

LEASE

721 E 48TH STREET

721 E 48th St. / Suites C & D Holland, MI 49423



LEASE RATE

\$7.25 SF/yr

Michael Nagelkirk
616 836 1122



**COLDWELL BANKER
COMMERCIAL**
SCHMIDT REALTORS

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PROPERTY DESCRIPTION

Subject to Landlords approval of tenant, tenant's credit report and use.

60 Month Lease

\$7.25 SF/NNN

CPI < 3.5%

OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
Number of Units:	2
Available SF:	16,800 - 21,000 SF
Lot Size:	368,563 SF
Building Size:	37,800 SF
Zoning:	I-1
APN:	53-02-03-300-021

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LOCATION INFORMATION

Building Name	721 E 48th Street
Street Address	721 E 48th St. / Suites C & D
City, State, Zip	Holland, MI 49423
County	Allegan
Cross-Streets	Waverly Road & E 48th St.
Nearest Highway	US 31 & I-196

BUILDING INFORMATION

Building Size	37,800 SF
Ceiling Height	27 ft
Minimum Ceiling Height	24 ft
Number of Floors	1
Year Built	2025
Framing	Steel
Roof	Metal
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-1
Lot Size	368,563 SF
APN #	53-02-03-300-021
Lot Frontage	1,553 ft
Lot Depth	0 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	16,800 - 21,000 SF	Lease Rate:	\$7.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
721 E 48th St., Suite C / 21,000 SF	Available	21,000 SF	NNN	\$7.25 SF/yr	Build Time: 12-18 Months (2025)
721 E 48th St, Suite D / 16,800 SF	Available	16,800 SF	NNN	\$7.25 SF/yr	Build Time: 12-18 Months (2025)

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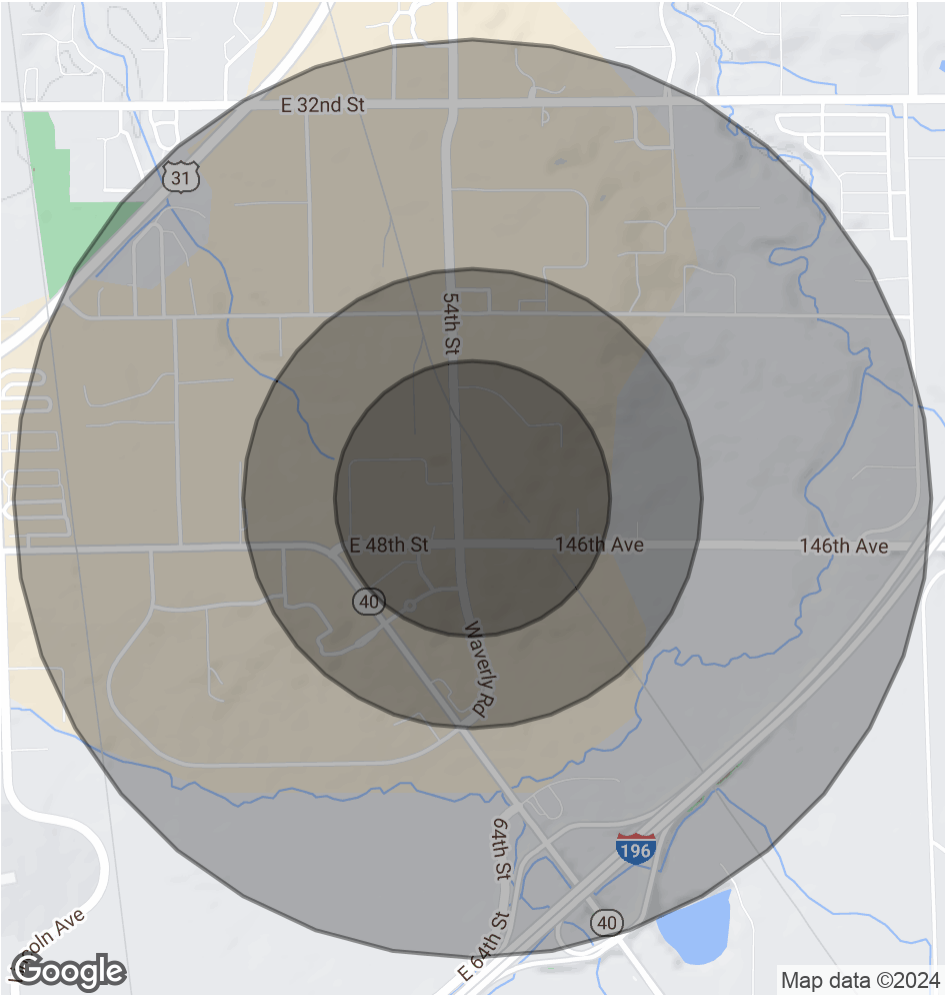
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	17	732
Average Age	36	36	38
Average Age (Male)	34	34	36
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	5	281
# of Persons per HH	4	3.4	2.6
Average HH Income	\$64,020	\$64,020	\$70,802
Average House Value	\$193,847	\$193,847	\$218,098

Demographics data derived from AlphaMap



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