

286 Hedcor St  
Holland, MI 49321



40,698  
Square Feet



6.61  
Acres



\$2,750,000  
Sale Price

## FOR SALE

The building located at 286 Hedcor Street in Holland, Michigan is a 40,698 SF standalone industrial building located on 6.61 acres. The property is located in between US-31 and I-196 providing immediate access to the entire West Michigan market. The building's original structure was assembled in 1974 followed by an addition in 1988. The combined 33,654 SF of industrial space features 3 dock doors, 3 drive-in doors, cranes, 800 amps of 480v/3-phase power, airlines and clear heights ranging from 17'4" - 19'. The office portion of the building is 7,044 SF of which 2,700 SF is second story space. The offices are modern and well built out featuring conference rooms, private offices, a break room and a patio area.

## CONTACT

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BUILDING SNAPSHOT



40,698 SF

Total Building



6.61

Acres



1984

Year Built



17'4"-19'

Clear Height



800

Amps



I

Zoning

BUILDING SPECIFICATIONS

|                  |                      |
|------------------|----------------------|
| Total Building   | 40,698 SF            |
| Acreage          | 6.61 Acres           |
| Parcel Number    | 03-02-09-100-046     |
| Year Built       | 1984                 |
| Year Renovated   | 2012                 |
| Railroad Siding  | Yes                  |
| Construction     | Steel, Block & Glass |
| Roof             | Flat                 |
| Column Spacing   | 35'x35'              |
| Ceiling Height   | 22'-23'6"            |
| Clear Height     | 17'4"-19'            |
| Fire Suppression | Partial              |
| Security System  | Yes                  |
| Heating          | Radiant Tube         |

|                  |                    |
|------------------|--------------------|
| Air Conditioning | Office Only        |
| Lighting         | LED                |
| Driveway Surface | Asphalt            |
| Parking Spaces   | Ample              |
| Expandable       | Yes                |
| Outside Storage  | Yes                |
| Zoning           | I, Industrial      |
| Taxing Authority | City of Holland    |
| Gas              | Semco              |
| Telephone        | Multiple Providers |
| Fiber/Internet   | Multiple Providers |
| Electric         | Holland BPW        |
| Water/Sewer      | Municipal          |

WAREHOUSE INFORMATION

|                              |                         |
|------------------------------|-------------------------|
| Warehouse/Manufacturing Area | 33,654 SF               |
| Ceiling Height               | 22'-23'6"               |
| Clear Height                 | 17'4"-19'               |
| Docks   Doors                | 3   3                   |
| Floor Drains                 | Yes                     |
| Air Lines                    | Yes                     |
| Power (Amps   Volts)         | 800 Amps   480v/3-Phase |
| Heating                      | Radiant Tube            |
| Air Conditioning             | No                      |
| Shop Office                  | Yes                     |
| Breakroom/Kitchen            | Yes                     |
| Restrooms                    | Yes                     |

OFFICE INFORMATION

|                    |          |
|--------------------|----------|
| Office Area        | 7,044 SF |
| Ceiling Height     | 12'      |
| Private Offices    | Yes      |
| Conference Room(s) | Yes      |
| Telcom Room        | Yes      |
| Breakroom/Kitchen  | Yes      |
| Restrooms          | Yes      |

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SALE SNAPSHOT



40,698 SF  
Building



\$2,750,000  
Sale Price

\$67.57/SF  
Sale Price

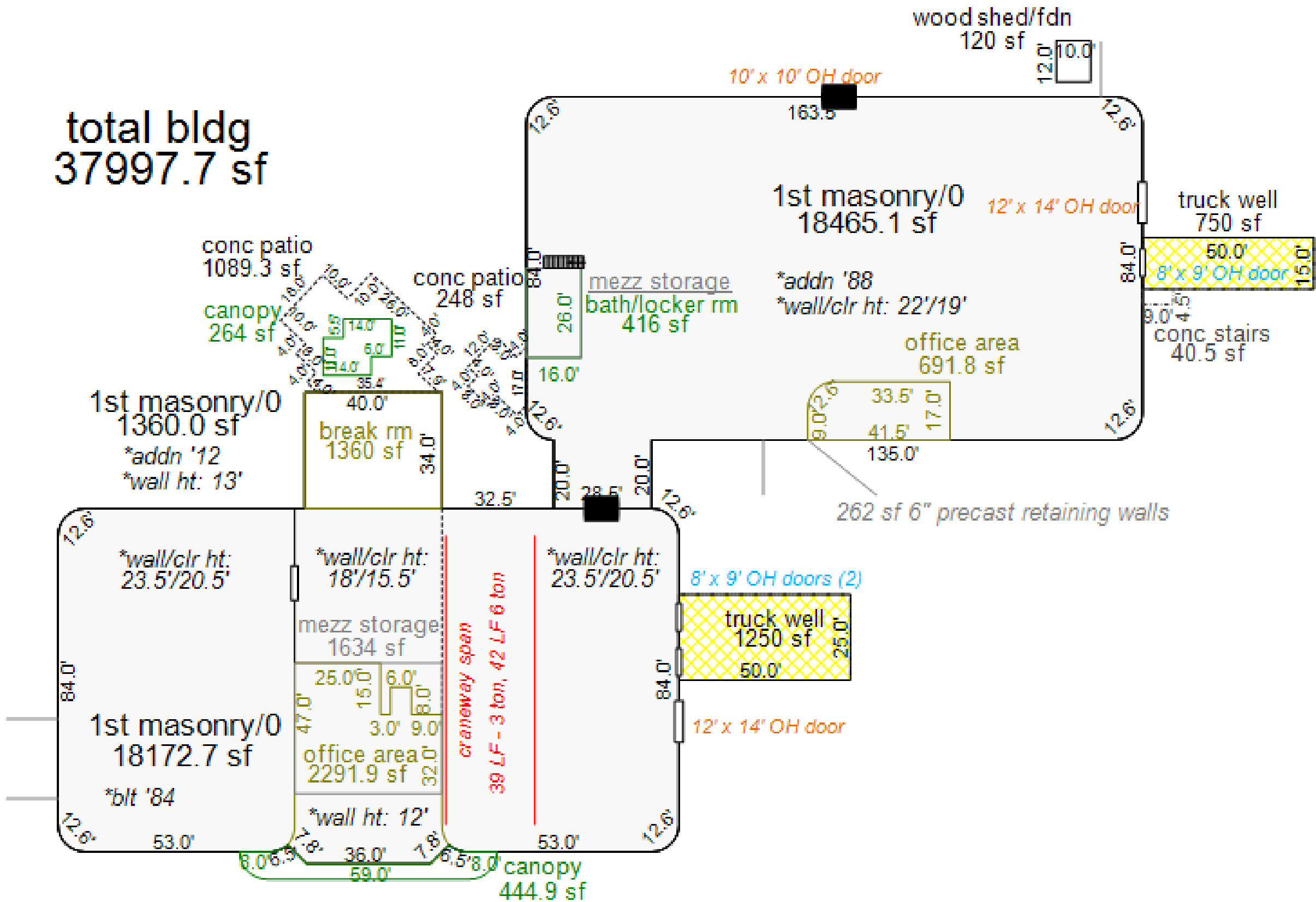
SALE INFORMATION

|                              |                      |
|------------------------------|----------------------|
| Building Size                | 40,698 SF            |
| Sale Price                   | \$2,750,000          |
| Sale Price/SF                | \$67.57/SF           |
| Possession                   | At Seller's Approval |
| State Equalized Value (2025) | \$949,500            |
| Assessed Value (2025)        | \$949,500            |
| Taxable Value (2025)         | \$581,418            |
| Real Estate Taxes            | \$36,150.21          |
| Summer 2025                  | \$35,077.94          |
| Winter 2024                  | \$1,072.27           |

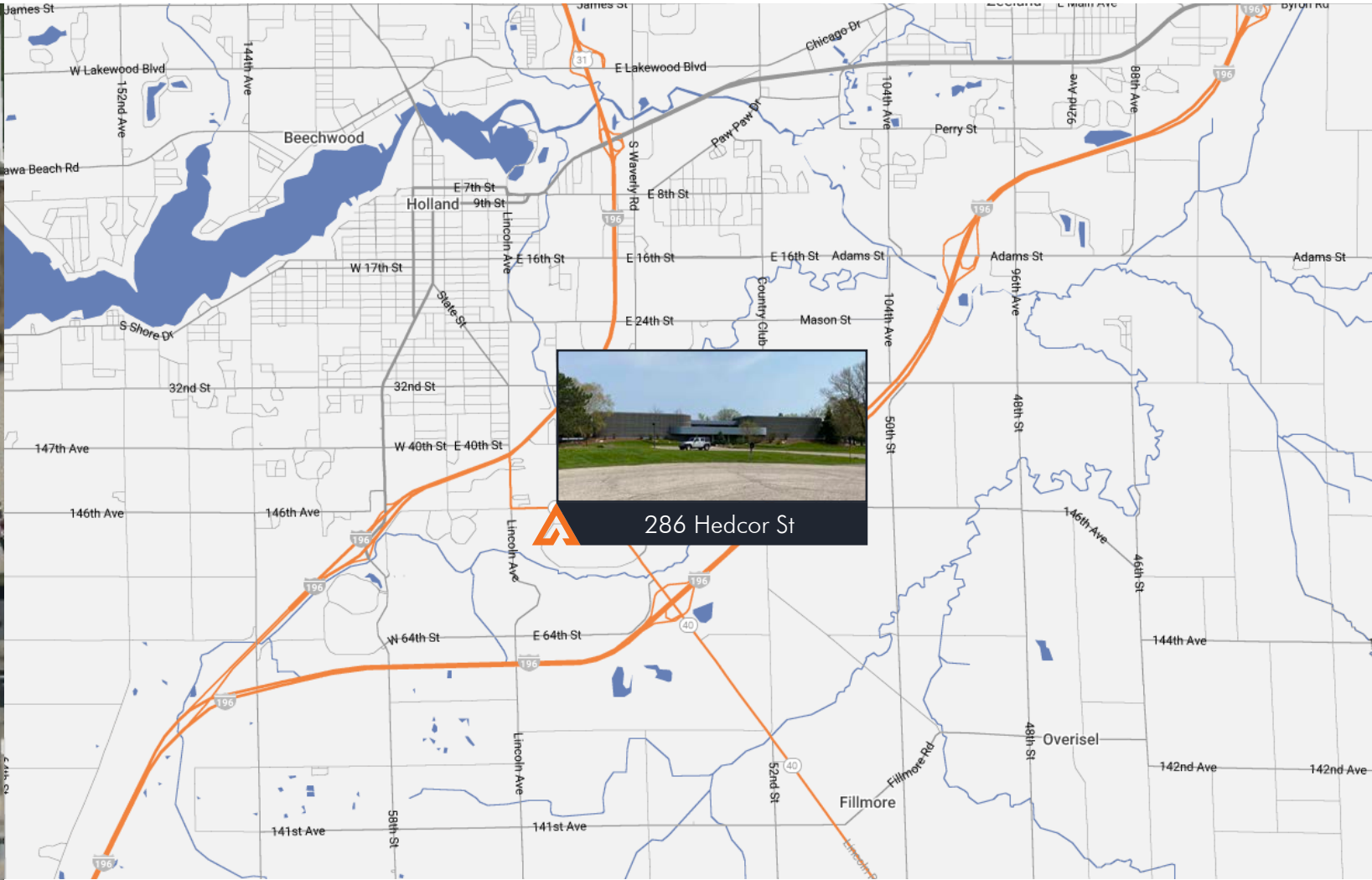




FLOOR PLAN



286 Hedcor St  
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PROPERTY MAPPING

PROXIMITY TO

|                                      |           |
|--------------------------------------|-----------|
| Downtown Grand Rapids                | 30 miles  |
| Gerald R. Ford International Airport | 36 miles  |
| Lansing                              | 90 miles  |
| Chicago                              | 150 miles |
| Detroit                              | 182 miles |
| Indianapolis                         | 232 miles |

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