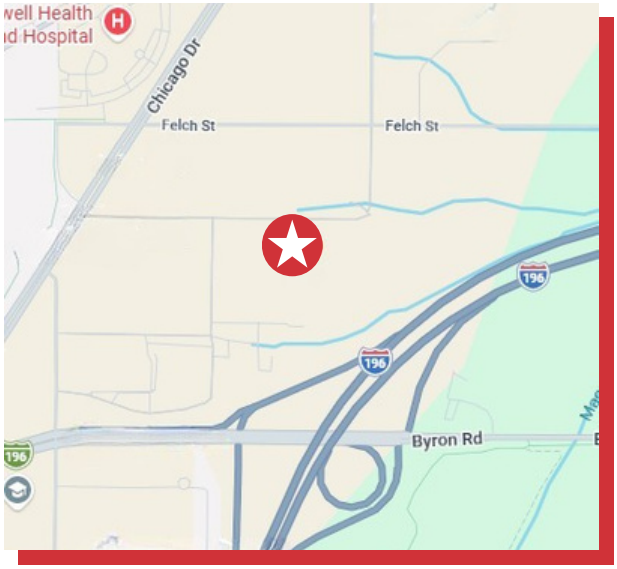
NAI Wisinski of West Michigan

FOR LEASE
INDUSTRIAL SPACE FOR LEASE



8191 LOGISTIC DRIVE
ZEELAND, MI 49464



- 13,750 SF available for lease
- Great fit for those seeking warehousing opportunities in the Zeeland/Holland Market near I-196
- Large paved truck court & trailer maneuvering area
- The building is in excellent condition, is well lit, clean & professionally managed
- 24" high at the eave
- 400 amps, 480 volt, 3-phase power
- Immediate access to I-196 & close proximity to US-31

FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR
616.581.5000
skingma@naiwwm.com

naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

8191 Logistic Drive is a modern multi-tenant industrial warehouse and distribution facility located within one of Ottawa County's premier industrial corridors.

The property sits on 10.1 acres providing: large paved truck court, trailer maneuvering area, loading access, excellent circulation for semi-trucks, and employee parking.

The property sits in Zeeland's Logistic Drive Industrial Park, immediately east of Holland and approximately 25-30 minutes southwest of Grand Rapids. The property benefits from excellent regional logistics access and the location supports efficient distribution throughout West Michigan, Chicago, Detroit, Indianapolis, Northern Indiana and Milwaukee (via ferry/shipping connections) and is favored by regional distribution, furniture manufacturers, automotive suppliers, building products companies, and third-party logistics providers due to its excellent highway connectivity and strong labor force.

Overall, 8191 Logistic Drive is a well-established, institutional-quality industrial asset in one of West Michigan's strongest manufacturing and logistics markets. Its combination of a large building footprint, 10-acre site, functional warehouse design, dock-high loading, and immediate access to I-196 makes it an attractive option for a broad range of industrial occupiers.



8191 LOGISTIC DRIVE
ZEELAND, MI 49464

NAI Wisinski of West Michigan

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

PROPERTY - BUILDING INFORMATION

Total Building Size:	210,000 SF
Warehouse SF:	201,536 SF
Office SF:	8,464 SF
Year Built / Renovated:	1994
Acreage:	10.1 acres
Construction:	Pre-engineered steel
Roof:	Standing seam metal
Floors / Mezzanine:	1 / 0
Eave Height:	24'
Sprinklered:	Yes; 0.32 over 2,000 SF
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Parking:	Ample, surface lot paved parking
Fenced Yard:	No
Parcel Number:	70-17-17-400-046
Zoning:	Light Industrial
	It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

PROPERTY TAX INFORMATION

Taxable Value:	$2,200,444.00
Summer Taxes:	$65,265.79
Winter Taxes:	$44,261.00
Total Taxes:	$109,526.79

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SPACE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

WAREHOUSE INFORMATION

Warehouse SF:	12,303 SF
Floors:	1; Concrete
Air Conditioning:	None
HVAC:	Gas / Forced Air
Ceiling Height:	24' eve
Column Spacing:	25' x 50'
Sprinklered:	0.32 over 2,000 SF
Lighting:	LED
Electric Service:	480 v, 3-phase, 400 amp
Grade Level Doors:	1; 12' x 14'
Loading Docks:	3
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Shop Office:	Yes
Shop Breakroom:	Yes
Shop Restrooms:	Yes
Rail Siding:	No

OFFICE INFORMATION

Office:	1,447 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas / Forced Air
Ceiling Height:	8'
Sprinklered:	Yes
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Communications Equip:	No
Elevators	No

LEGAL DESCRIPTION

PART OF E 1/2 OF SE 1/4 COM N 89D 50M 21S W 786.55 FT & S 0D 28M 20S W 824.25 FT FROM E 1/4 COR, TH S 89D 42M 32S E 450.89 FT ALG S LI OF LOGISTIC DR, TH E'LY 62.43 FT ALG A 366 FT RAD CURVE TO LEFT (CHD BEARS N 85D 24M 17S E 62.35 FT), TH S 0D 28M 20S W 854.74 FT, N 89D 42M 32S W 513 FT, TH N 0D 28M 20S E 849.43 FT TO BEG. SEC 17 T5N R14W 10.006 A

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

LEASE INFORMATION

Lease Type:	NNN
Rate:	$5.25 /SF
Terms:	60 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Landscape, Phone/Internet, Janitorial, Refuse Collection, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Structural and Roof Replacement
Renewal Option:	Yes
Date Available:	9/1/2026

AVAILABLE SPACE FOR LEASE

SUITE	TOTAL SF	WARE-HOUSE SF	OFFICE SF	DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY NNN ESTIMATE	TOTAL MONTHLY RENT
E	13,750	12,303	1,447	3 / 1	$5.25	$1.50	$6,015.63	$1,718.75	$7,734.38

UTILITY PROVIDERS

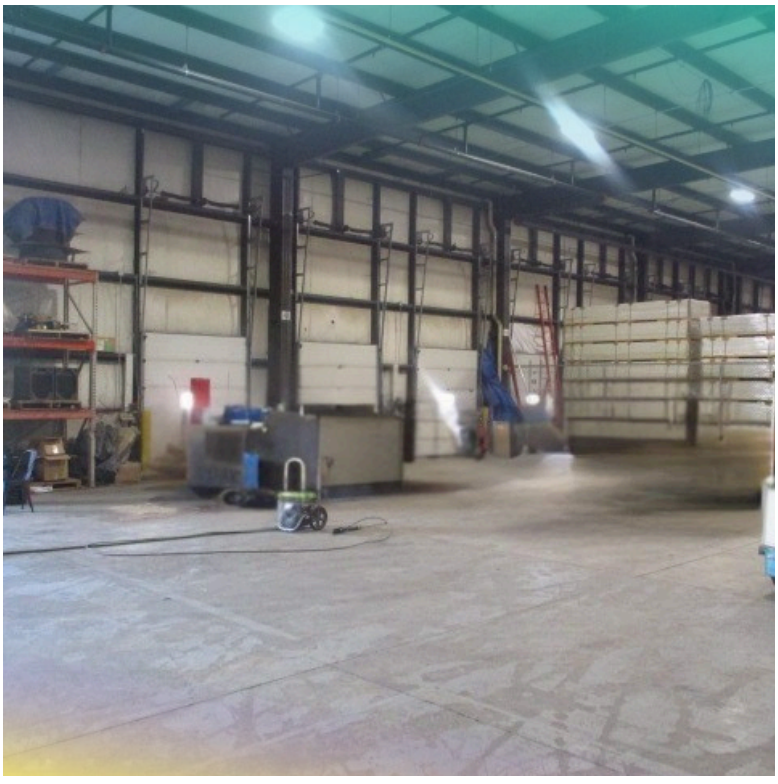
Electric:	Great Lakes Energy
Natural Gas:	Semco Energy
Sanitary Sewer:	Holland Charter Twp
Storm Sewer:	Holland Charter Twp
Water:	Holland Charter Twp

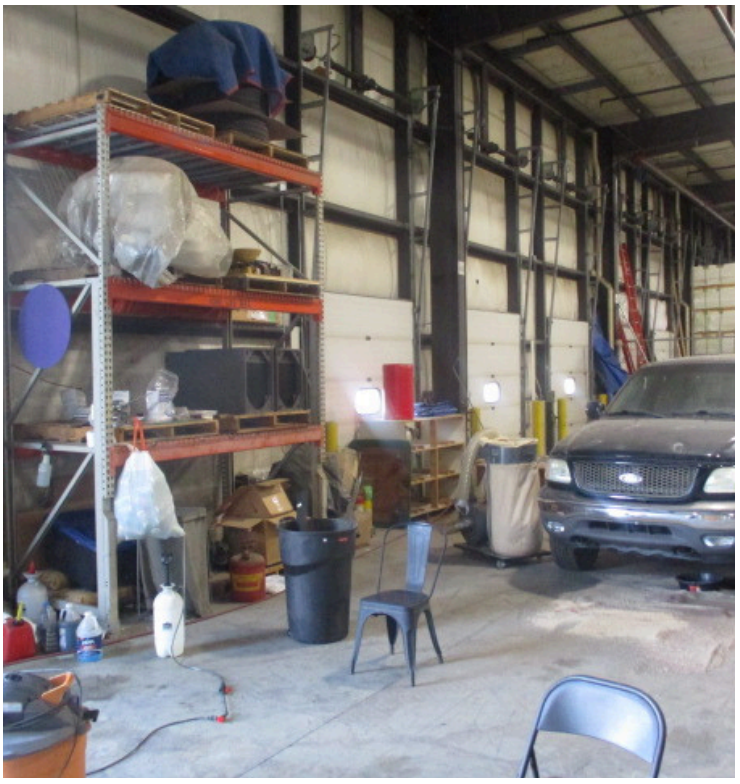
PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE FOR LEASE









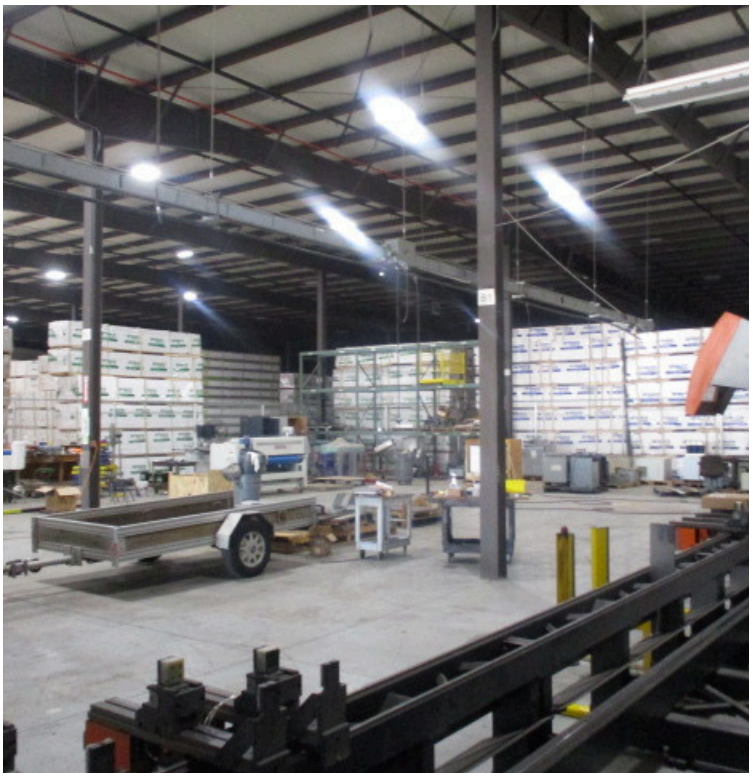
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ZEELAND, MI 49464

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PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE FOR LEASE









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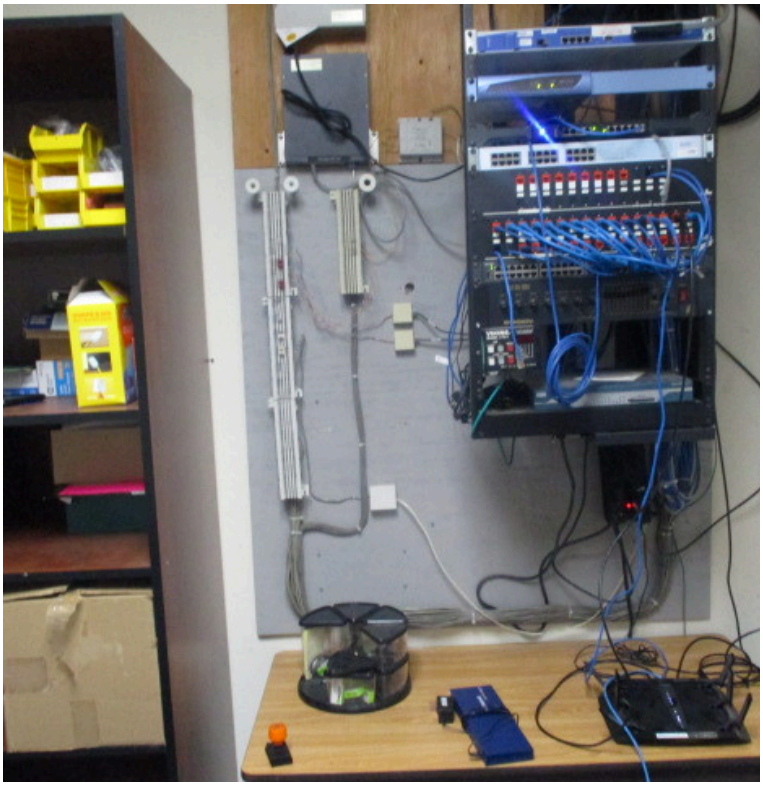
PROPERTY PHOTOS

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INDUSTRIAL SPACE FOR LEASE







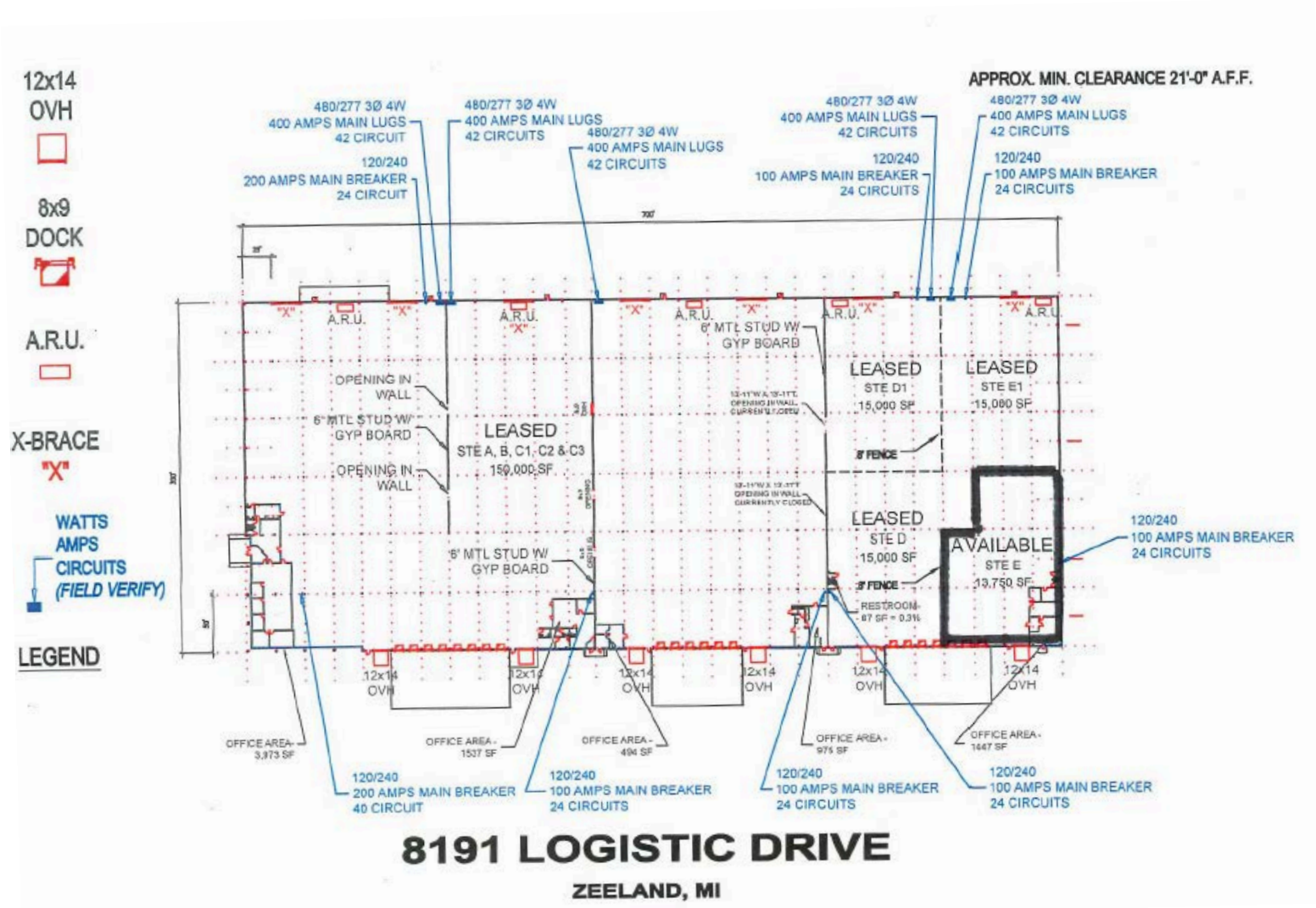


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ZEELAND, MI 49464

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FLOOR PLAN

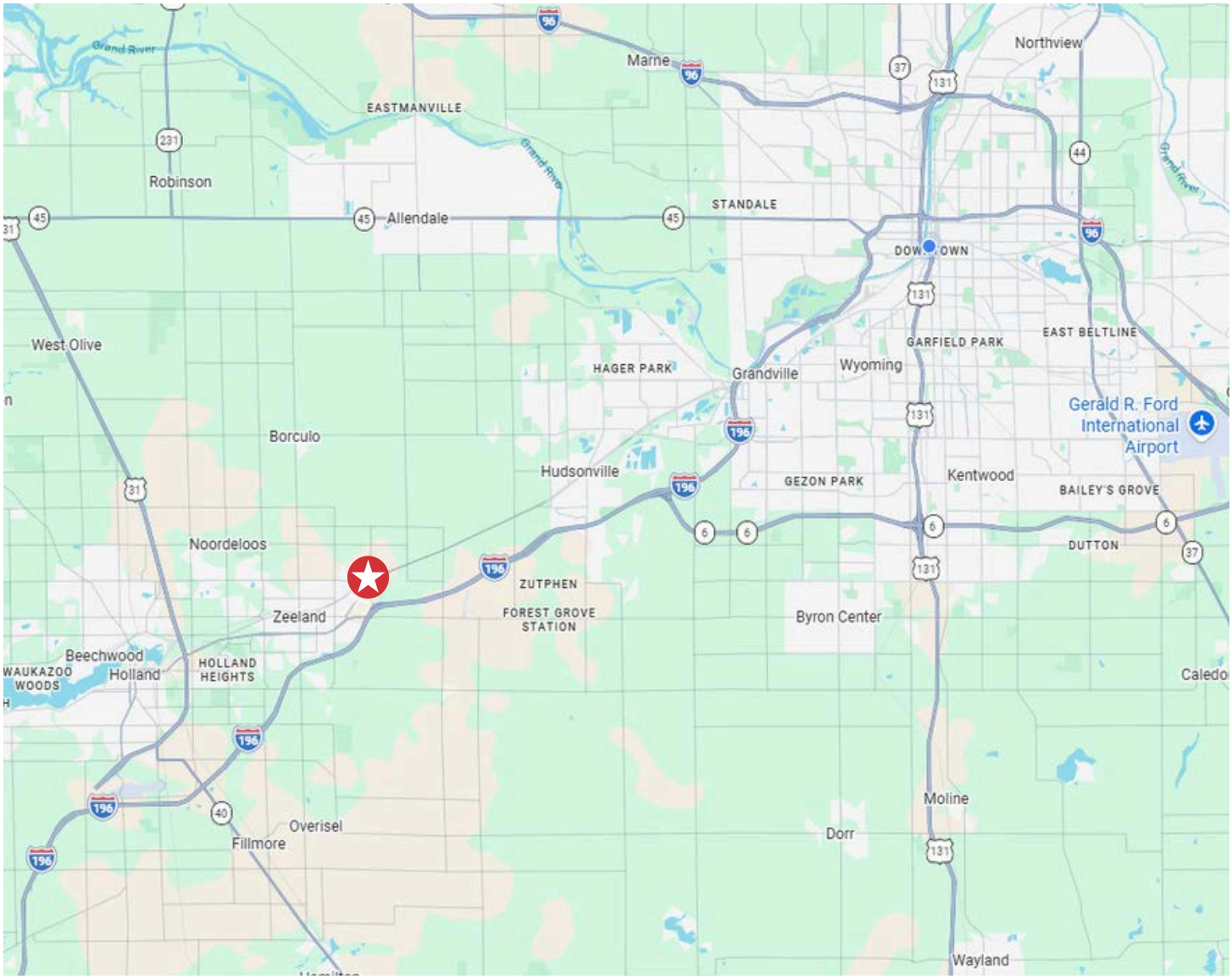
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8191 LOGISTIC DRIVE
ZEELAND, MI

LOCATION MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE



PROXIMITY

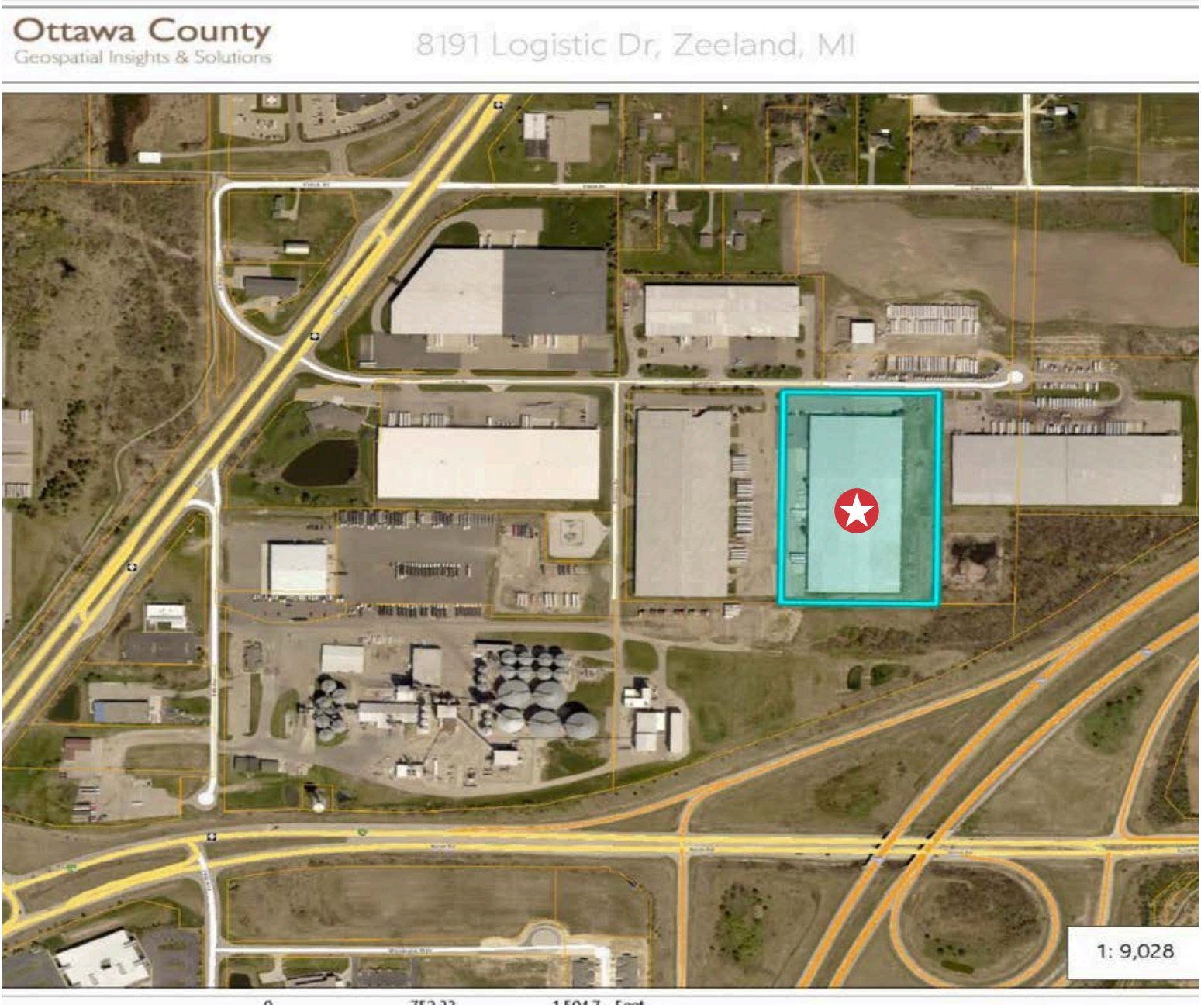
I-196	1.32 miles
US-31	5.53 miles
M-6	10.53 miles
US-131	18.23 miles
Gerard R Ford Airport	28.87 miles

8191 LOGISTIC DRIVE
ZEELAND, MI 49464

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PARCEL MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

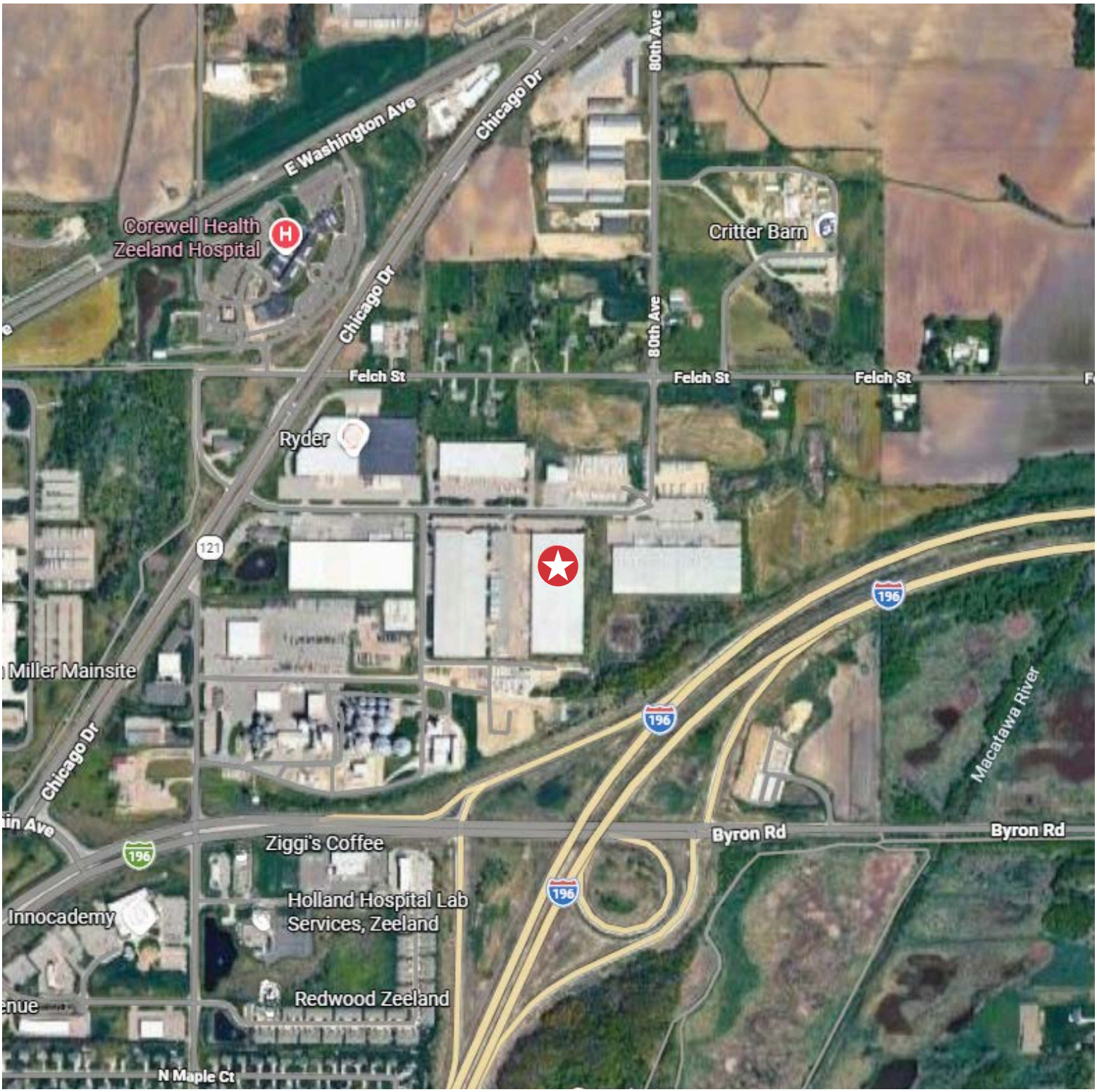


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AERIAL MAP

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INDUSTRIAL SPACE FOR LEASE

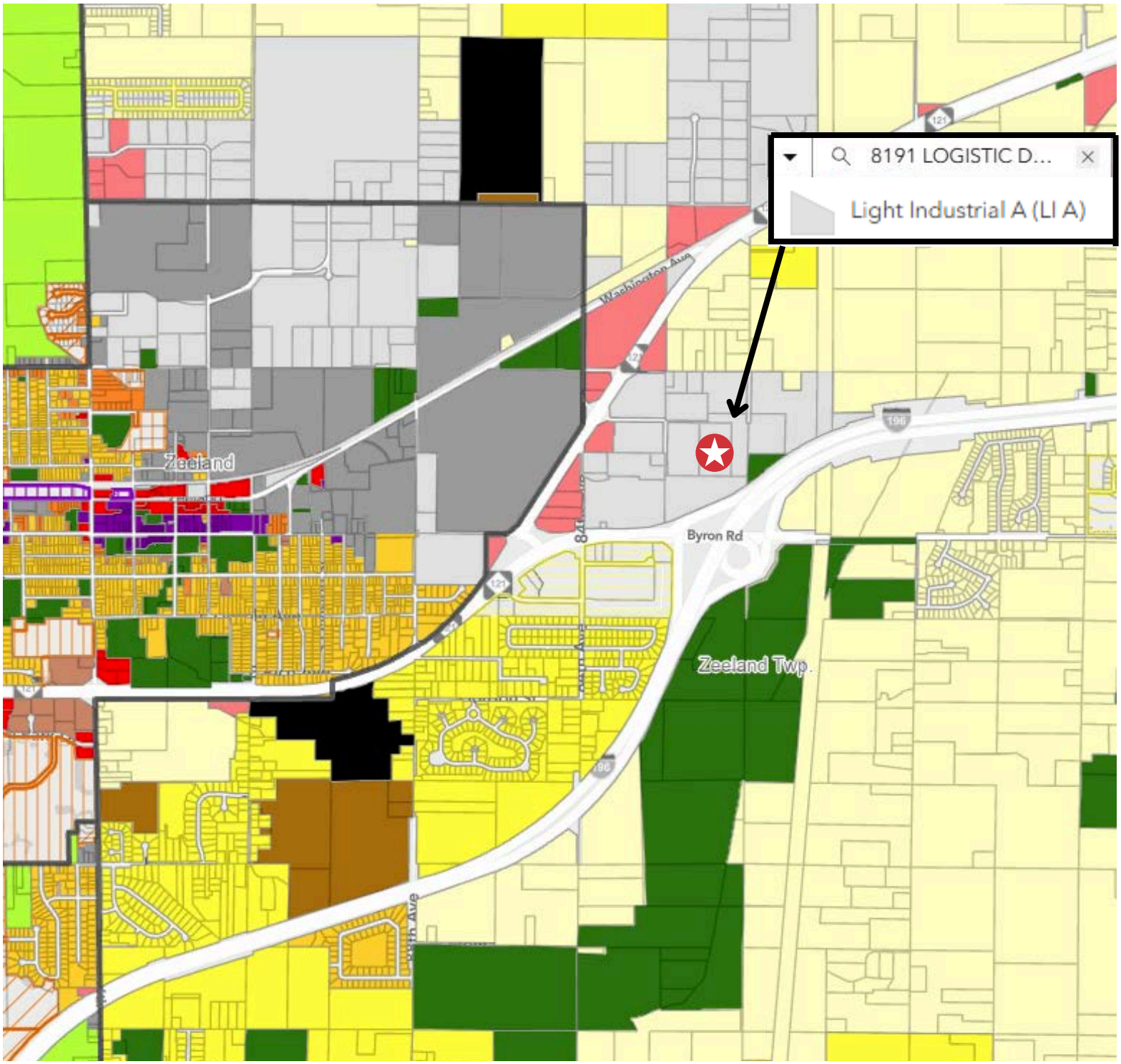


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ZONING MAP

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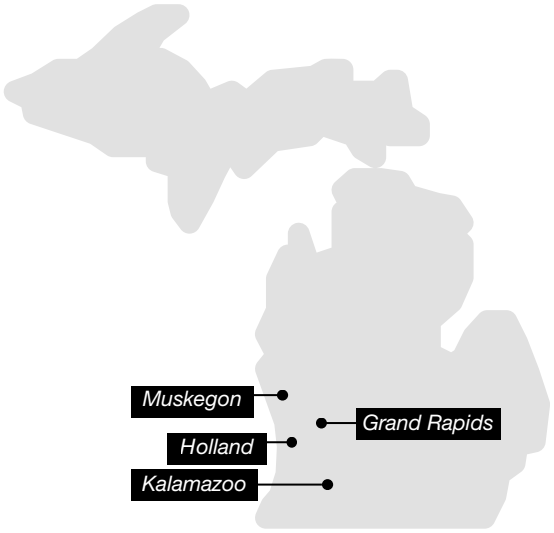
LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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Grand Rapids

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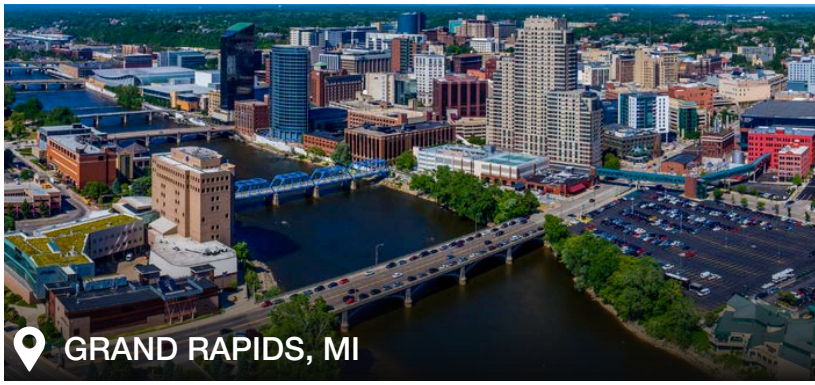
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Muskegon

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Grand Haven









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