For Lease

Industrial

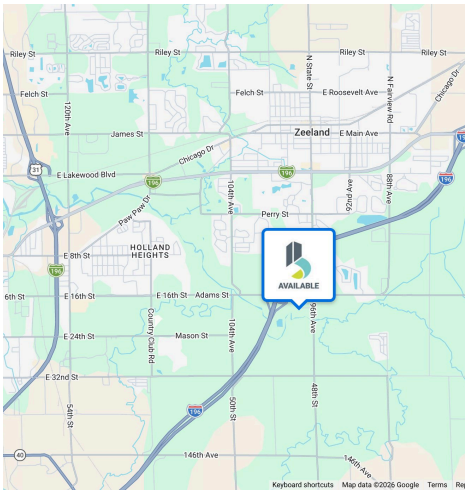


961 Black River Dr.

Holland , MI, 49424

Lease Rate	$10.89 - $11.50/SF
Size Available	2,204 SF - 10,447 SF

2,204 Sf – 10,447 SF newly built, modern Industrial building located directly off of US-196/Adams St. on the South side of Zeeland and East side of Holland. With 11 (12'X14') Grade Level Doors and a variety of square footage opportunities, this Highway Commercial (C-3) property is well suited for a variety of uses. The two buildings feature 18'-20' Ceilings, office capability, and strong visibility and signage on US-196. Ownership owns the adjacent 1.44 acres giving the opportunity for additional building or parking (not included in offering).



Highlights

- 2,204 Sf – 10,447 Sf (4 Available Suites)
- 11 (12'X14') Grade Level Doors
- 18'-20' Ceiling Heights
- 1,462 Sf Office
- Adjacent 1.44 acre parcel (not included in offering)

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Available Spaces

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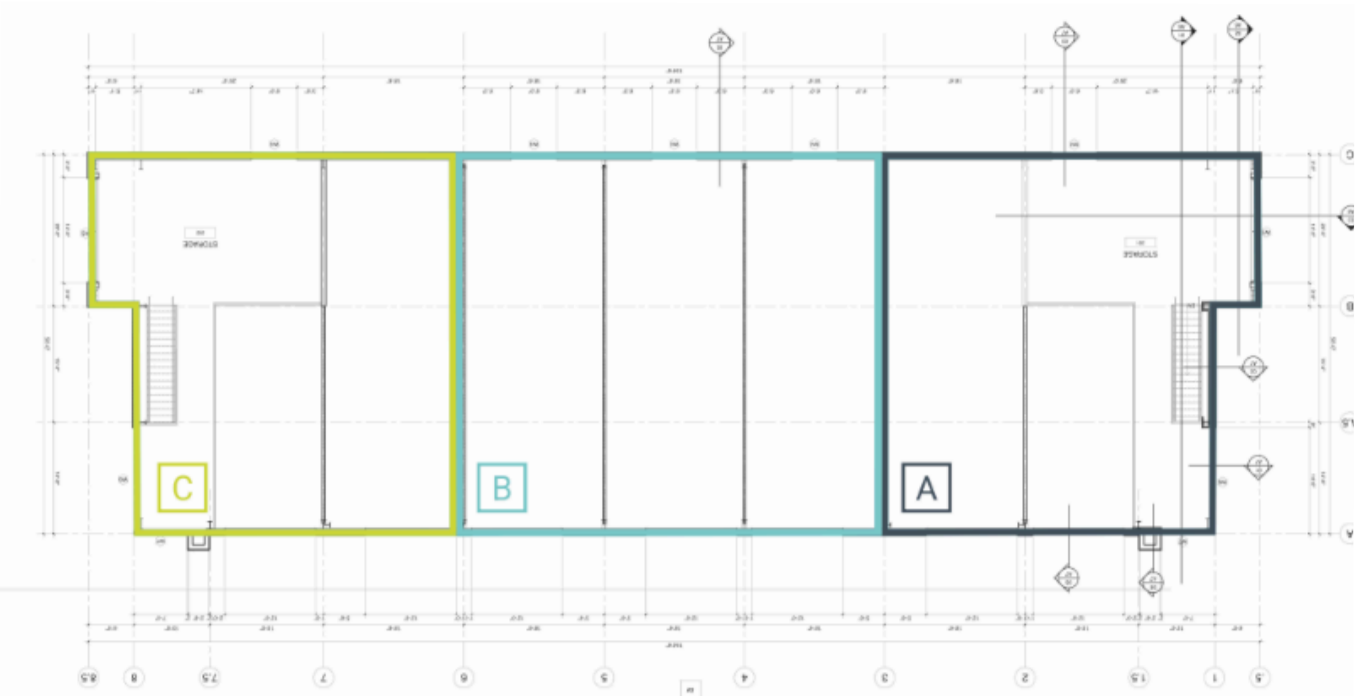

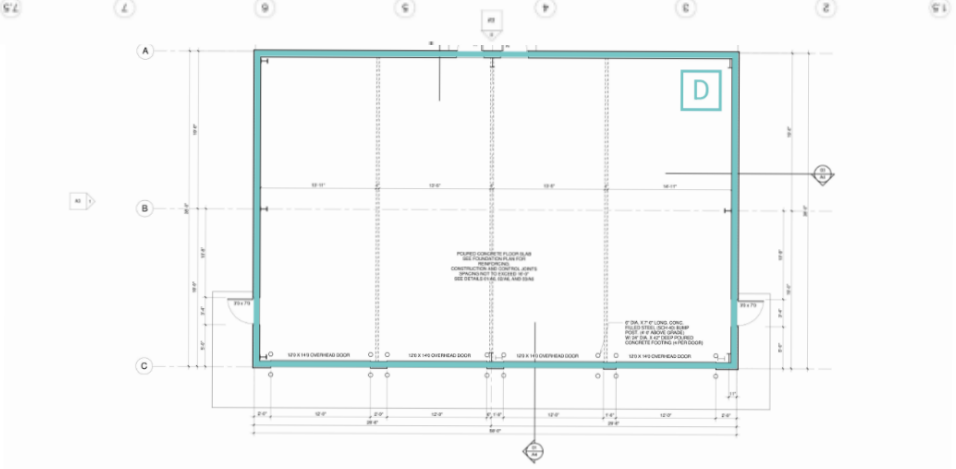

Available Spaces

	Size	Lease Rate	Monthly Rate
A & B & C & D	10,447 SF	$10.91/SF	$9,500/Month
A & B & C	8,207 SF	$11.42/SF	$7,810/Month
B & C	5,070 SF	$10.97/SF	$4,635/Month
B	2,775 SF	$11.00/SF	$2,544/Month
C	2,295 SF	$11.50/SF	$2,200/Month
D	2,204 SF	$10.89/SF	$2,000/Month

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Property Details

961 Black River Dr. , Holland , MI 49424

Location Information

Address	961 Black River Dr.
City, State, Zip	Holland, MI 49424
County	Ottawa
Municipality	Holland Charter Township

Building Information

Building Size	2,204 - 10,447 SF
Office Space	1,462 SF
Ceiling Height	18'-20'
Year Built	2026
Bay Dimensions	18' 6" x 50'
Overhead Doors	11 (12'x14')
Docks	0
Construction	Metal
Floor Drains	Yes

Property Information

Property Type	Industrial
Property Subtype	Commercial
Zoning	C-3 - Highway Commercial
Lot Size	1.78 AC
APN #	70-16-25-474-001
Taxes	TBD
Lease Type	NNN (Estimated $3.50/SF)

Parking & Transportation

Parking Type	Surface
# of Parking Spots	12 + In Front of Door
Traffic Counts	11,602 AADT
Access	US-196 / Adams St.

Utilities & Amenities

Gas	SEMCO
Water / Sewer	Municipal
Power Type	Standard
Power Supplier	Zeeland BPW
Sprinkler	N/A
HVAC	Yes (Office), Hanging Heat Units in Shop
Signage	Freeway

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External Photos

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External Photos

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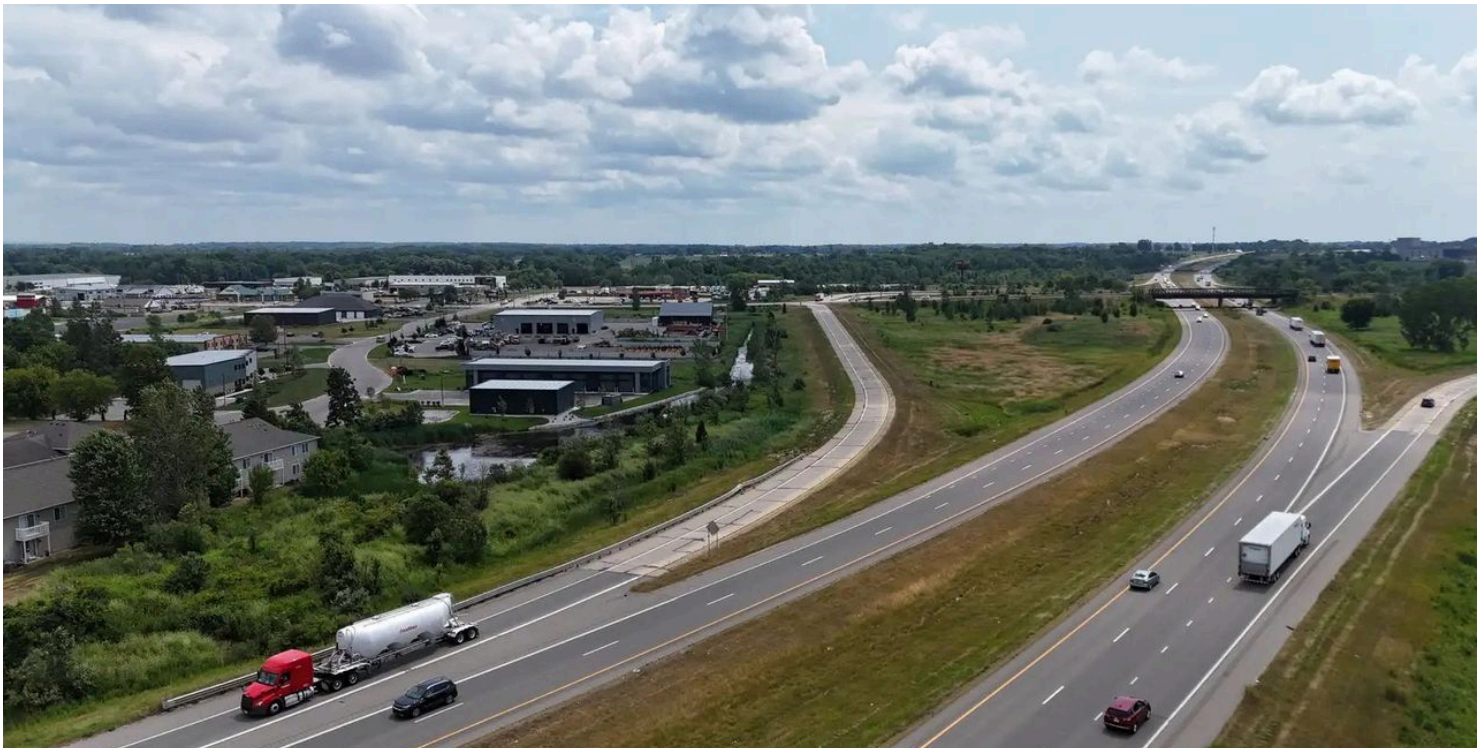

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Internal Photos

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Aerials

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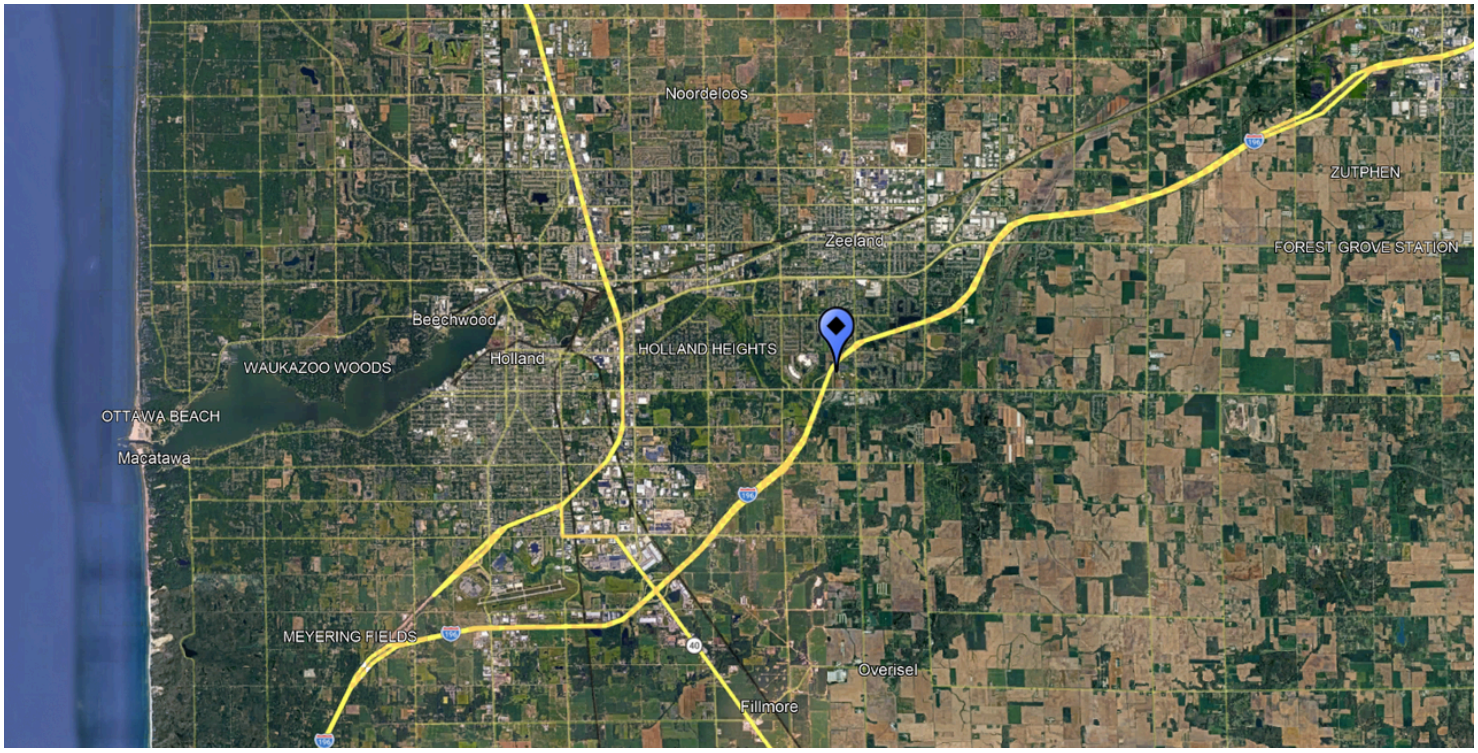

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Adjacent Land

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949 Black River Dr., Holland, MI - Not Included in Offering



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Demographics

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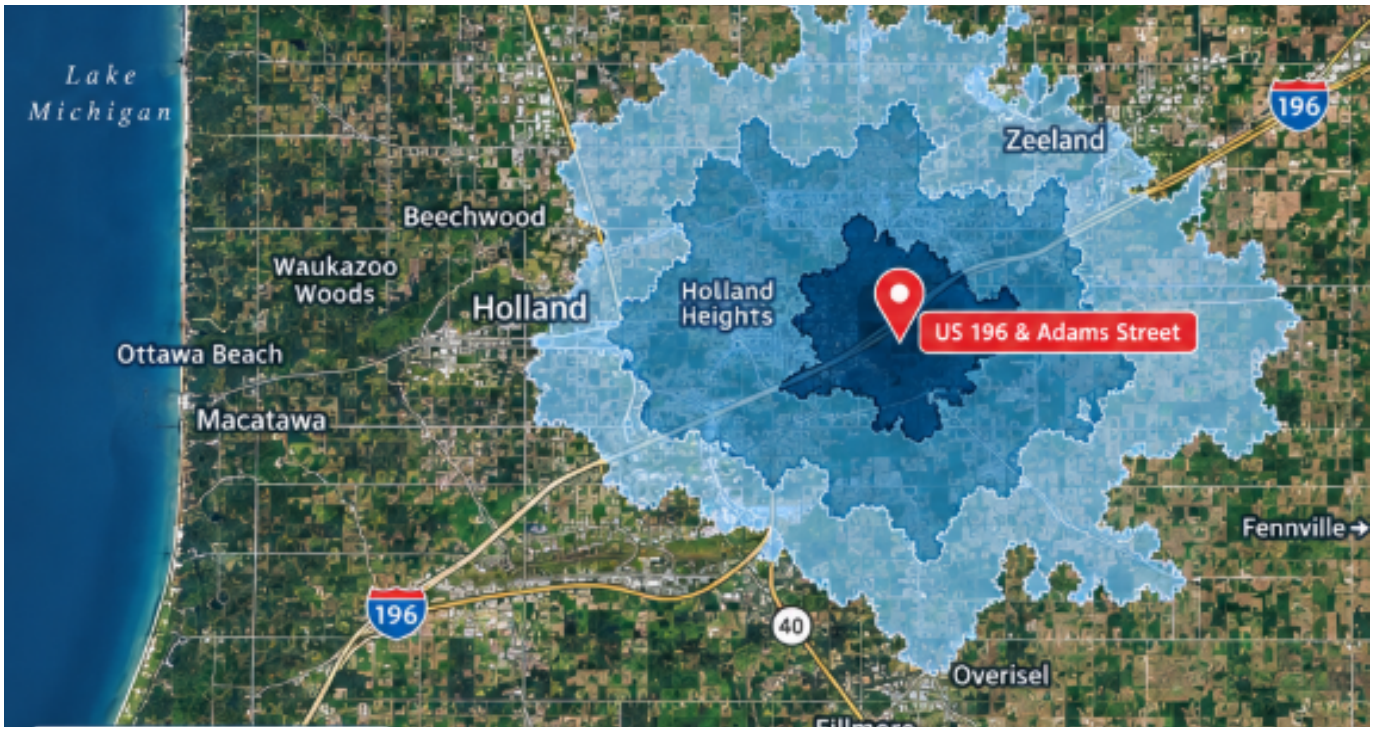

Demographics

	1 Miles	5 Miles	10 Miles
Total Population	5,889	58,605	176,201
Average Age	36.6	36.6	37.6
Average Age (Male)	35.7	36.7	37.7
Average Age (Female)	37.6	38.5	39.5
Total Households	2,271	22,056	65,400
# of Persons per HH	2.53	2.56	2.65
Average HH Income	$83,488	$87,304	$96,466

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