

For Sale

Land



12830 Quincy Street

Holland, MI, 49424

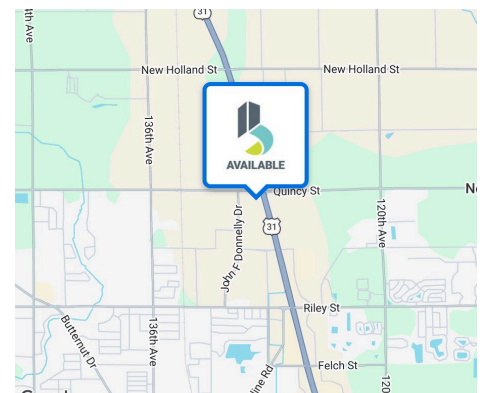
4.54 acres of industrial land strategically located along the US-31 corridor at Quincy Street in Holland Charter Township. The site offers excellent visibility and is positioned within an established industrial and commercial area surrounded by major employers, manufacturers, retailers, and service businesses. With I-2 General Industrial zoning allowing a variety of industrial business uses, the property provides a versatile opportunity for users or developers seeking a highly visible location with convenient access to the greater Holland area and West Michigan market.

Highlights

- 4.54-acre development site along the US-31 corridor
- Outdoor Storage permitted by Right
- Excellent visibility at US-31 and Quincy Street
- I-2 General Industrial zoning with a variety of permitted uses

Price Summary \$595,000

Lot Size 4.54 Acres



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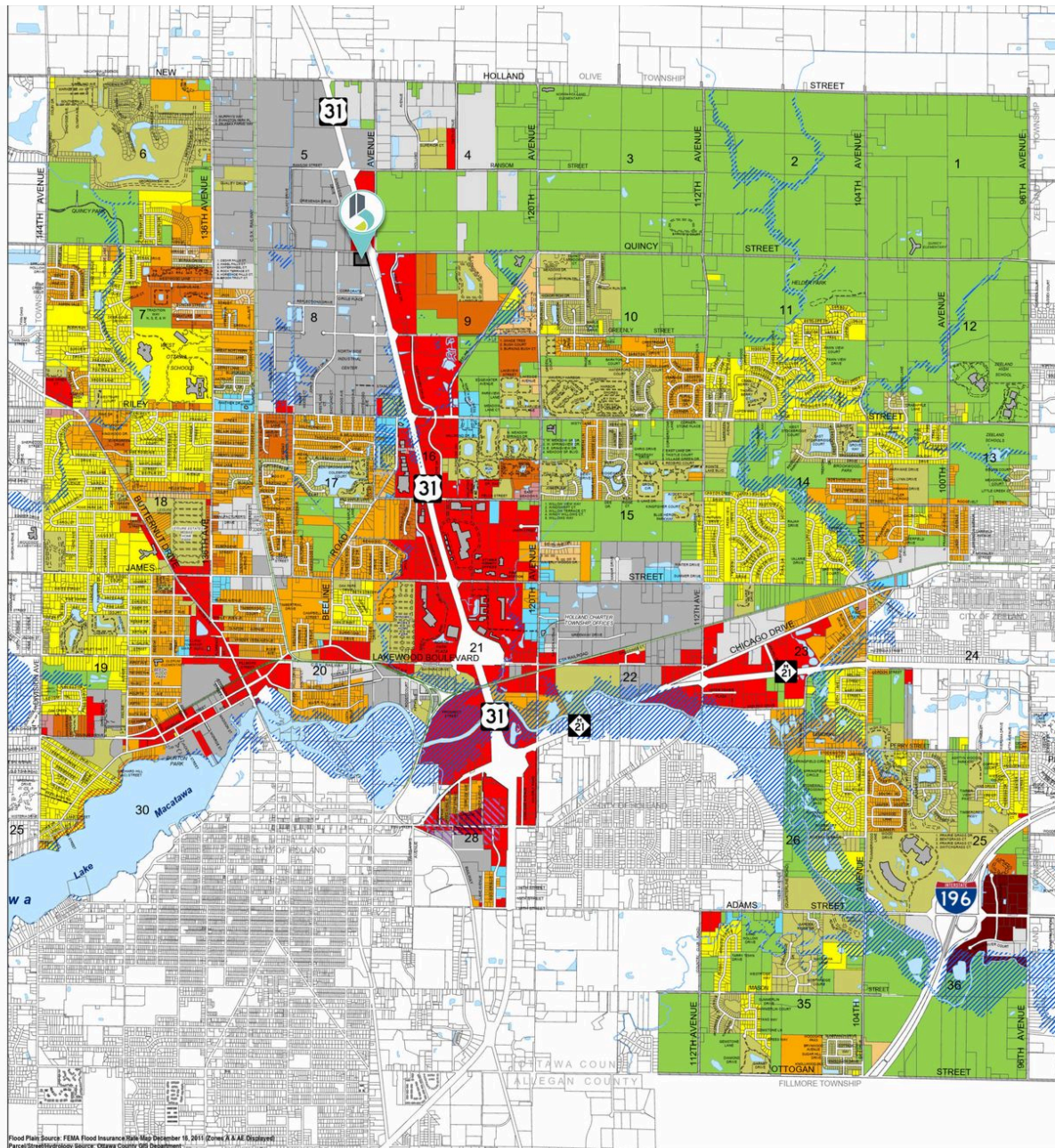
Aerial

12830 Quincy Street, Holland, MI 49424



Current Land Use Map

12830 Quincy Street, Holland, MI 49424



Flood Plain Source: FEMA Flood Insurance Rate Map September 19, 2011 (Zones A & AE Displayed)
Parcel/Streeting/Topology Source: Ottawa County GIS Department

LEGEND

AG - Agricultural District	O-S - Office and Service District
R-1 - Low Density Residential District	I-1 - Light Industrial District
R-2 - Moderate Density Residential District	I-2 - General Industrial District
R-2A - Medium Density Residential District	Planned Unit Development
R-3 - High Density Residential District	Flood Plain
C-1 - Neighborhood Commercial District	Macatawa Residential Setback Overlay
C-2 - Community Commercial District	Federal District Overlay - Core
C-3 - Highway Commercial District	Federal District Overlay - Edge



SCALE: 1" = 2,000'

0 2,100 4,200 6,300
Feet



Holland Charter Township

Ottawa County, Michigan

ZONING

January 2, 2026

This map is intended for reference only.
Holland Charter Township is not liable for errors or omissions.

Permitted Uses

12830 Quincy Street, Holland, MI 49424

Section 6.1 Intent and Purpose

This article outlines the Industrial Zoning Districts and contains basic information pertaining to the land use regulation and spatial requirements for buildings and lots of record.

- A. *Light Industrial District (I-1)*. The I-1 District is primarily intended to provide a location for industrial concerns and activities, and for facilities and operations involved in business, industrial, scientific and technological research, development and related testing, and production activities. This zoning district is not intended to provide a location for heavy manufacturing and processing of raw materials.
- B. *General Industrial District (I-2)*. The I-2 District is primarily intended to provide a location for the manufacture, compounding, assembling or treatment of articles or materials including the processing of raw materials and heavy manufacturing.

Section 6.2 Schedule of Uses

Land and/or buildings in the Industrial Districts shall only be used in accordance with *Table 6.2*.

- 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 6.2 Schedule of Uses: Industrial Districts			
Use	I-1	I-2	Other
Agribusiness	P	P	
Amateur radio and over-the-air reception devices	P/S	P/S	9.3
Aviation	S		
Brewery, winery, distillery	P	P	
Contractors facility	S	S	9.22
Food processing	P	P	
Food truck	P	P	9.11
Funeral home	S	S	
Governmental facility	P	P	
Liquefied petroleum gas (LPG) sales	P	P	
Manufacturing, processing and packaging, heavy		P	
Manufacturing, processing and packaging, light	P	P	
Marina and boat storage	P	P	
Mini-warehouse/self-storage	S	S	9.17
Offices and services, temporary office	P	P	9.18
Outdoor storage (related to a principal use)	P	P	9.22
Public utility facility	P	P	9.22
Recreation facility, commercial, indoor	S	S	9.24
Salvage and impound operation		P	
School, specialized/training	P	P	
School, driving and truck instruction	P	P	
Solar energy collector, building-mounted	P	P	9.26
Solar energy collector, ground-mounted	S	S	9.26
Solar energy, commercial solar energy system	S	S	9.26

Permitted Uses

12830 Quincy Street, Holland, MI 49424

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Industrial Districts

Table 6.2 Schedule of Uses: Industrial Districts

Use	I-1	I-2	Other
Vehicle repair	S		9.22
Vehicle wash	P	P	
Warehousing, wholesale, and distribution	P	P	9.22
Waste management facility		P	
Wind energy- anemometer	P	P	9.29
Wind energy- SSMWET, STMWET	S	S	9.29
Wireless communications	S	S	9.30
Wireless communications, collocation	P	P	9.30

Section 6.3 Spatial Requirements

All lots of record shall meet the minimum area and width requirements of *Table 6.3A*. New lots of record shall not be created, except in conformance with these requirements. All placement of buildings shall conform to the minimum spatial and dimensional requirements listed in *Table 6.3B*.

Table 6.3A Lot Requirements: Industrial Districts

Requirement	I-1	I-2
Min. Area	40,000 s.f.	2 acres
Min. Width (ft.)	150	200

Table 6.3B Principal and Accessory Building Requirements: Industrial Districts

Requirement		I-1	I-2
Min. Front Setback (ft.)		50	75
Min. Side Setback (ft.)	Abutting Agricultural and Residential Districts	50	100
	All other cases	20	30
Min. Rear Setback (ft.)	Abutting Agricultural and Residential Districts	50	100
	All other cases	25	50
Maximum Building Coverage		40%	40%
Max. Height (ft.)		45	45
Rooftop equipment setback from edge of roof (unless screened)		10	10

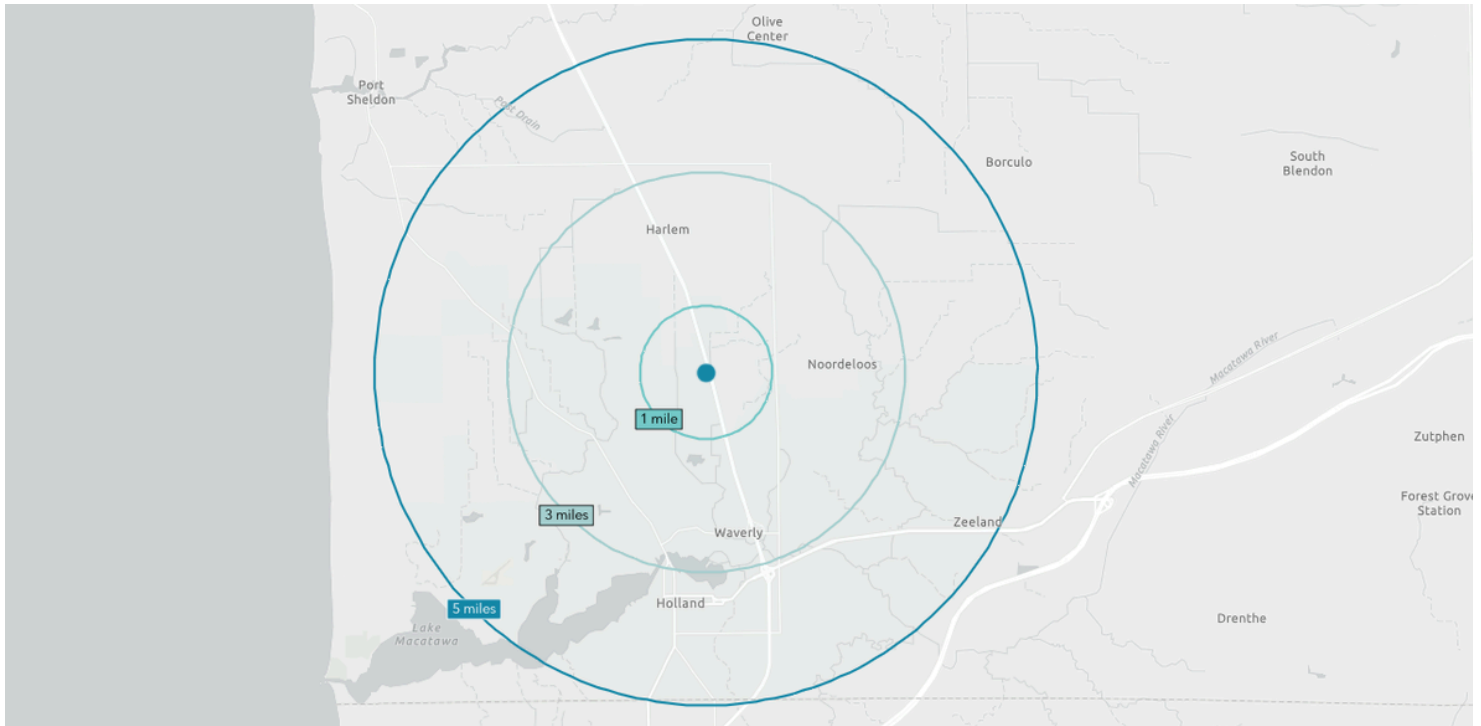
Aerial Map

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Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1,712	35,331	84,518
Average Age	33.6	35.4	37.0
Average Age (Male)	33.1	34.3	36.0
Average Age (Female)	34.4	36.6	38.0
Total Households	666	13,485	32,410
# of Persons per HH	2.57	2.62	2.53
Average HH Income	\$101,825	\$106,768	\$110,196
Average House Value	\$333,721	\$282,683	\$310,312