

60,226 SF FOR LEASE

# 10350 N. HOLLY ROAD

HOLLY, MICHIGAN



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## HOLLY, OHIO

### PROPERTY HIGHLIGHTS

#### PROPERTY FEATURES

RBA	60,226 57,417 (warehouse) 2,809 (office)	Construction Roof Type/Material	Standing seam metal over plant area and rubber membrane over offices
Room for Expansion	Yes	Property Condition	Good with little to no deferred maintenance
Total Site Acres	10.01	Number of Buildings	1
Year Built / Renovated	1999 / 2003	Ceiling Height	Up to 24' / 21' at eaves
Bay Size / Column Spacing	30' x 84' and 30' x 58'	Lighting	LED
Power	1200a/480v/3p	Floor Drains / Air Lines	No / Yes
Cranes	None	Fire Protection	Wet system/ordinary hazard
HVAC	AC in office / Radiant tube heating in warehouse (exhaust fans throughout)	Restrooms / Break Room	2 sets of restrooms, 1 breakroom
Parking	69 auto / no trailer parking	Outside Storage	Yes per code
Site Fencing	No	Price/SF	\$8.95/SF NNN
Rail Served	No	Operating Expenses	\$2.00/SF
Loading	6 (8' x 10') docks with levelers 3 (12' x 14') drive in doors	Misc	<ul style="list-style-type: none"><li>• Zoning: I-1 Light Industrial</li><li>• Main road frontage</li><li>• Close proximity to I-75</li></ul>



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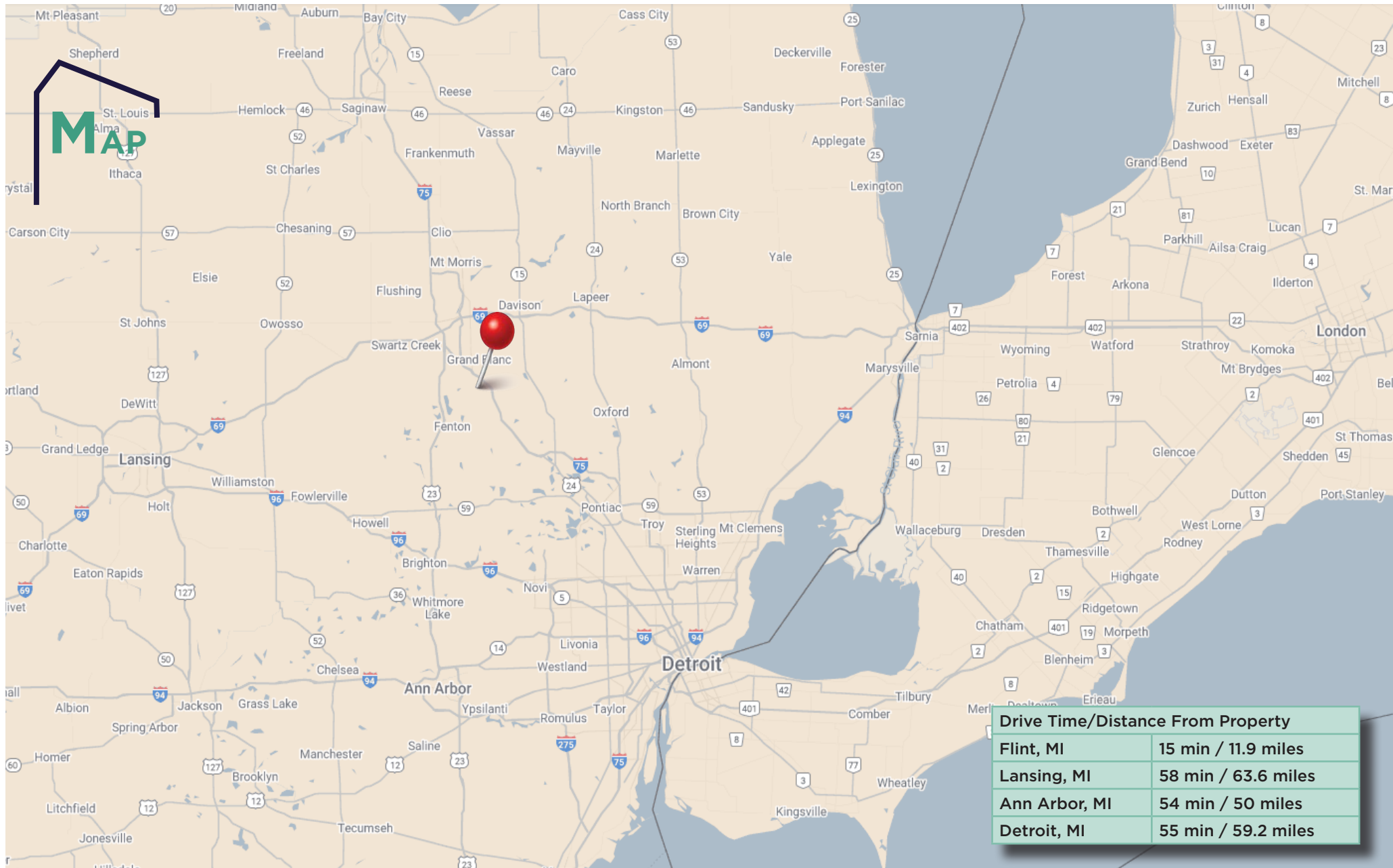








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## SITE LAYOUT

10350 N. Holly Road in Holly, Michigan offers a prime industrial leasing opportunity with 60,226 square feet of space, including 57,417 SF of warehouse and 2,809 SF of office. Situated on a 10-acre site, the property features modern amenities such as LED lighting, radiant tube heating, multiple docks and drive-in doors, and a ceiling height of up to 24 feet. The building's location provides excellent access to I-75 and US-23, making it ideal for regional distribution or manufacturing. The site is in good condition with room for expansion and minimal deferred maintenance.



**ACREAGE**  
10.01



**MULTIPLE**  
DOCKS AND GRADE LEVEL  
DOORS



**CLEAR HEIGHT**  
UP TO 24'



**GREAT**  
CONDITION



**MODERN**  
OFFICES



**DESIRABLE LOCATION**  
NEAR I-75 AND US-23



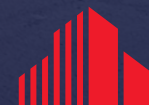


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