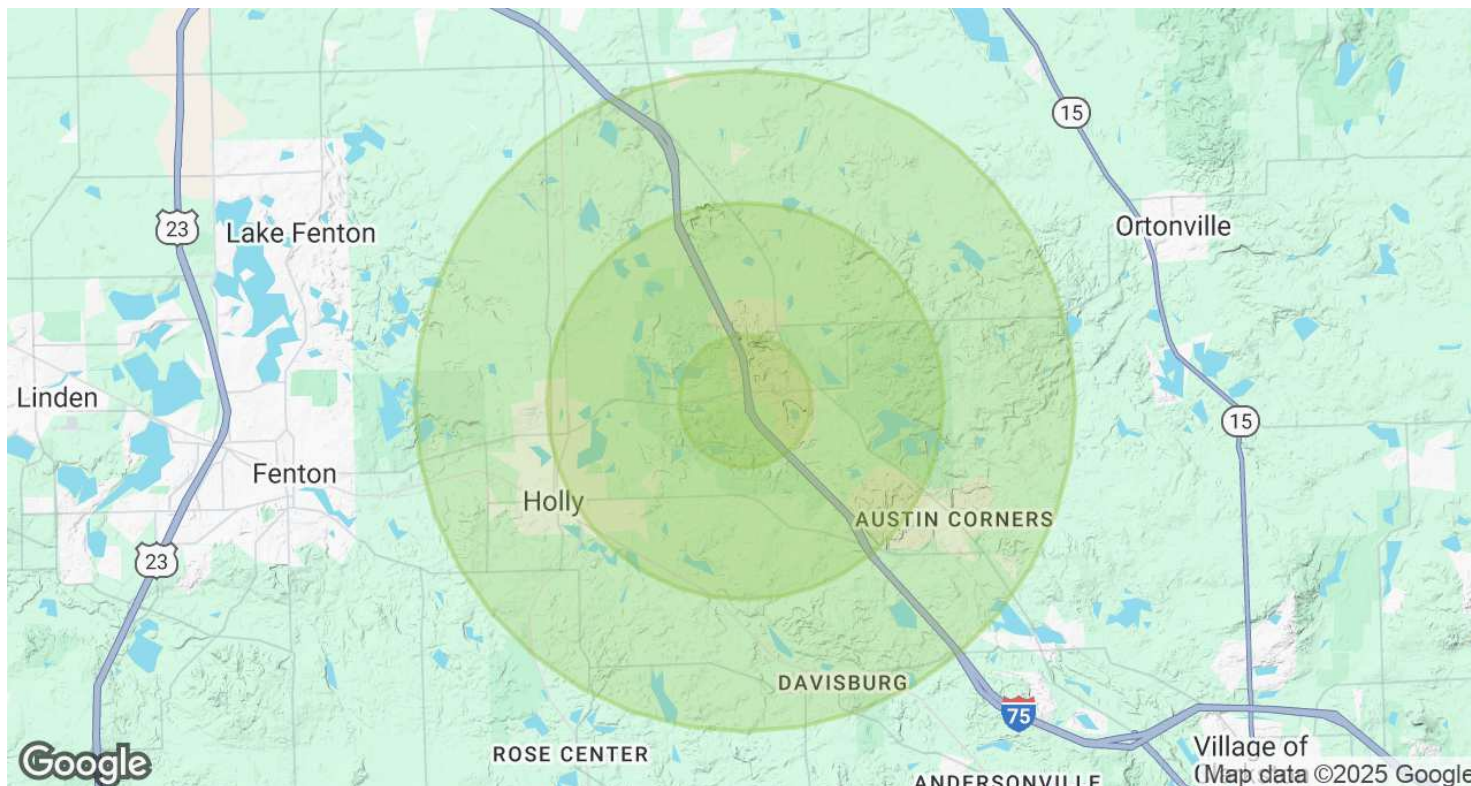


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	276	6,825	25,324
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	109	2,773	9,907
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$110,379	\$91,714	\$111,771
Average House Value	\$307,407	\$248,666	\$300,112

Demographics data derived from AlphaMap



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CONTACT US



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