

CBRE

**1875
HOLLOWAY
DRIVE**

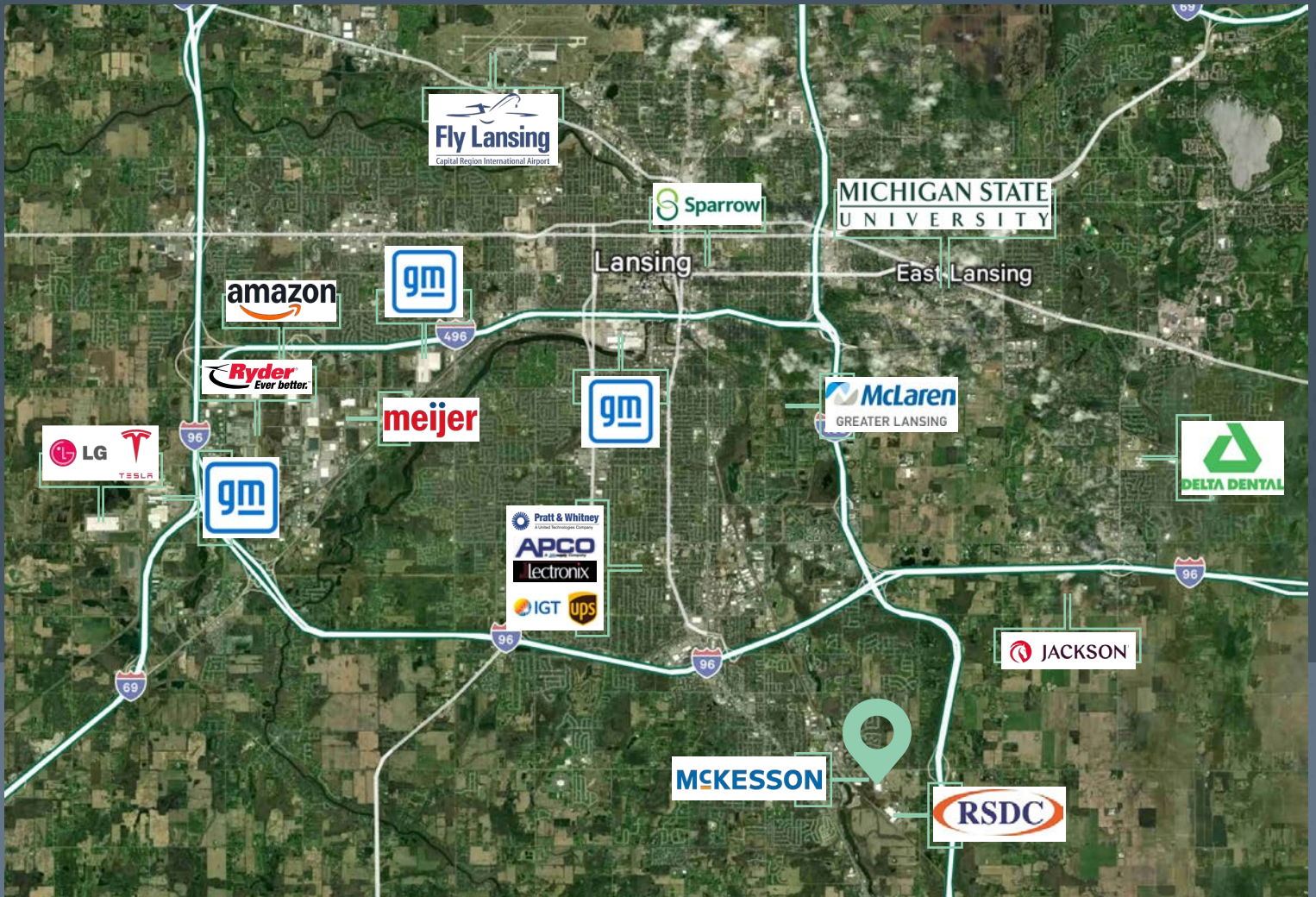
HOLT, MICHIGAN



**170,380 SF
SPACE FOR LEASE**

LOCATION MAP

1875 Holloway Drive



2 Minutes (1 Mile) to US-127
9 Minutes (4 Miles) to I-96



12 Minutes (10.9 Miles) to
GM LGR Plant
20 Minutes (15.9 Miles) to
GM LTD Plant
22 Minutes (17.0 Miles) to
Upcoming Tesla/LG Battery
Plant



21 Minutes (14.6 Miles) to
Capital Region
International Airport



1 Hour 9 Minutes (77 Miles)
to Grand Rapids
1 Hour 23 Minutes (89 Miles)
to Detroit
3 Hours 29 Minutes
(225 Miles) to Chicago

AERIAL MAP

Delhi Technology Park



KEY SITE ADVANTAGES



11.6 Acres

Dual Ingress and Egress
Access Points



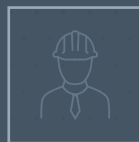
Rail Access

Access Located within Foreign
Trade Zone #275 (Port Lansing)



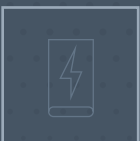
Surrounding Area

Access to Multiple Auto
Related Plants and HQ's



Skilled Labor Pool

482,667 Daytime Population



Electrical Service

1,200AMP/480V/3P,
with Buss Duct

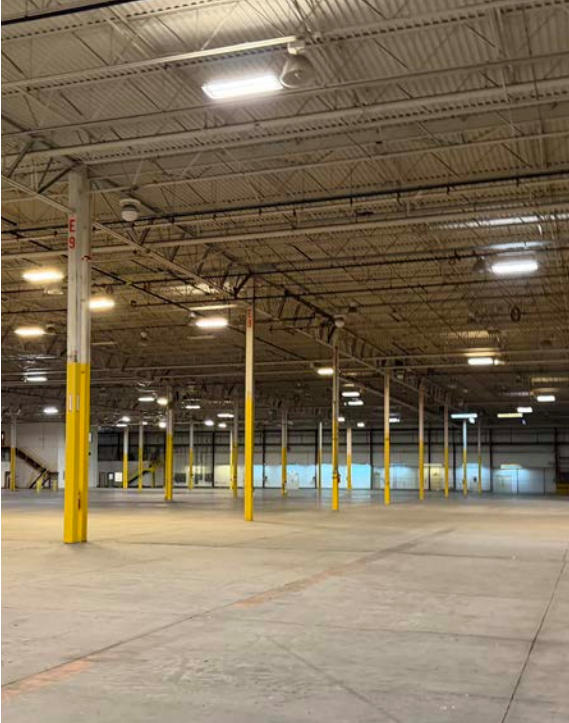


Move-In Ready

153,958 SF Warehouse Space
10,638 SF Office Space
5,784 SF Training, Cafeteria, Locker Space

BUILDING SPECIFICATIONS

Spec Type	Spec Details
Building Size	170,380 SF
Acres	11.60 Acres
Office	10,638 SF 5,784 SF Training, Cafeteria, and Locker Space
Building Dimensions / Configuration	350' x 440' Cross-Dock
Clear Height	28'
Docks	17, more can be added
Drive-in Doors	(2) 14' x 16'
Car Parking	332 Spaces
Trailer Parking	Ample but in lieu of car parking
Sprinkler	ESFR
HVAC	Air Rotation
Lighting	LED
Power	1,200 Amps/480 Volt/3P
Column Spacing	50' x 40'
Roof	2024 Duro-Last Roof with 20-Year Warranty
Foreign Trade Zone	Available via FTZ Zone #275



8" reinforced concrete floors, with thickened edges and reinforced footings to minimize vibration and support heavy equipment.

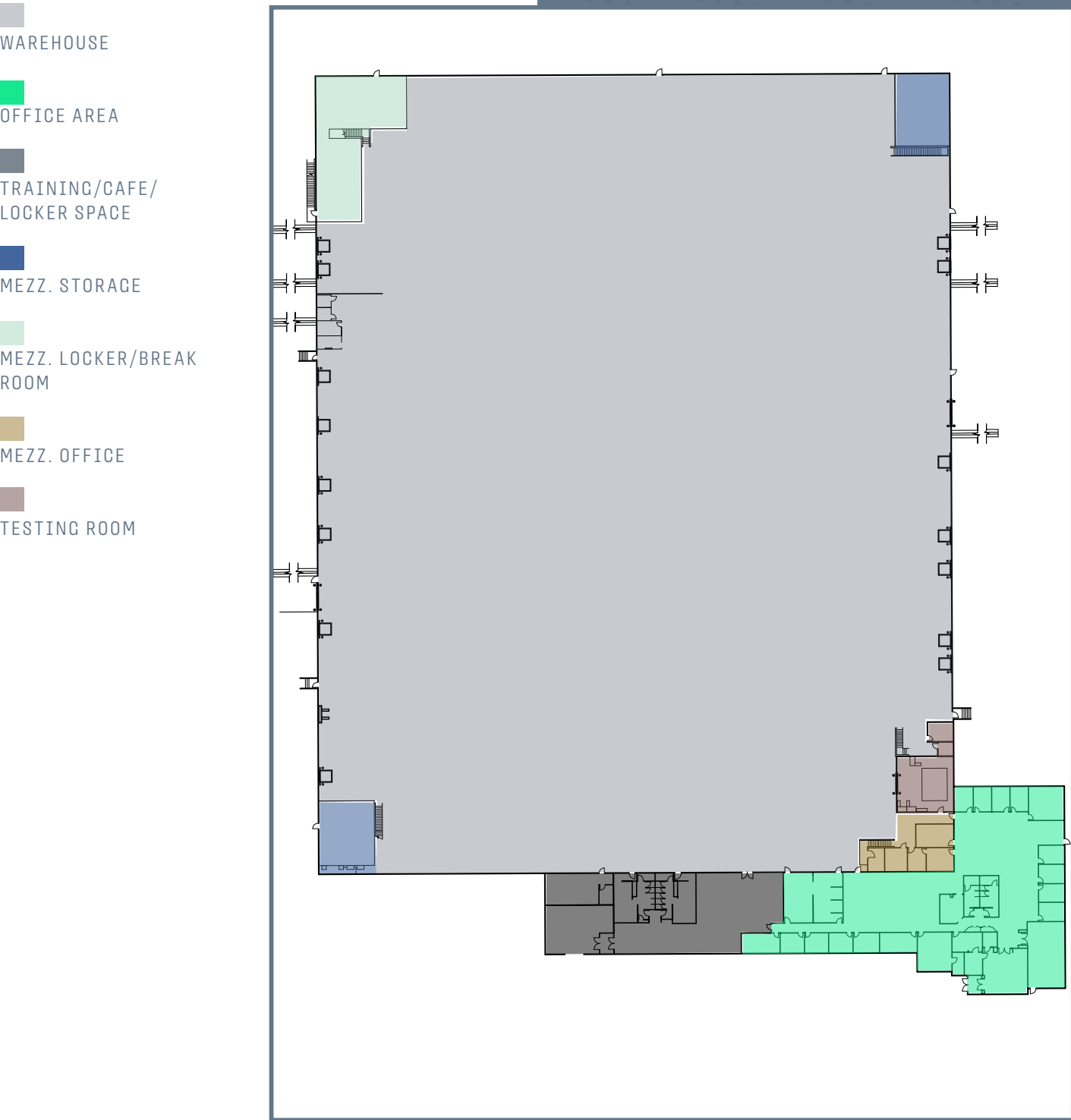
Includes a dedicated test well/ equipment pit adjacent to the central bay for isolation of vibration-sensitive machinery

Asking Rate: \$7.95 PSF NNN



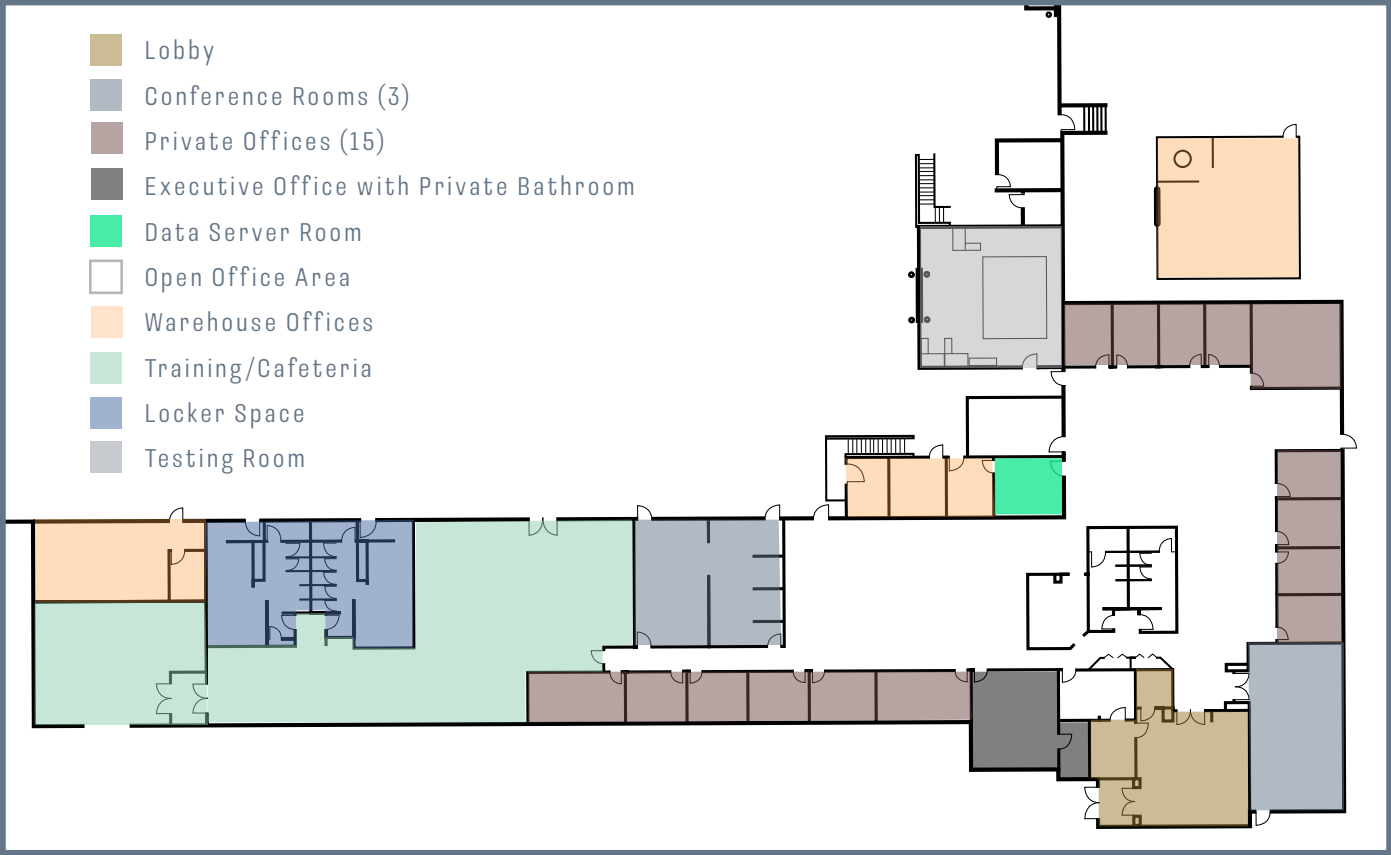
FLOOR PLAN

1875 Holloway Drive



FLOOR PLAN

Office Space





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SPACE FOR LEASE**

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