

Delhi Technology Park

Prime 170,380 SF
Industrial Facility
Featuring 17 Docks

For Lease



1875 HOLLOWAY DRIVE, HOLT, MI 48842



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PROPERTY OVERVIEW

This 170,380 SF industrial building sits on 11.6 acres and offers excellent drive-around capability with two points of ingress/egress for easy access and traffic flow. Ideal for a variety of industrial uses, the property provides ample space and convenient connectivity.

Lease Rate

\$8.50/SF, NNN

NNN = ± \$1.50/SF



Size	170,380 SF
Acres	11.605
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
Value	
SEV	\$2,470,900
Taxable	\$2,432,372
Taxes	
2024 Winter	\$139,165
2024 Summer	\$ 31,398

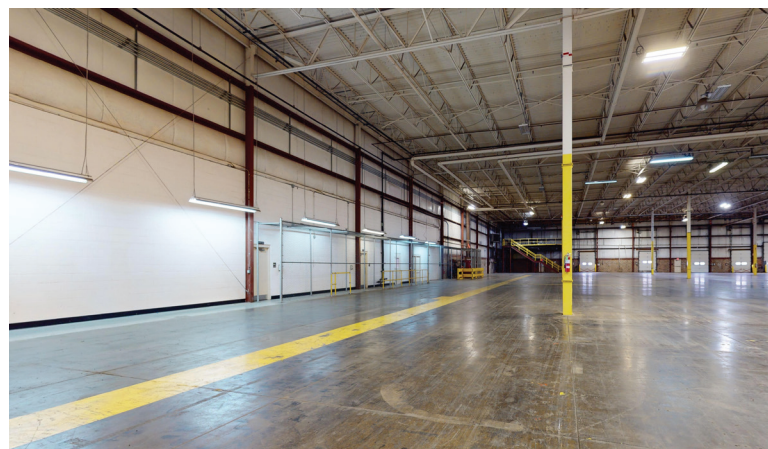
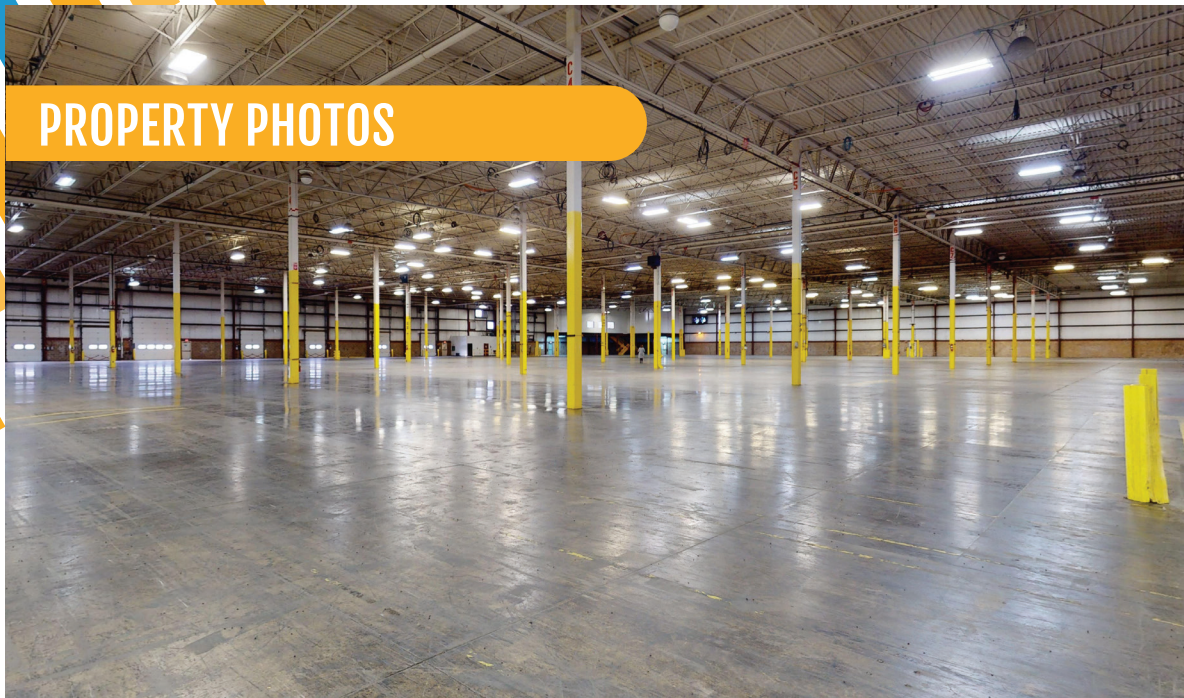
MANUFACTURING/WAREHOUSE FEATURES

Highly functional flexible manufacturing/warehouse facility with a range of amenities, including private offices, first aid space, test room, locker rooms and multiple restrooms.



Size	162,380 SF
HVAC	Heated
Clear Height	30' Clearance
Column Spacing	50' x 40'
Dock Doors	(17) 15 with Levelers
Grade Level Doors	(2) 16' x 14'
Fire Suppression	ESFR-125 HP Fire Pump
Lighting	LED
Flooring	8" Thickness
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

PROPERTY PHOTOS



OFFICE FEATURES

This finished office space offers a bright and productive environment with abundant natural light throughout. Contiguous to the warehouse, it includes multiple private offices, conference rooms, and open areas ideal for workstations.



Size 8,000 SF

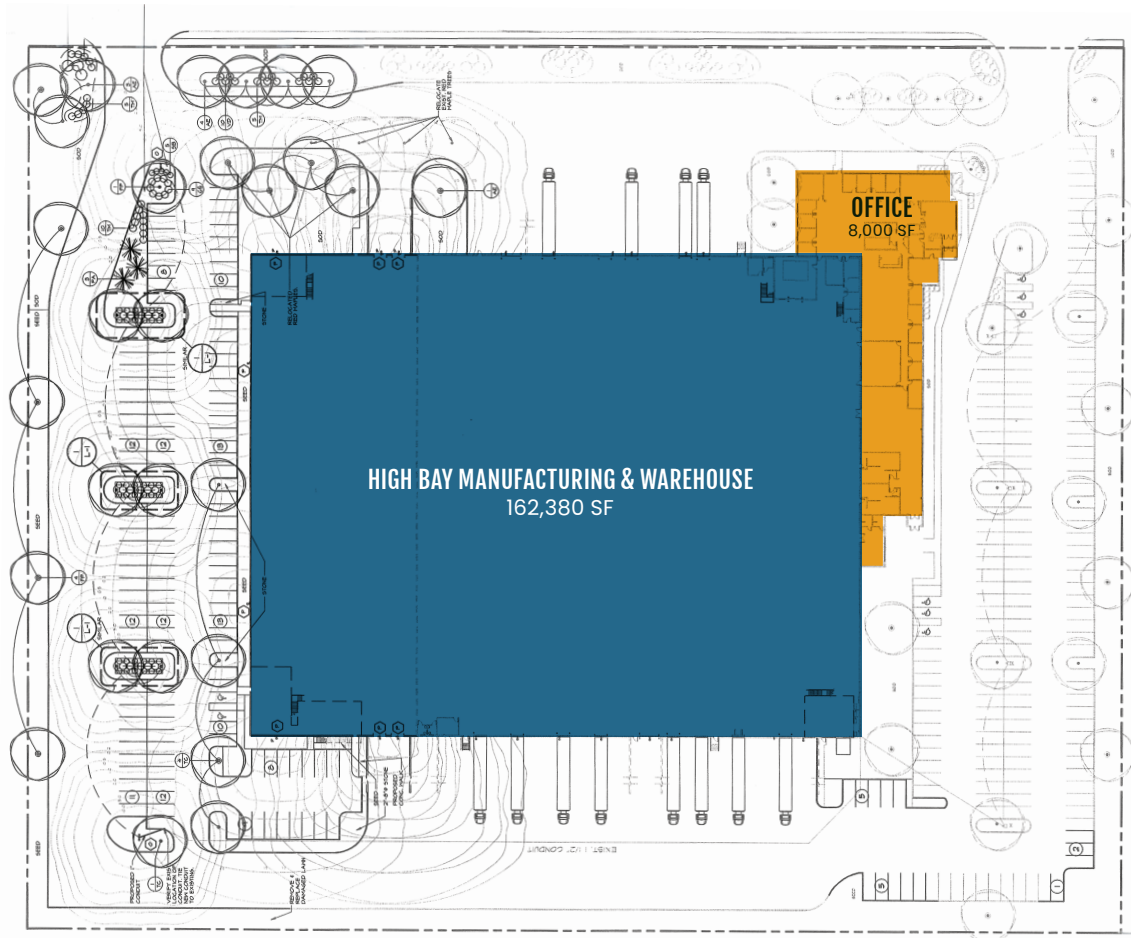
HVAC Climate Controlled with Heat and AC

Finished Office Includes

- Separate Lobby Entrance with Reception Area
- (1) Executive Office In-Suite Restroom
- (15) Private Offices
- (3) Conference Rooms
- Open Area for Workstations
- Kitchenette
- Demisable Training Room
- Large Lunchroom with Immediate 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

SITE PLAN

HOLLOWAY DR



170,380
TOTAL
AVAILABLE SF

8,000
OFFICE
SF

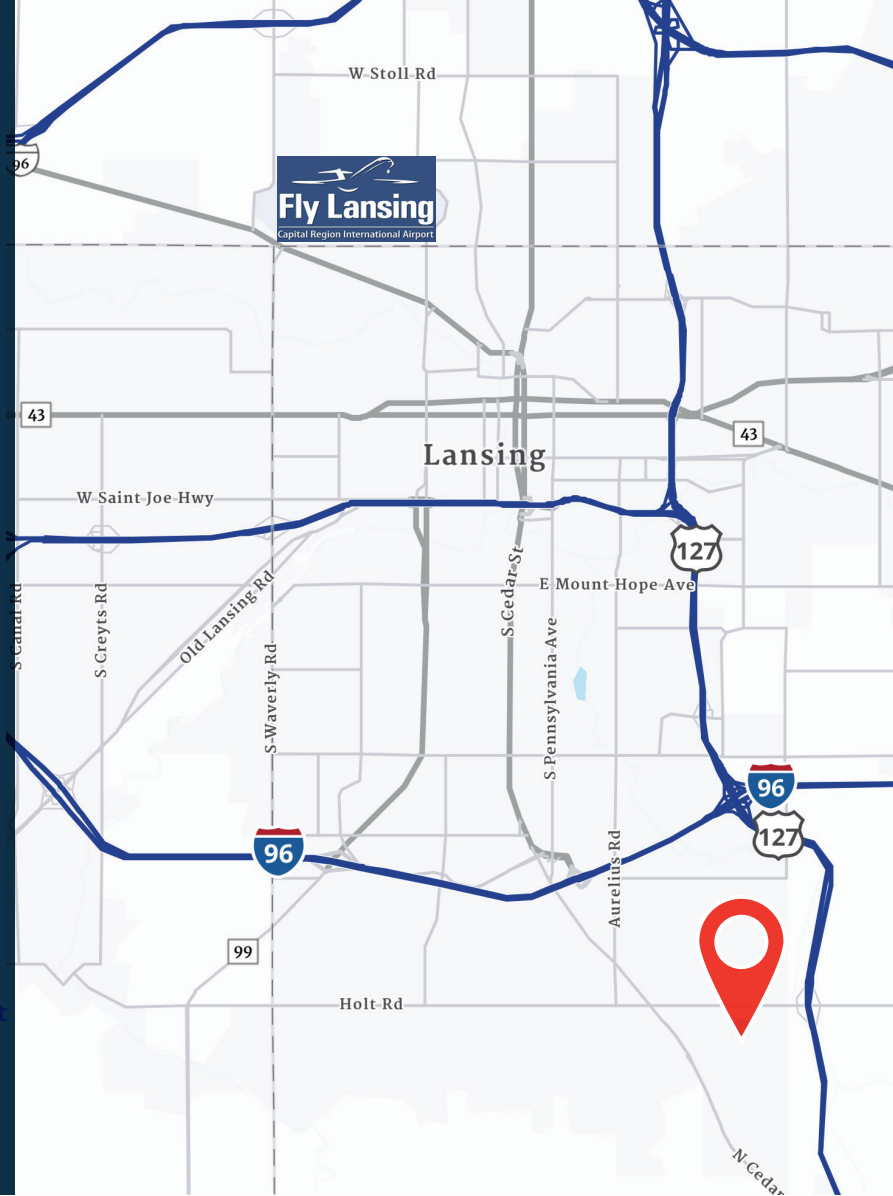
17
DOCK
DOORS

2
GRADE LEVEL
DOORS

30'
CLEAR
HEIGHT

Q1 2025
AVAILABLE
DATE

STRATEGIC LOCATION



Highway

1.0 Mile NE of
US-127 and Holt Road



Interstate

4.0 Miles N of
I-96 Exit 70



Airport

15.1 Miles NW of
Capital Region
International Airport

TRAVEL TIME



Battle Creek, MI 51 Miles
Flint, MI 56 Miles
Grand Rapids, MI 68 Miles

Kalamazoo, MI 75 Miles
Detroit, MI 93 Miles
Chicago, IL 218 Miles

AERIAL MAP

Industrial Park Users



Dakota

McKesson

Metiri Group

Pratt & Whitney

RSDC

Cedar St

Holloway Dr

Holt Rd

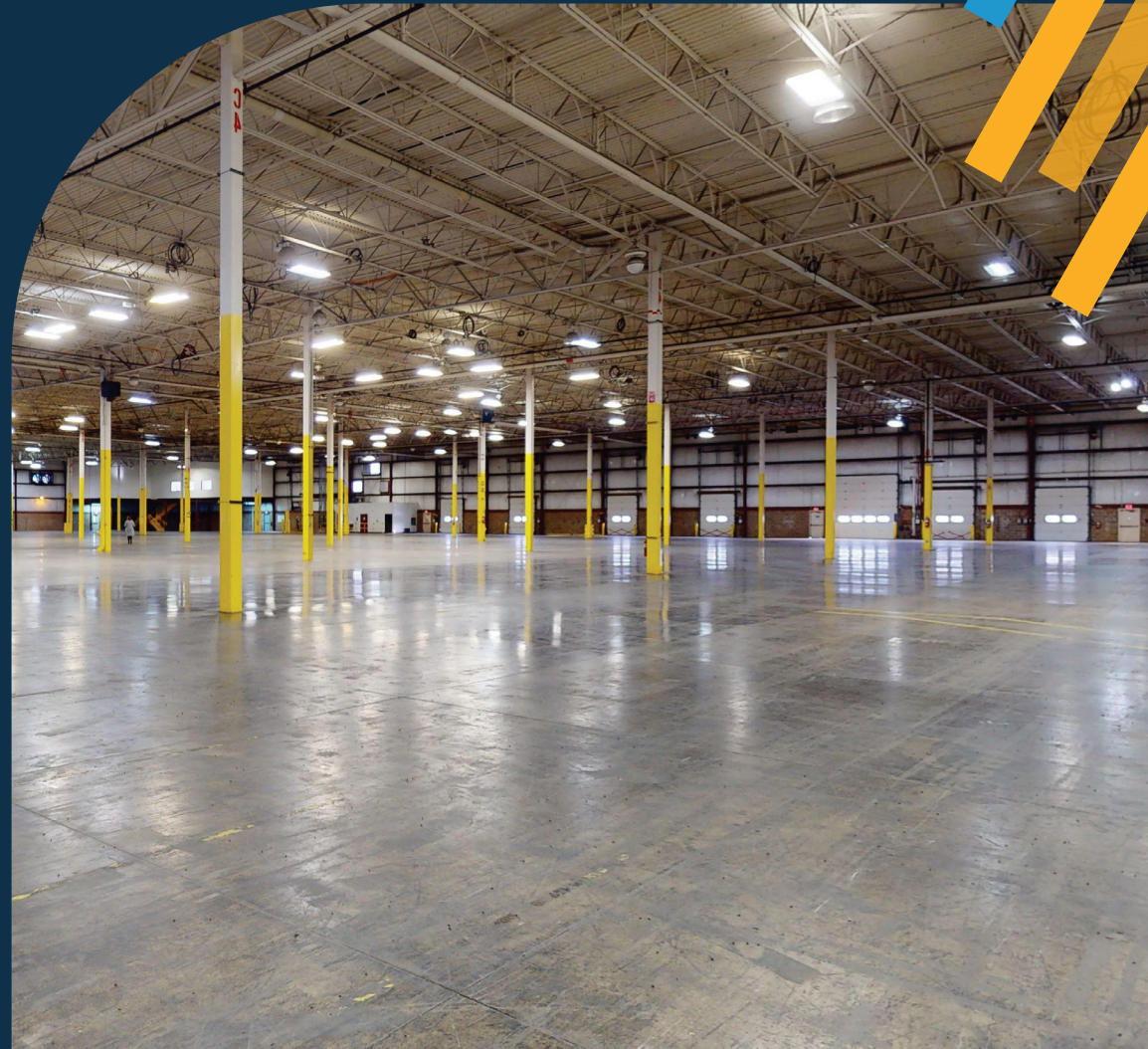
College Rd



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