

FOR SALE

510 E 16th Street
Holland, MI 49423

Three Unit Older Industrial
Property of approximately
100,000 sf, Zoned I-1, on 7.3
acres in the City of Holland.
Present rail spur is not activated.
Complete new roof and insulation
on the entire building. New LED
lighting throughout, separate
gas and electric metering. Front
approximately ½ of the building
(Section A) to be vacated early
summer 2024, this is a great
owner occupant opportunity with
the balance of the building leased
out. Key location just West of US-
31 alongside Menards with easy
access to I-196.

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INDUSTRIAL
99,132 SF

www.LakeshoreCommercial.com

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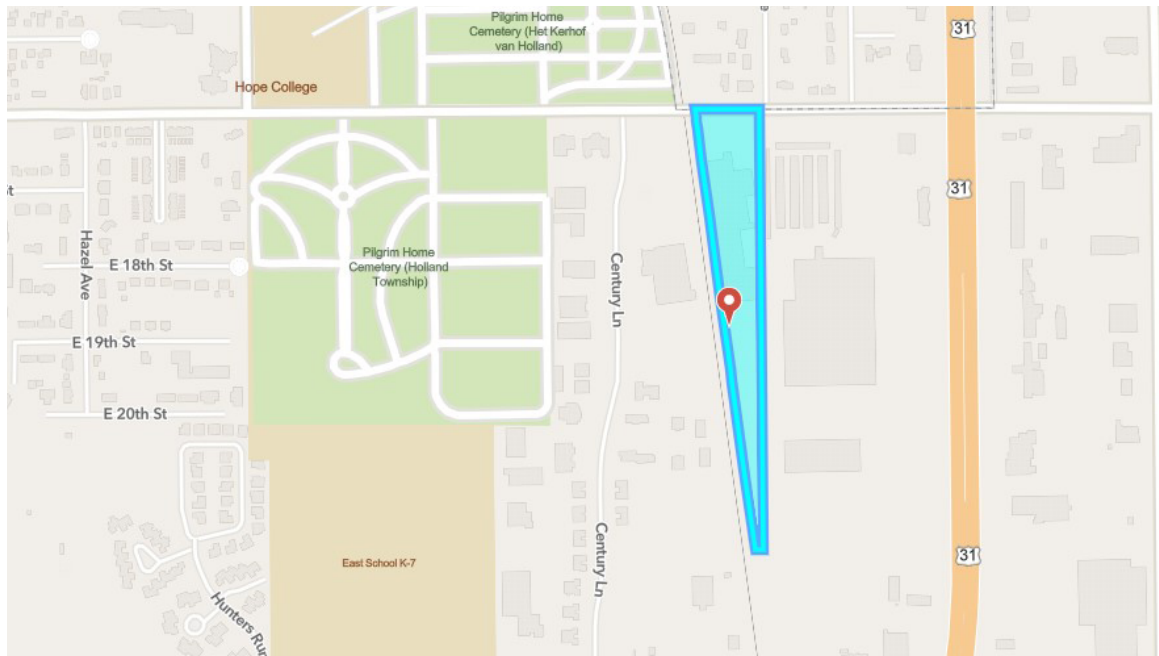


LISTING INFORMATION

Sales Price	\$3,250,000
Building Size	99,132 SF
Price per SF	\$32.78/SF
Lot Size	7.3 Acres
Terms	Cash/Conventional
Taxing Authority	City of Holland
County	Ottawa
Zoning	CMU
SEV (2024)	\$860,300
Taxable Value (2024)	\$822,675
RE Taxes (2024)	\$49,876.14
APN	70-16-33-200-012

BUILDING HIGHLIGHTS

- Great Owner Occupant Opportunity with balance of the
- Key location just West of US 31 along-side Menards with
- Easy access to I-196
- New roof and insulation on the entire building
- New LED lighting throughout.
- Separate gas and electric metering

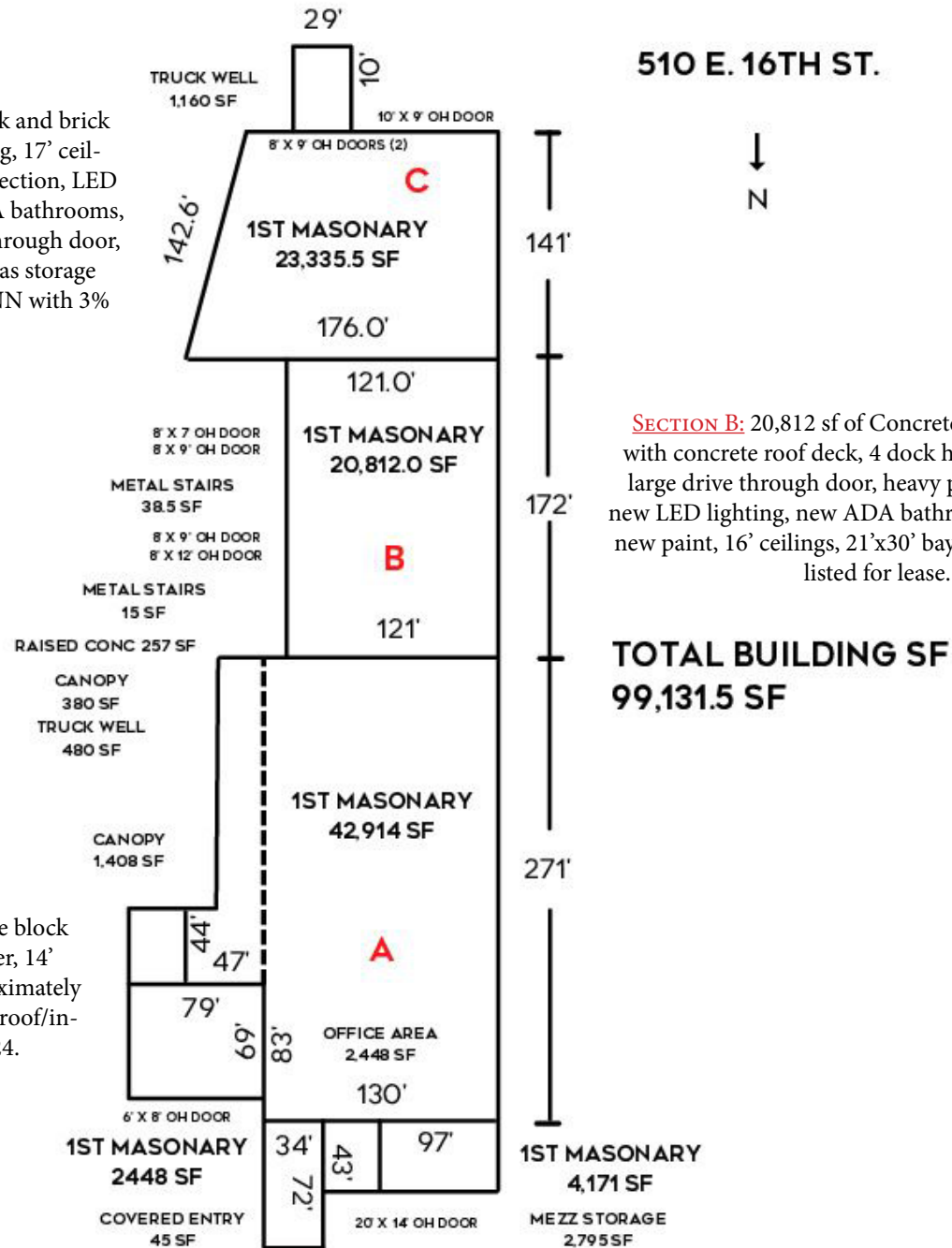


Property Type	Industrial
Property Subtype	Warehouse/Distribution
Year Built	1957
Year Last Renovated	2022
Number of Floors	1
Parking Spaces	40
Roof	New 2023/ Rubber
Free Standing	Yes
No. of Buildings	1

LAYOUT

SECTION C: 23,335 sf of Concrete Block and brick section with steel bar joist and decking, 17' ceilings, new roof/insulation, new fire protection, LED lighting, HVAC, heavy power, new ADA bathrooms, new paint, two docks, one large drive through door, 30'x43' bay spacing. Presently leased as storage through 2/28/27, for \$3.50 per sf + NNN with 3% COLA

SECTION A: Approximately 50,000sf of concrete block and brick building with wood deck, 440 power, 14' ceilings, two loading docks, new lighting, approximately 2,000 sf of office, good power distribution, new roof/insulation. Will be vacant early summer 2024.



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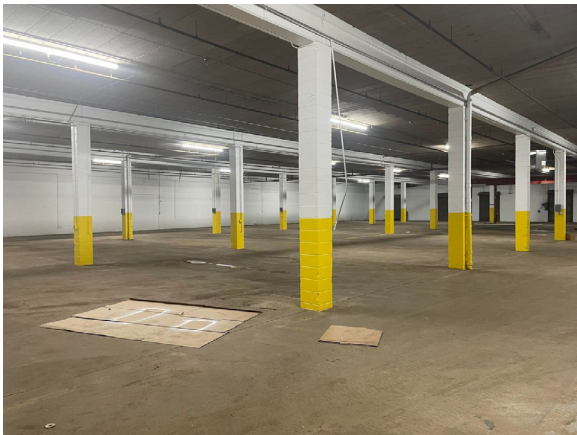
PHOTOS



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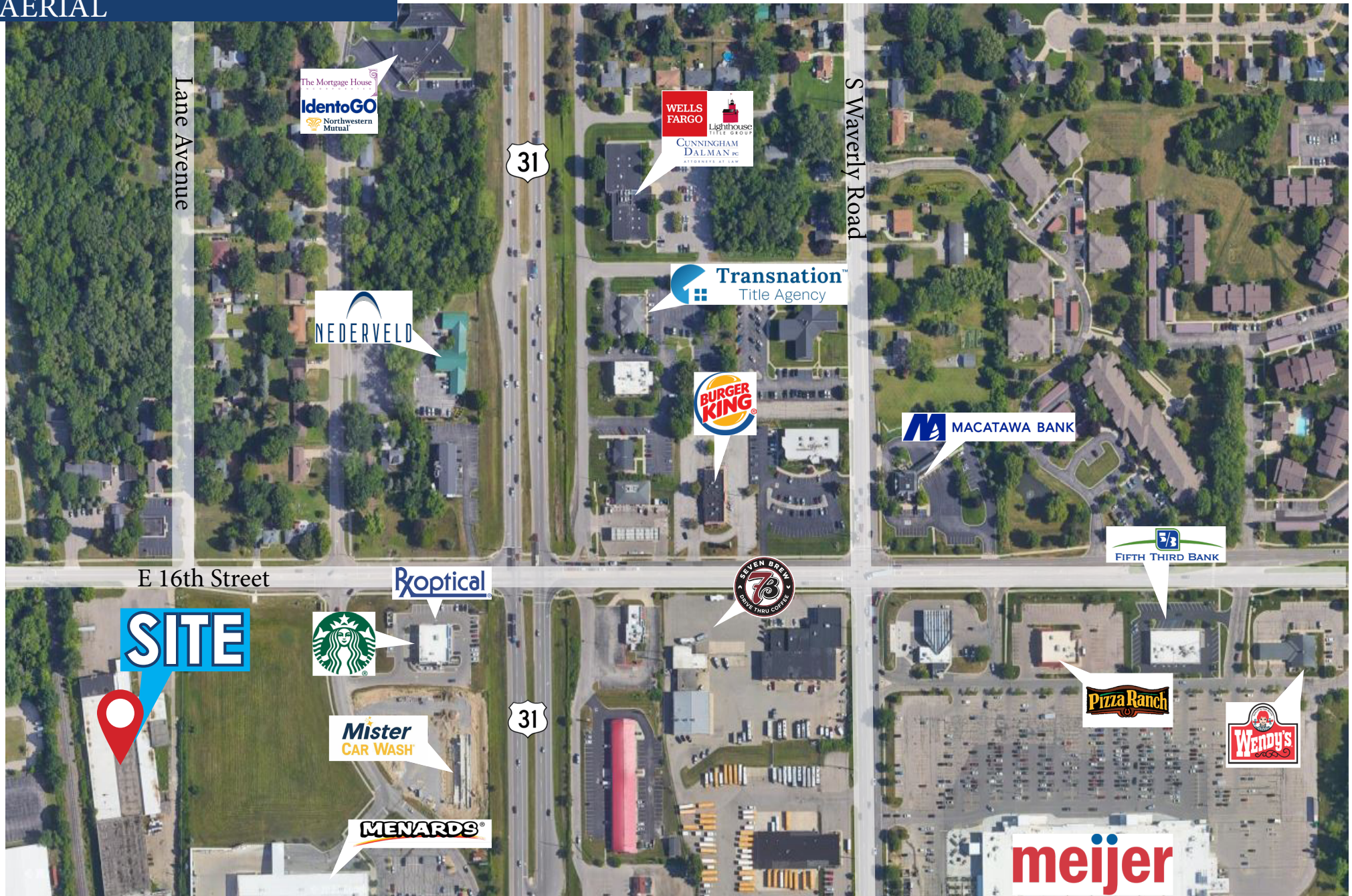
PHOTOS



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AERIAL



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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.