

FOR SALE & LEASE
10841 Paw Paw Drive
Holland, MI 49424



COMMERCIAL BUILDING
10,380 SF

www.LakeshoreCommercial.com
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LISTING INFORMATION

Centrally located between Holland and Zeeland off of Chicago Drive, this property is near many retail stores, restaurants, and other businesses. This commercial building has 1 (one) overhead door, and 2 (two) truck docks, 13’ ceiling height, private offices, a conference room, and break areas. This space is currently available for sale and for lease. Easy access to Chicago Drive, and close to US-31.

SALE INFORMATION

Total SF	10,380 SF
Price	\$999,000
Price/SF	\$96.24/SF
Acres	1.11 Acres
Terms	Cash/Conventional
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	C-2
APN	70-16-23-300-051
(2025) SEV	\$295,400
(2025) Taxable Value	\$162,053
(2025) RE Taxes	\$8,304

LEASE INFORMATION

Square Footage	10,380 SF
Price	\$6.75 + NNN
Price Per Month	\$5,838.75 + NNN
Lease Type	Triple Net
Triple Net	\$1/SF
Terms	24-48 Months
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	C-2

HIGHLIGHTS

- 2 Loading Docks
- 1 OH Door 12’ x 12’
- 9 parking spots- barrier free
- 13 Ft Ceiling Height
- Built in 1986
- Addition added in 1988
- 3-5 Private offices
- 1 Conference Room
- Break Room
- Kitchen

ZONING INFORMATION

Community commercial district (C-2). The C-2 district is primarily intended for a general commercial district containing uses which include the sale of commodities or performance of services for the entire community.

Land and/or buildings in the commercial and office districts shall only be used in accordance with Table 5.2.

A. Permitted use (P). This use is authorized by-right, subject to all other applicable provisions of the zoning ordinance.

B. Special land use (S). This use is subject to review and permitting in accordance with article 15.

C. Not permitted. A blank cell indicates that a use is not permitted.

D. Other Requirements. See referenced section for additional requirements.

Table 5.2 Schedule of Uses: Commercial and Office Districts

Use	C-1	C-2	C-3	O-S	Other	Use	C-1	C-2	C-3	O-S	Other
Amateur radio and over-the-air reception devices	P/S	P/S	P/S	P/S	<u>9.3</u>	Medical services, clinics and medical offices	P	P	P	P	
Animal services — Animal clinic/hospital, kennel, rescue or shelter		S		S		Medical services, hospital				S	
Banquet hall		P	P			Meeting facility	P	P	P	P	
Community cultural facility	P	P	P			Mini-warehouse/self-storage		S			<u>9.17</u>
Contractors facility		S	S		<u>9.22</u>	Offices and services	P	P	P	P	
Day care, child care center	P	P		P		Offices and services, temporary office	P	P	P	P	<u>9.18</u>
Dwelling over commercial or office use	S	S				Offices and services with a drive through facility		P	P	P	
Food processing, small scale	P	P				Outdoor display, sales, not including vehicle and equipment sales		S	S		<u>9.19</u>
Food truck	P	P	P	P	<u>9.11</u>	Outdoor display, sales, temporary	P	P	P	P	<u>9.20</u>
Funeral home	S	S		S		Parking facility, public or commercial		S	S		
Governmental facility	P	P	P	P		Place of worship		P	P	S	
Greenhouses and nursery, accessory landscape business (indoor)		S				Public utility facility	S	S	S	S	<u>9.23</u>
Hotel/motel		S	P			Recreation facility, commercial, indoor		S	S		<u>9.24</u>
Housing — Independent, assisted, convalescent and nursing				S		Recreation facility, commercial, outdoor		S	S		<u>9.24</u>
Marina and boat storage		S			<u>9.22</u>	Recreation facility, community-based, public, indoor	P	P	P		

ZONING INFORMATION

Use	C-1	C-2	C-3	O-S	Other	Use	C-1	C-2	C-3	O-S	Other
Recreation facility, community-based, public, outdoor	P	P	P			Vehicle, recreational equipment, manufactured homes, heavy equipment sales and rental		S	S		<u>9.19</u>
Restaurant	P	P	P	P		Warehousing		S	S		<u>9.22</u>
Restaurant with drive-through	S	P	P	P		Wind energy — Anemometer	P	P	P	P	<u>9.28</u>
Restaurant with micro-brewery, small distillery or small winery	P	P				Wind energy — SSMWET, STMWET	S	S	S	S	<u>9.28</u>
Retail	P	P	P			Winery, small; distillery, small; micro-brewery; tavern	S	P	P	S	
School, college or university private and specialized training, with or without farm animals	S	S	S	S	<u>9.14</u>	Wireless communications	S	S	S	S	<u>9.29</u>
Service station		S	P			Wireless communications, collocation	P	P	P	P	<u>9.29</u>
Sexually oriented business			S		<u>9.25</u>						
Solar energy collector, building-mounted	P	P	P	P	<u>9.26</u>						
Solar energy collector, ground-mounted	S	S	S	S	<u>9.26</u>						
Special events	P	P	P	P	<u>9.27</u>						
Theater		S	S								
Vehicle repair		S	S		<u>9.22</u>						
Vehicle wash		S	S								

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PHOTOS





LAKE SHORE
COMMERCIAL REAL ESTATE

This architectural floor plan shows a building layout with several rooms and a central corridor. The plan includes the following dimensions and features:

- Overall Dimensions:**
 - Top horizontal dimensions: 28', 30', 27' 6"
 - Left vertical dimensions: 12' 4", 14' 4", 11' 11", 7' 10", 9' 6", 10', 11' 11", 20' 8"
 - Bottom horizontal dimensions: 12' 4", 14' 4", 11' 11", 7' 10", 9' 6", 10', 11' 11", 20' 8"
 - Right vertical dimensions: 11', 15' 6", 10' 6", 11' 11", 7' 10", 9' 6", 10', 11' 11", 20' 8"
- Rooms and Features:**
 - Top Left Room:** Contains a desk and chair.
 - Top Right Room:** Contains a desk and chair.
 - Central Corridor:** A narrow hallway connecting the rooms.
 - Bottom Left Room:** Contains a desk and chair.
 - Bottom Right Room:** Contains a desk and chair.
 - Staircase:** Located in the bottom right corner, with a width of 10' 6".
 - Entrance:** Located at the bottom center, with a width of 11'.
- Other Dimensions:**
 - 11' 11" (width of a room)
 - 7' 10" (width of a room)
 - 9' 6" (width of a room)
 - 10' (width of a room)
 - 11' 11" (width of a room)
 - 20' 8" (width of a room)
 - 11' (width of a room)
 - 15' 6" (width of a room)
 - 10' 6" (width of a room)
 - 11' 11" (width of a room)
 - 7' 10" (width of a room)
 - 9' 6" (width of a room)
 - 10' (width of a room)
 - 11' 11" (width of a room)
 - 20' 8" (width of a room)



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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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.