

FOR LEASE

11128 James Street
Holland, MI 49424



12,000 SF of commercial/
industrial space available on
James St in Holland. Space is
ideal for your light industrial,
contractor or storage needs.
Space features 2,300 SF of office
space with 4 private offices, open
area with semi-private offices,
conference room and break
room. 2 - 12x14 OH doors and
1 dock, 200 amps of 3-phase
power and 14' clear height.



COMMERCIAL/INDUSTRIAL

12,000 SF

JASON DEWITT
• DIR +1 616 355 3156
• MOB +1 616 836 2856
• JASON@LAKESHORECOMMERCIAL.COM

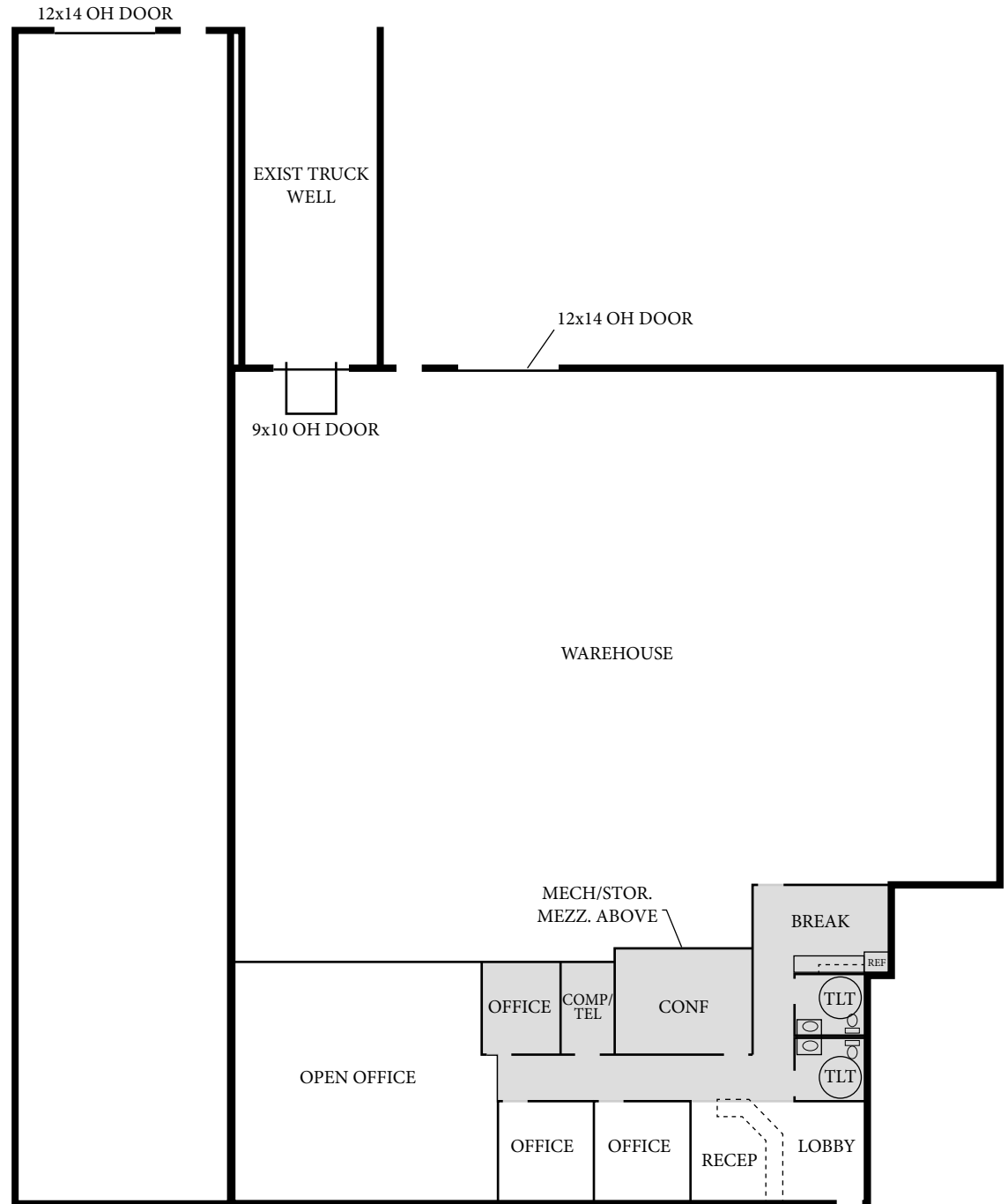
www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

LEASE INFORMATION

Rentable SF	12,000 SF
Lease Rate	\$8.00
Rate per Month	\$8,000
Condo Dues	\$1.22/SF
RE Taxes	\$1.08/SF
Term	36 Months
Taxing Authority	Holland Charter Township
County	Ottawa
Zoning	I-1
Available	10/01/2025

BUILDING DETAILS

- Prime industrial condo available
- Perfect space for distribution or manufacturing
- Includes showroom/warehouse, office and restrooms
- (1) Loading dock
- (2) 12'x14' Overhead Doors
- Zoned I-1
- 200 amps of 3-phase power
- 4 private offices
- 14' clear height





LAKE SHORE
COMMERCIAL REAL ESTATE

The site plan illustrates the layout of a proposed 100-unit development. The units are arranged in a grid-like fashion, with Units 10 and 20 on the left, Units 30 and 40 in the center, and Units 50, 60, and 70 on the right. Unit 60 is highlighted in yellow. Key features include two Truck Wells, two Loading Docks, and various setbacks and dimensions. The overall dimensions of the site are 118.0' wide and 118.0' deep. The units are numbered 10 through 70, with Unit 60 being the largest and most prominent.

Unit Number	Width (ft)	Depth (ft)	Area (sq ft)
Unit 10	99.0'	74.0'	7,326
Unit 20	99.0'	74.0'	7,326
Unit 30	49.0'	49.0'	2,401
Unit 40	66.0'	49.0'	3,234
Unit 50	75.0'	68.0'	5,100
Unit 60	98.0'	58.0'	5,684
Unit 70	98.0'	118.0'	11,564

FOR LEASE · 11128 James Street · Holland, MI 49424

LAYOUT



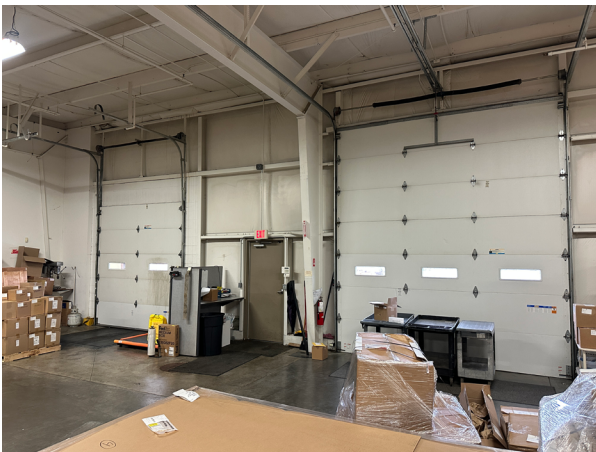
FOR LEASE · 11128 James Street · Holland, MI 49424

PHOTOS



FOR LEASE · 11128 James Street · Holland, MI 49424

PHOTOS



FOR LEASE · 11128 James Street · Holland, MI 49424

AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



JASON DeWITT
PRINCIPAL

DIRECT (+1) 616-355-3156
CELL (+1) 616-836-2856
JASON@LAKESHORECOMMERCIAL.COM



CALEB DRISENGA
ADVISOR

DIRECT (+1) 616-355-3149
CELL (+1) 616-283-8205
CALEB@LAKESHORECOMMERCIAL.COM



DREW DURHAM
PRINCIPAL

DIRECT (+1) 616-355-3148
CELL (+1) 616-566-2039
DREW@LAKESHORECOMMERCIAL.COM



JIM EDEWAARD, CCIM
ADVISOR

DIRECT (+1) 616-355-3144
CELL (+1) 616-403-6131
JIM@LAKESHORECOMMERCIAL.COM



KRIS DEPREE
PRINCIPAL

DIRECT (+1) 616-355-3141
CELL (+1) 616-212-5576
KRIS@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK
ADVISOR

DIRECT (+1) 616-355-3151
CELL (+1) 616-836-1122
MIKE@LAKESHORECOMMERCIAL.COM



TOM POSTMA
PRINCIPAL

DIRECT (+1) 616-355-3145
CELL (+1) 616-283-2411
TOM@LAKESHORECOMMERCIAL.COM

Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.