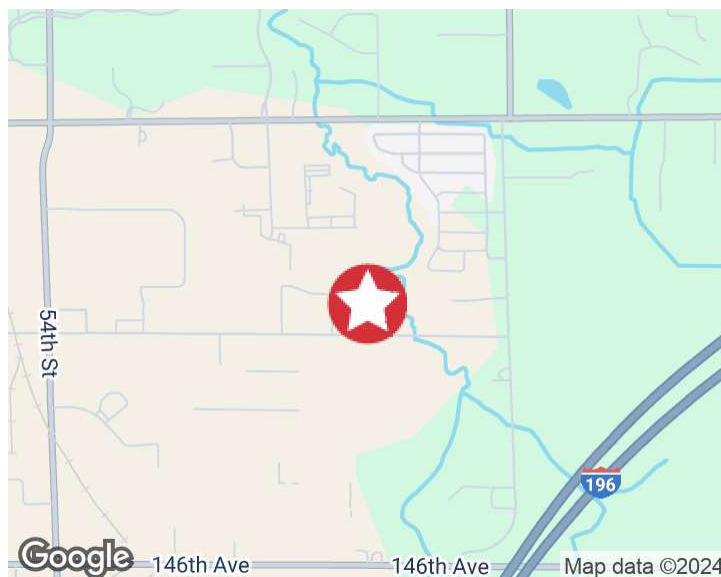




1021 E 40th Street
Holland, Michigan 49423

Property Highlights

- High quality warehouse and office for lease
- Multiple loading docks and drive-in doors
- Class A office space provides for a corporate environment
- Ample truck parking
- Excellent location on Holland's booming south side
- Heavy power capabilities and compressed air line opportunities are available



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property Overview

1021 E 40th Street
Holland, Michigan 49423

Property Overview

The property located at 1021 E 40th Street is the nicest facility presently available for lease in the Lakeshore market. The property features Class A office space, significant loading dock capabilities, as well as clear heights that are taller than most buildings at 26 feet. The property also features heavy power and has compressed air lines throughout which can be shared in conjunction with the other building occupant. The property is located on Holland's booming south side and is one of the nicest spaces available in the marketplace today.



Property Information

Location:

Take I-196 to SR 40 exit.
Head West on SR 40/Lincoln Rd to 48th Street. Turn East on 48th Street to S Waverly Rd. Head North on S Waverly Rd to 40th Street. Turn East on E 40th Street. Head East on E 40th Street to the property on the North side of the road.

Total Building Size:	45,400 SF
Year Built:	2015
Acreage:	8.27 Acres
Construction:	Pre-engineered Steel
Roof:	Standing Seam Metal
Eave Height:	26'
Parking:	Ample
Security System:	Yes
Zoning:	I - Industrial

Utilities

Electric:	Holland Board of Public Works
Telephone:	Choice
Natural Gas:	Semco
Sanitary Sewer:	Holland Board of Public Works
Storm Sewer:	Holland Board of Public Works
Water:	Holland Board of Public Works

Lease Overview

1021 E 40th Street
Holland, Michigan 49423

Lease Information

Lease Type:	NNN		
Terms:	12 to 36 months		
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas / Heat, Snow Removal, Lawn / Landscaping, Janitorial, Refuse Removal, Phone, and Internet Service		
Landlord Provides:	Roof and Structural		
Municipality:	City of Holland		
PPN:	03-02-03-200-020	and	03-55-53-015-173
SEV (2024):	\$183,600.00		\$1,552,600.00
Taxable Value (2024):	\$151,593.00		\$1,356,185.00
Summer Taxes (2024):	\$6,930.45		\$35,109.96
Winter Taxes (2024):	\$1,990.89		\$8,905.52
Total Taxes (2024):	\$8,921.34		\$40,015.48
Combined Total Taxes (2024):			\$48,936.82
Present Use:	Light Assembly & Warehousing		
Possession:	At lease signing but not prior to 1/1/2025		

Availability

SUITE	RENTABLE SF	WAREHOUSE AREA	OFFICE AREA	DOCK/ DOORS	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY (\$2.50)	TOTAL MONTHLY RENT
A	23,342 SF	21,412 SF	1,930 SF	12 / 2	\$6.75	\$13,129.88	\$4,862.92	\$17,992.80

Legal Description

PT OF THE NE FRL 1/4 DESC AS COMM AT SW COR OF SD NE FRL 1/4 OF SEC 3, TH S 89 DEGREES 33' 45" E 753.62 FT ALG S LI OF SD NE FRL 1/4 OF SEC 3 FOR PT OF BEG, TH N 02 DEGREES 18' 00" W 666.71 FT, TH S 89 DEGREES 35' 34" E 569.11 FT, TH S 02 DEGREES 14' 47" E 666.99 FT ALG E LI OF SW 1/4 OF SD NE FRL 1/4 OF SEC 3, TH N 89 DEGREES 33' 45" W 568.51 FT ALG S LI OF SD NE FRL 1/4 OF SEC 3 TO PT OF BEG. SEC 3 T4N R15W, SUBJECT TO: A UTILITY EASEMENT RETAINED IN HOLLAND ECONOMIC DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS, OVER THE S 10.00 FT OF SUCH PARCEL ADJOINING 40TH STREET, TO BE UTILITIZED FOR UNDERGROUND ELECTRIC, GAS, TELECOMMUNICATIONS, CABLE, FIBRE-OPTIC TRANSMISSION, WATER, SEWER, STORM SEWER AND OTHER SIMILAR UTILITY LINE SERVICES.

Building Overview

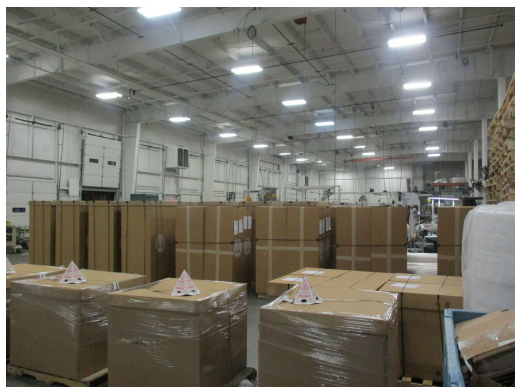
1021 E 40th Street
Holland, Michigan 49423

Mfg/Warehouse Information

Mfg/Whse SF:	43,470 SF
Floors:	One
Air Conditioning:	No
HVAC:	Gas / Forced Air
Ceiling Height:	26'
Sprinklered:	Yes
Lighting:	LED
Electric Service:	1200 Amps; 480 Volt; 3 Phase
Column Spacing:	30 x 60
Grade Level Doors:	2
Loading Docks:	12
Rail Siding:	N/A
Floor Drains:	Yes
Compressed Air:	Yes
Cranes:	No
Shop Office:	Yes
Shop Lunch Room:	Yes
Shop Restroom:	Yes

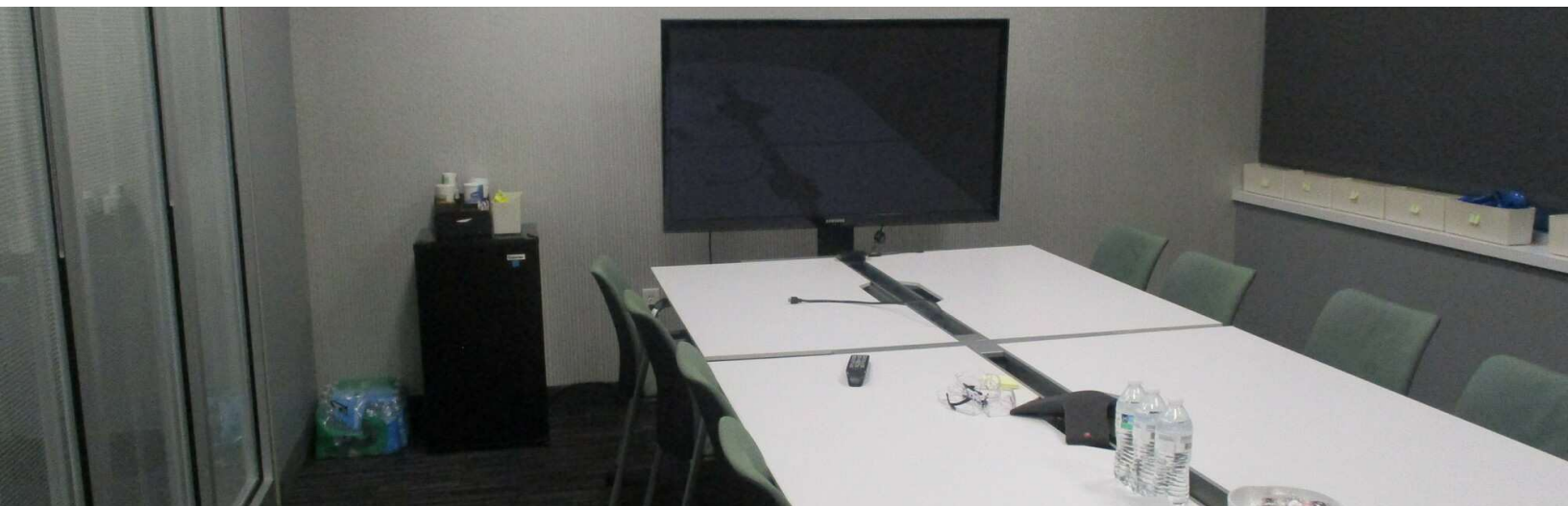
Office Information

Office SF:	1,930 SF
Floors:	One
HVAC:	Gas / Forced Air
Air Conditioning:	Yes
Sprinklered:	Yes
Ceiling Height:	9'
Lighting:	LED
Communication Equipment:	Available
Private Offices:	Yes
Conference Room:	Yes
Lunch Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes



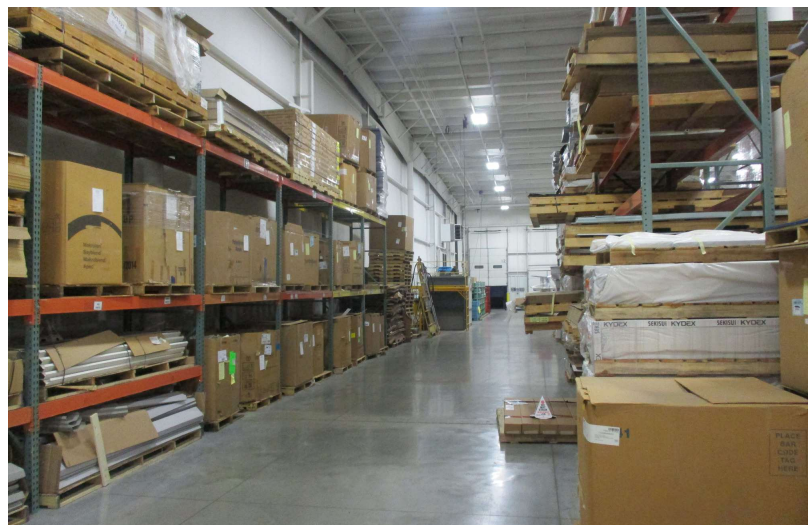
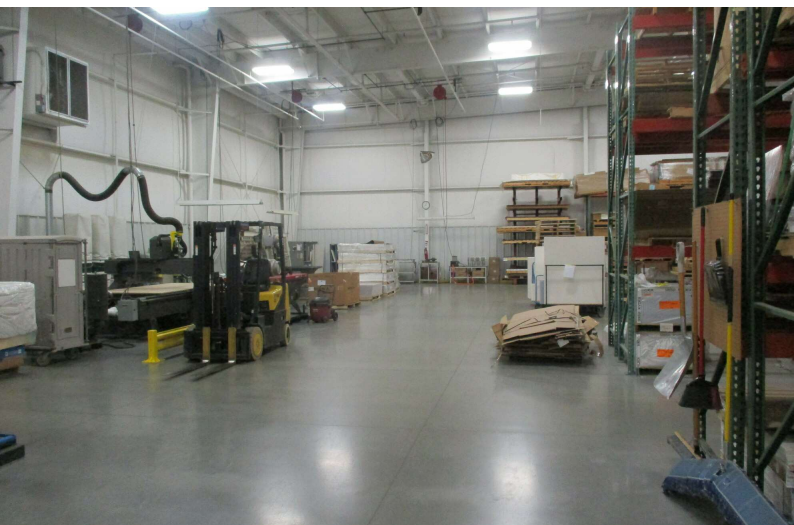
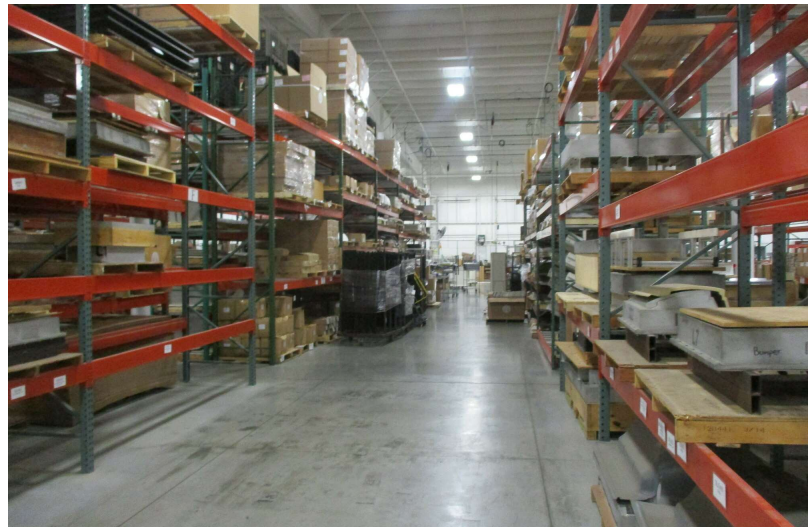
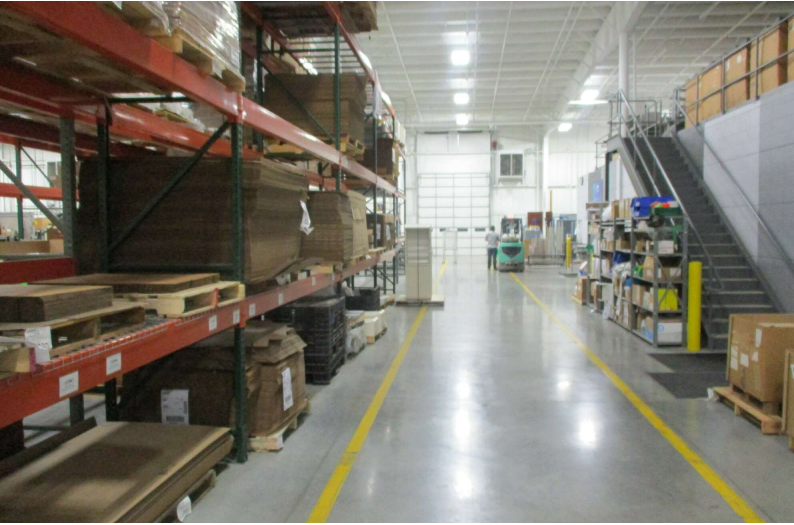
Additional Photos

1021 E 40th Street
Holland, Michigan 49423



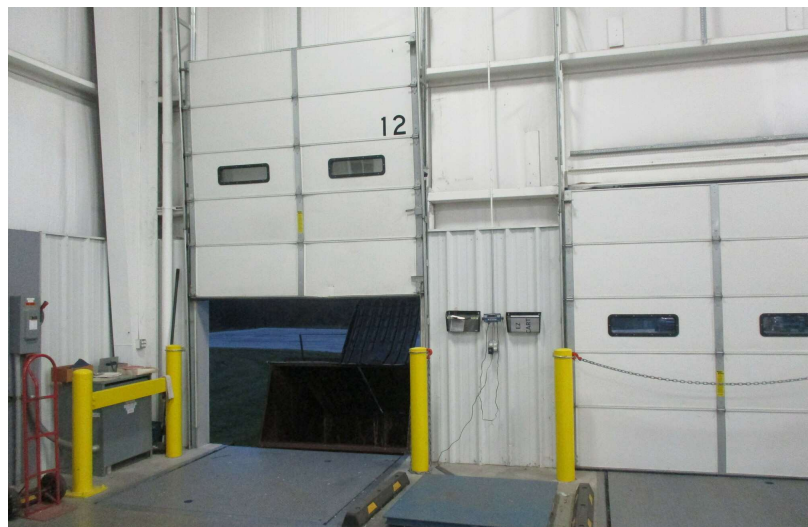
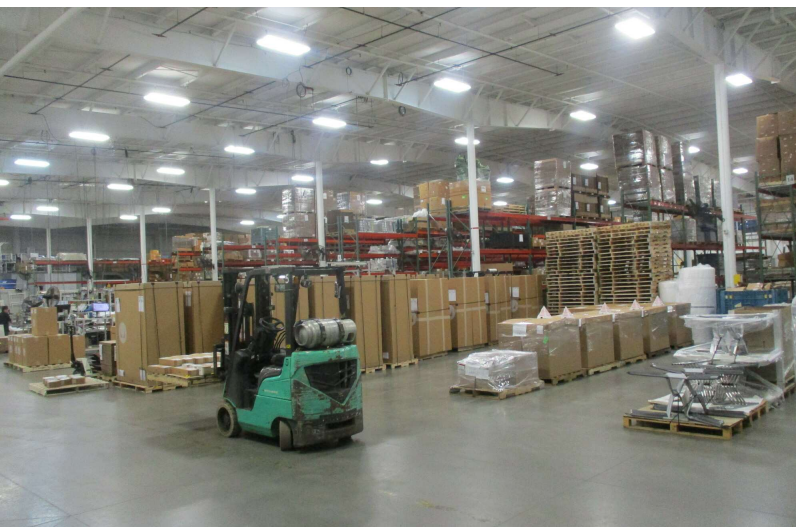
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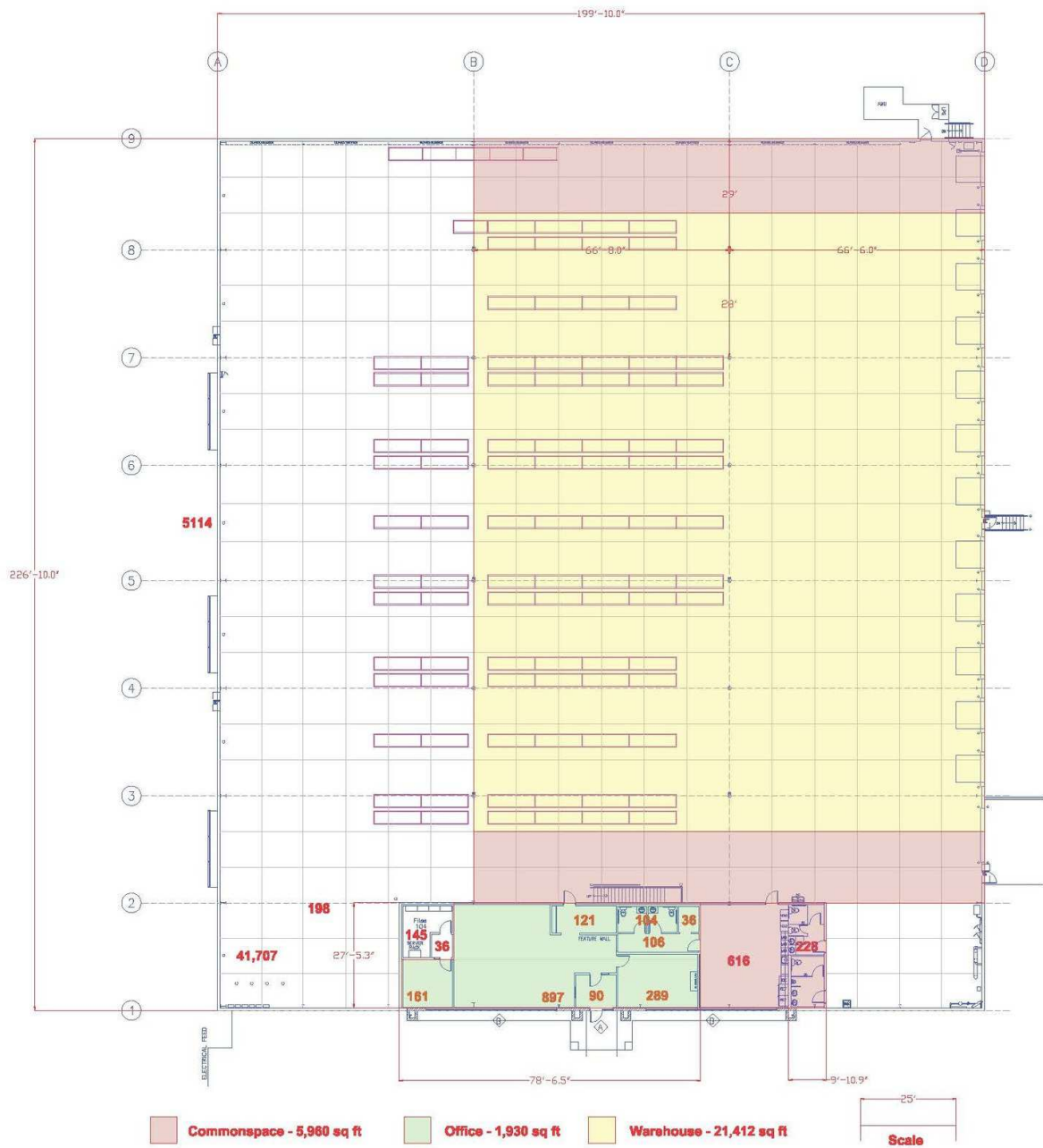
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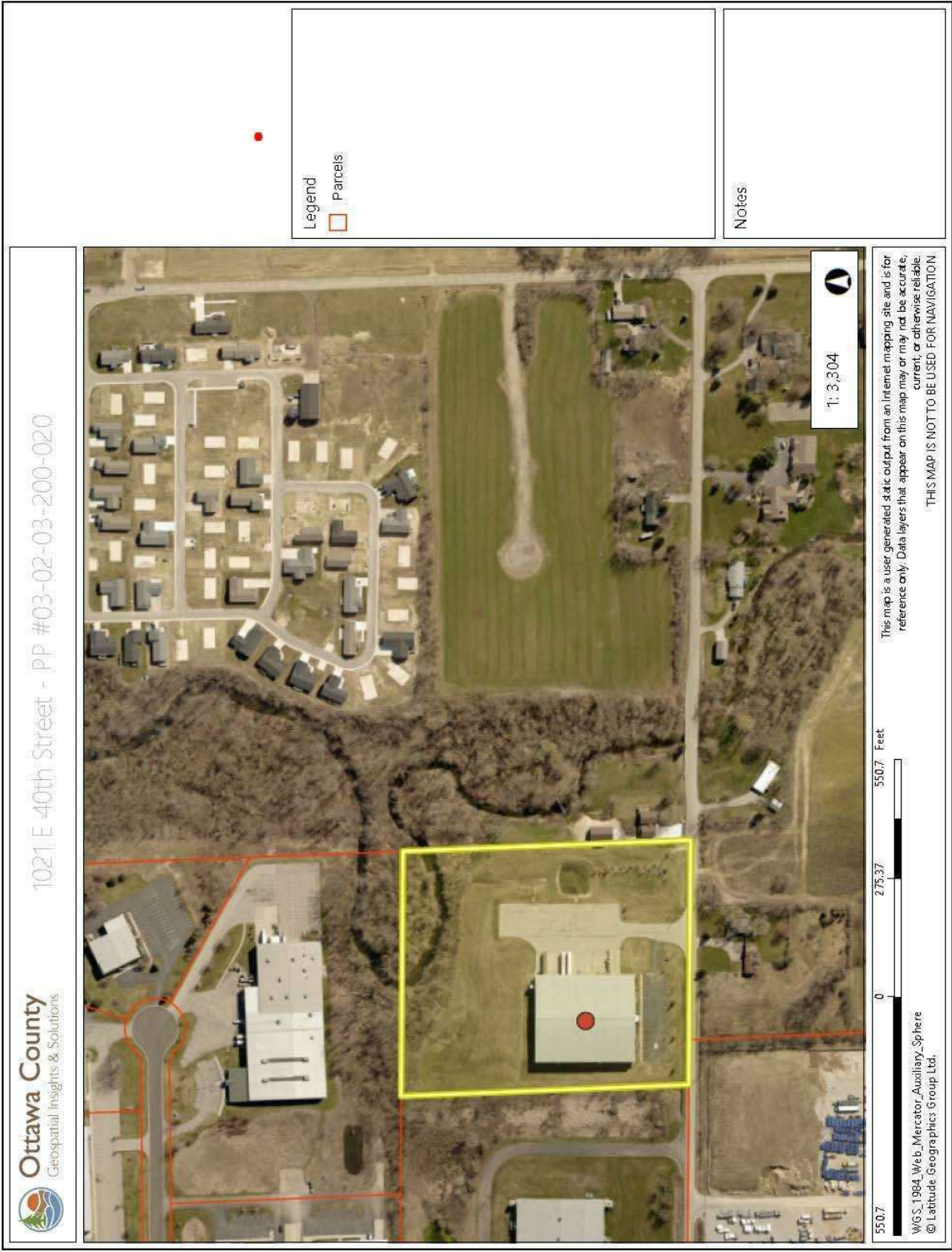
Floor Plan

1021 E 40th Street
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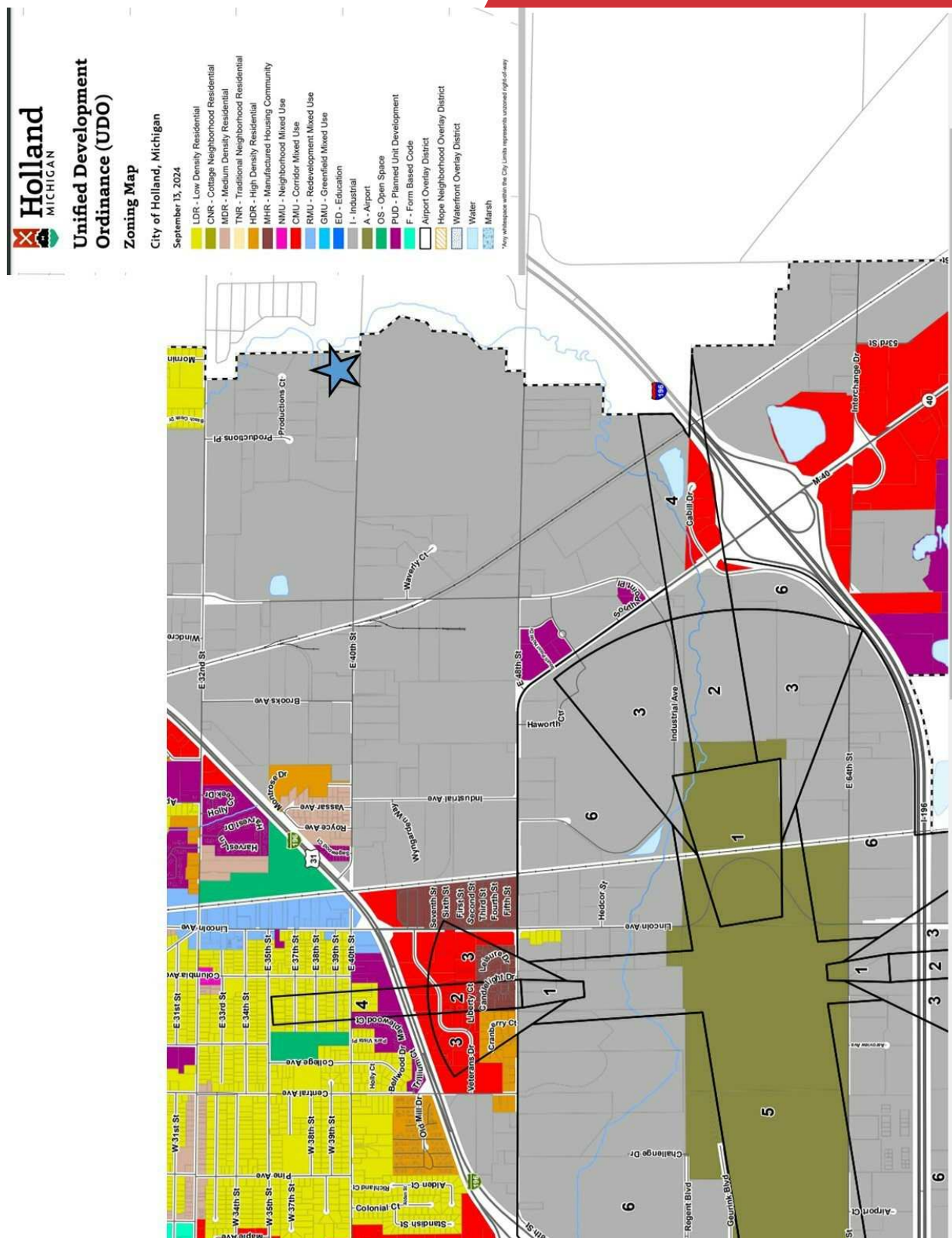
Parcel

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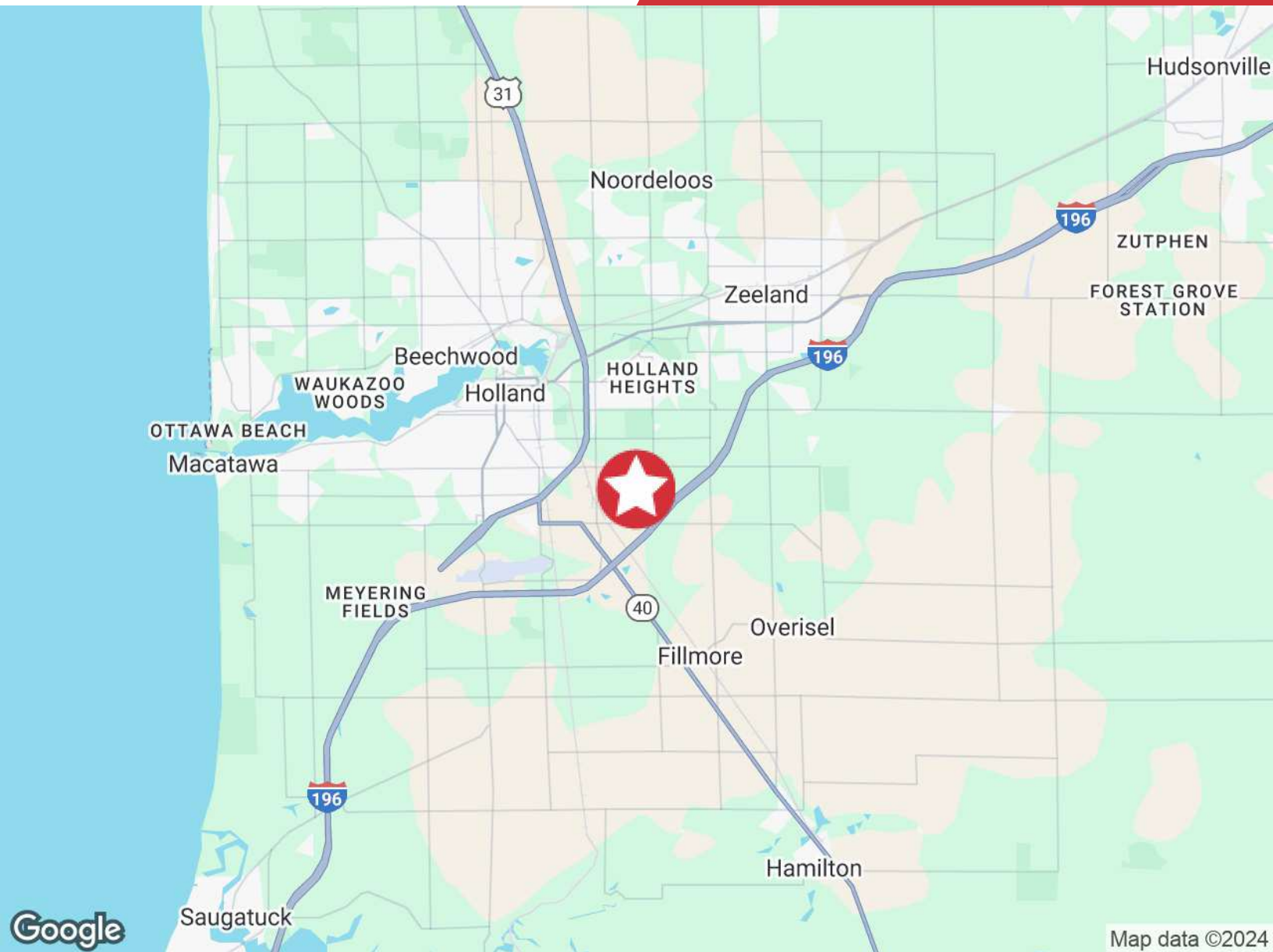
Zoning

1021 E 40th Street
Holland, Michigan 49423



Location Map

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Holland, Michigan 49423

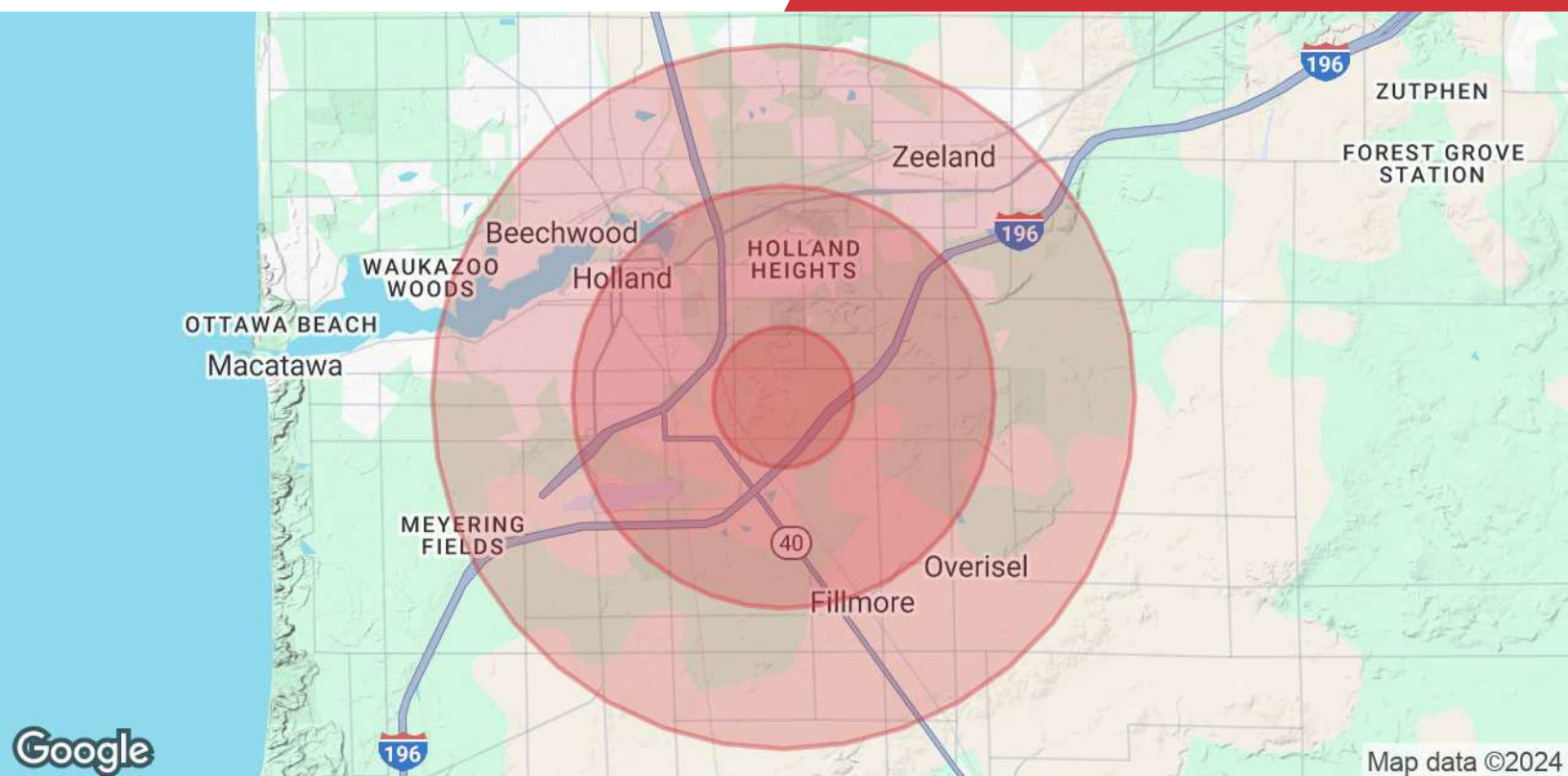


Proximity

US-31/Bus I-196	1.34 Miles
I-196	2.15 Miles
Enter Text Here	16.00 Miles
US-131	23.54 Miles
Enter Text Here	30.83 Miles
Enter Text Here	34.38 Miles

Demographics Map & Report

1021 E 40th Street
Holland, Michigan 49423



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	757	29,972	82,836
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	281	11,079	31,033
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$96,855	\$89,738	\$99,069
Average House Value	\$332,078	\$276,956	\$295,454

Demographics data derived from AlphaMap



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.