

2148 DEPOT STREET

HOLT, MICHIGAN 48842

AVAILABLE FOR
SALE / LEASE

PRICE
REDUCED
TO **\$1,950,000**



Dehli Street

Depot Street

2.47
ACRES

+/-
40,000
BUILDING SF

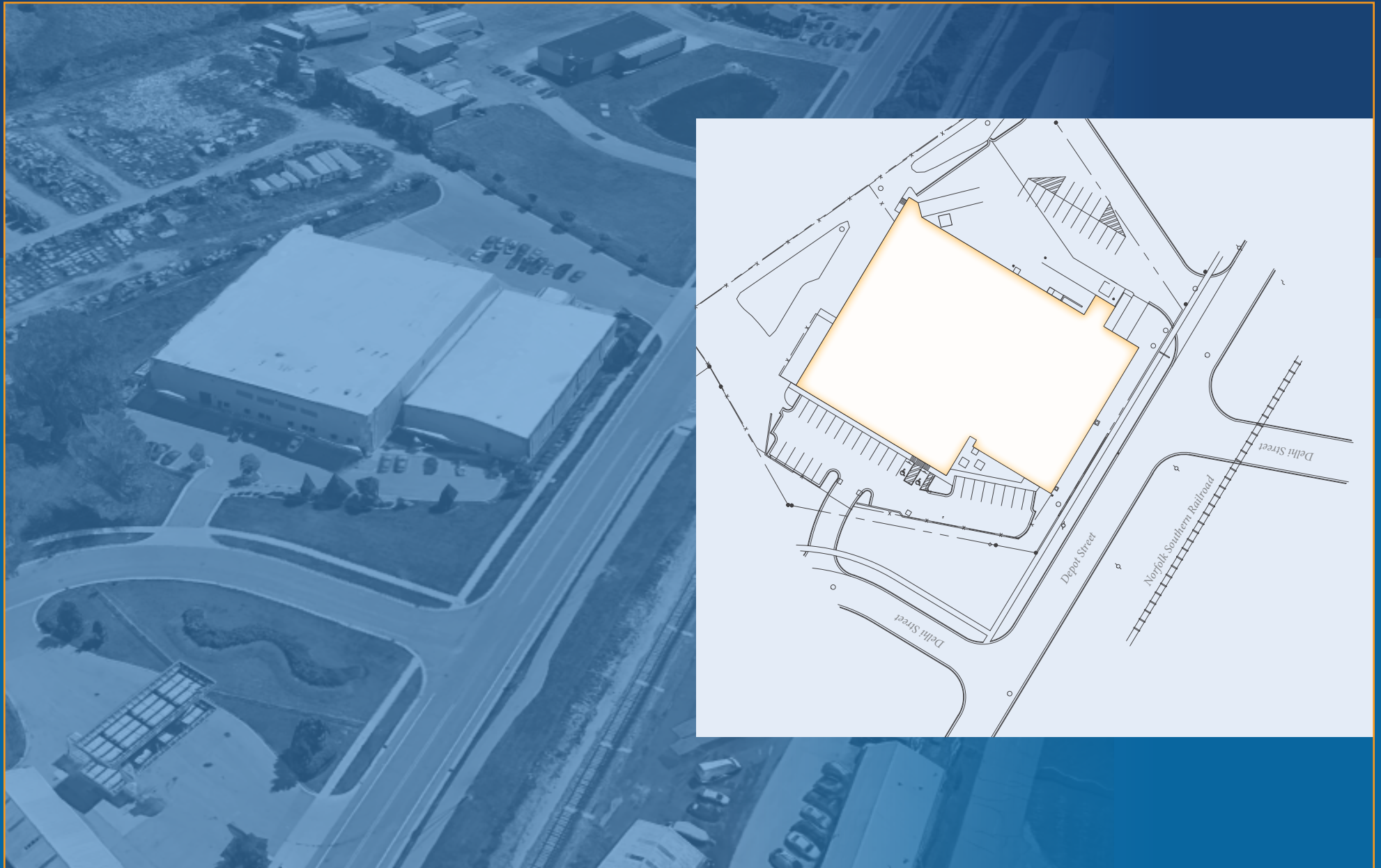
Overview



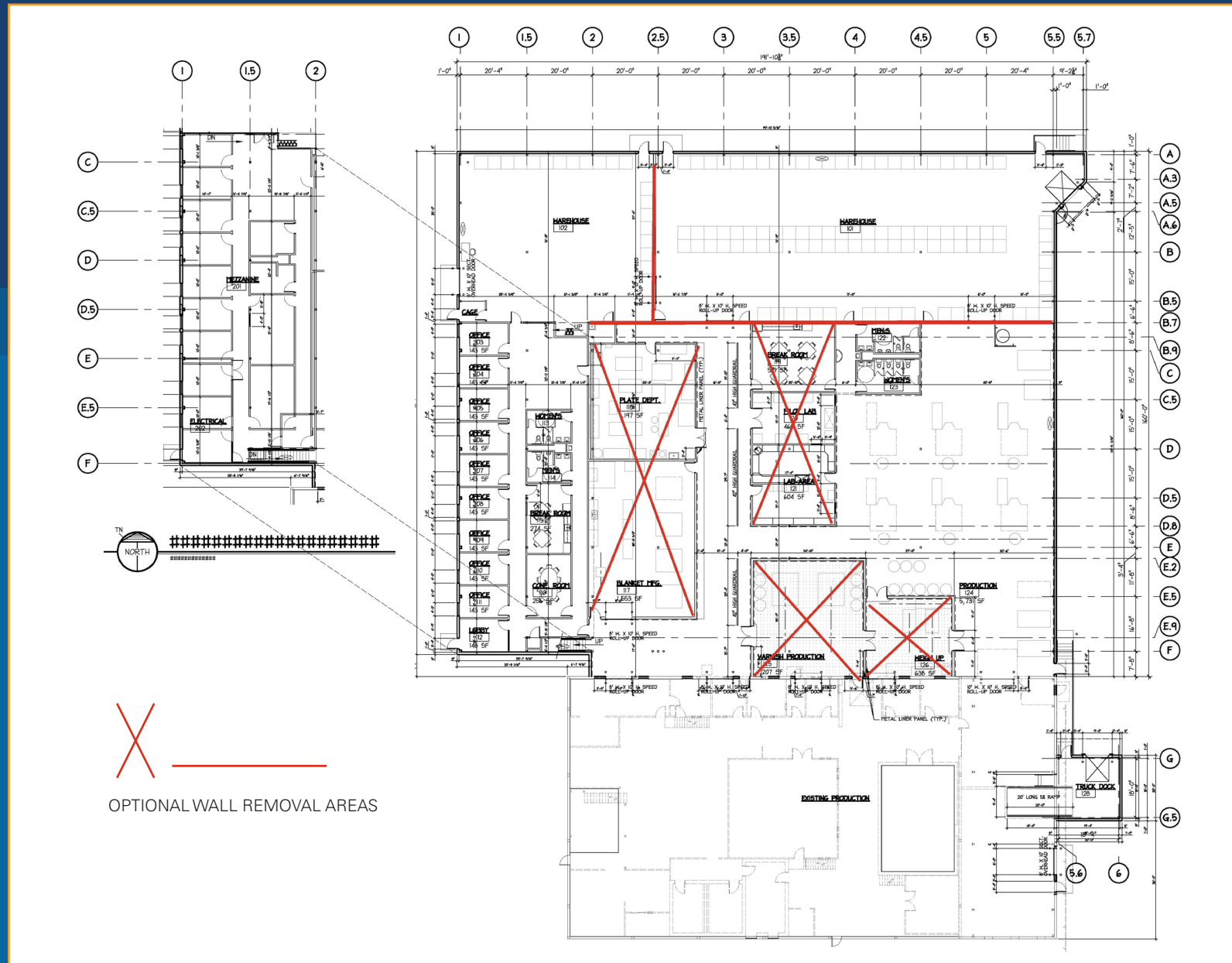
SPECIFICATIONS

County / Submarket	Ingham County / Southern Lansing
Status	For Sale / Lease
Asset Type	Manufacturing / Office
Facility Square Footage	Total: +/-40,000 SF
Office SF	4,320 SF
Site Size	2.47 AC (107,593.2 SF)
FAR	37.00%
Year Built	1986
Expanded in	1996
Renovated in	2001
Roof Replacement	2008
Parking Lot Resealed	2018
Ceiling Heights	14'4" – 23'
Dock Doors	2
Drive-ins	2 Grade Level
Zoning	IM – Industrial Manufacturing
Power	3000 Amps - 480 Volt Service 1500KVA transformer on site
Asking Lease Price	\$6.50/SF NNN
Asking Sale Price	\$1,950,00.00 (\$48.75/SF/)
Taxes (2023)	\$69,068.04
Owner	Dart Container Corporation

Site Plan



Floor Plan



Zoning Map



INTERIOR PHOTOS



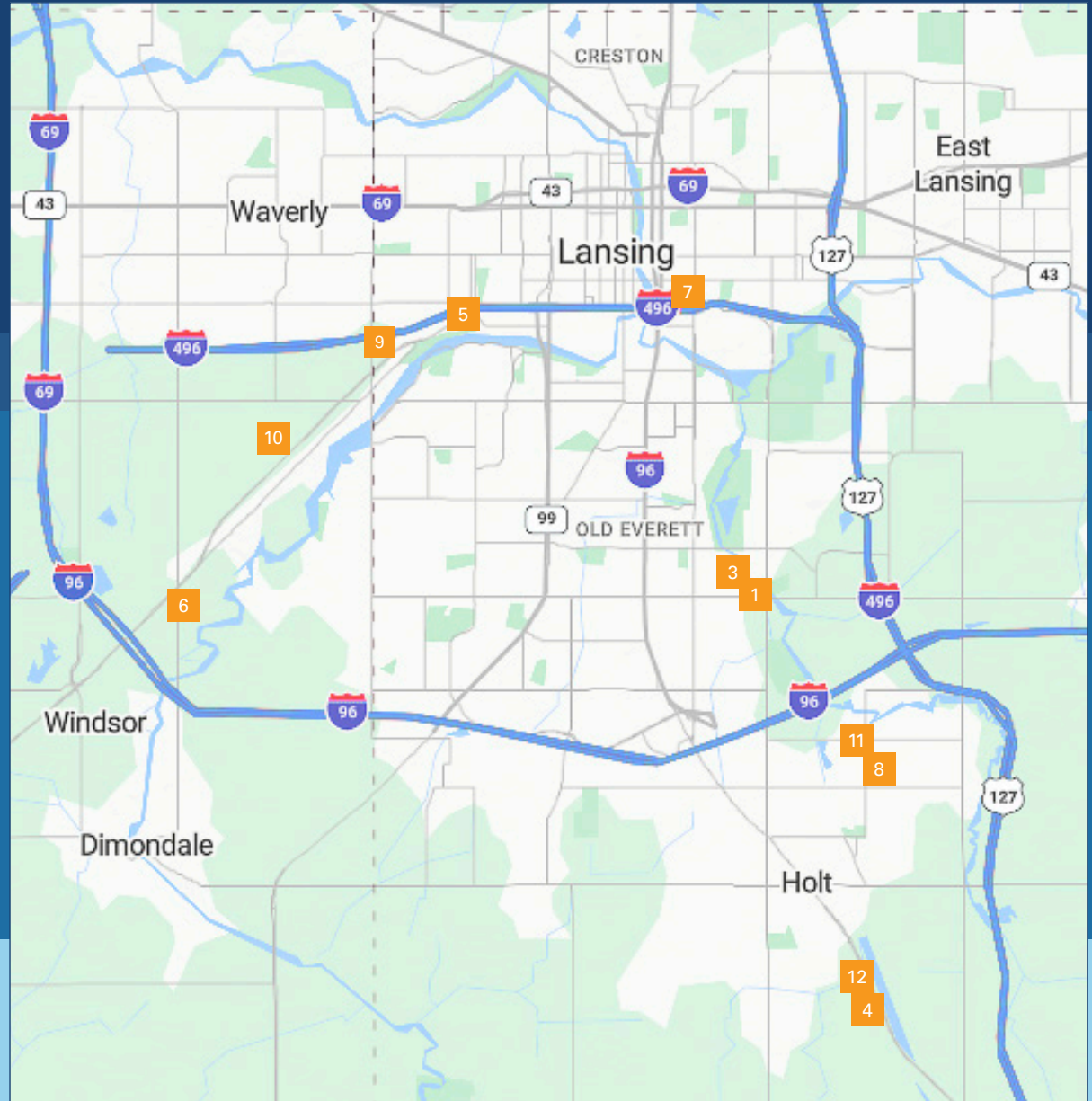
EXTERIOR PHOTOS



METROPOLITAN LANSING

Manufacturing Tenants in the Area

ID #	TENANT NAME	ADDRESS	SF OCCUPIED
1	Barnes Aerospace	5300 Aurelius Rd Lansing	75,891
2	Demmer Manufacturing	728 E Porter St Lansing	73,158
3	Tecomet	5212 Aurelius Rd Lansing	65,000
4	Parker Hannifin	1355 N Cedar Rd Mason	63,016
5	Itochu Corporation	2200 Olds Ave Lansing	60,519
6	Skymint	10070 Harvest Park Dimondale	56,000
7	Hajoca	700 S Hosmer St Lansing	51,340
8	TemperPack	2325 Jarco Dr Holt	45,000
9	Douglas Steel Fabricating Corp.	1312 S Waverly Rd Lansing	43,924
10	Canada Dry Bottling Co. Of Lansing, Inc.	5206 Pierson Hwy Lansing	36,902
11	Molded Plastic Industries Inc	2382 Jarco Dr Holt	34,131
12	Orchid	1365 N Cedar Rd Mason	34,000



STRATEGICALLY POSITIONED in Mid-Michigan Between Chicago and Detroit

DRIVING DISTANCE TO:	DISTANCE IN MILES
Michigan State University East Lansing	6.2
Amtrak - East Lansing	7.0
Greyhound: Bus Station Lansing	7.5
Capital Region International Airport, Lansing	15.4
Bishop International Airport -Flint	57.4
Detroit Metropolitan Wayne County Airport	87.2
Downtown Detroit	88.1
Indianapolis International Airport	120
Ogilvie Transportation Center / EST LOOP - CHICAGO	221
Illinois Medical District - Chicago	221
Chicago O'Hare International Airport	244
Illinois Medical District, Chicago	184
Downtown, Cleveland, OH	232
Indianapolis International Airport	269
Toronto Pearson International Airport	297



AREA WORKFORCE & COMMUTE

Demographics

REGIONAL



TRAVEL TIME RADIUS TO / FROM PROPERTY

Employment Data	TRAVEL TIME RADIUS TO / FROM PROPERTY		
	30 Minutes	60 Minutes	90 Minutes
Total Employees	247,395	801,550	3,462,116
Blue Collar Workforce	46,847	173,166	765,705
Transportation/Material Moving Occupations	15,536	50,082	242,088
Production Occupations	16,701	63,364	286,260
Administrative Support Occupations	28,535	81,739	352,322

TRAVEL TIME RADIUS TO / FROM PROPERTY

Population / Income	TRAVEL TIME RADIUS TO / FROM PROPERTY		
	30 Minutes	60 Minutes	90 Minutes
2023 Total Population	477,156	1,623,145	7,007,002
2028 Total Projected Population	477,297	1,621,834	6,994,537
2023 Median Age	37.2	40.2	39.9
2023 Median Household Income	\$62,656	\$66,870	\$65,829
2028 Median Projected Household Income	\$72,137	\$77,023	\$76,405

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