1373 Lincoln Ave
Holland, MI 49423



45,142 Square Feet

$3,150,000 Sale Price

$4.95 Lease Rate/SF

FOR SALE OR LEASE

The property located at 1373 Lincoln Avenue is a 45,142 SF industrial building, on 7.65 acres of land. The building offers 37,035 SF of warehouse space, 8,107 SF of office area, 3 docks, 1 drive-in door, 12'-18' ceiling heights, and 400 amps of 480v/3-phase power throughout. Property highlights include a well-maintained parking lot, fresh exterior paint, and room for expansion. Entire building is available for sale or lease.

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BUILDING SNAPSHOT

45,142 SF
Total Building

7.65
Acres

1985
Year Built

12’-18’
Ceiling Height

400
Amps

I
Zoning

BUILDING SPECIFICATIONS

Total Building	45,142 SF
Acreage	7.65 Acres
Parcel Number	03-02-09-100-047
Year Built	1985
Elevator(s)	No
Railroad Siding	No
Construction	Concrete
Roof	Flat
Ceiling Height	12’-18’
Clear Height	12’-18’
Fire Suppression	No (Fire Walls)
Security System	No
Heating	Gas Forced

Air Conditioning	In Office
Lighting	Fluorescent
Driveway Surface	Asphalt
Parking Spaces	Ample
Expandable	Yes
Outside Storage	No
Zoning	I, Industrial
Taxing Authority	City of Holland
Gas	DTE Energy
Telephone	Multiple Providers
Fiber/Internet	Multiple Providers
Electric	Consumers Energy
Water/Sewer	Municipal

WAREHOUSE INFORMATION

Warehouse/Manufacturing Area	37,035 SF
Ceiling Height	12’-18’
Clear Height	12’-18’
Air Lines	Yes
Power (Amps | Volts)	400 Amps | 480v/3-Phase
Heating	Gas Forced
Air Conditioning	No
Shop Office	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

OFFICE INFORMATION

Office Area	8,107 SF
Ceiling Height	8’
Private Offices	Yes
Conference Room(s)	Yes
Telcom Room	Yes
Breakroom/Kitchen	Yes
Restrooms	Yes

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SALE SNAPSHOT

45,142 SF
Building

$3,150,000
Sale Price

$69.78/SF
Sale Price

LEASE SNAPSHOT

45,142 SF
For Lease

$4.95/SF
Lease Rate

NNN
Lease Type

SALE INFORMATION

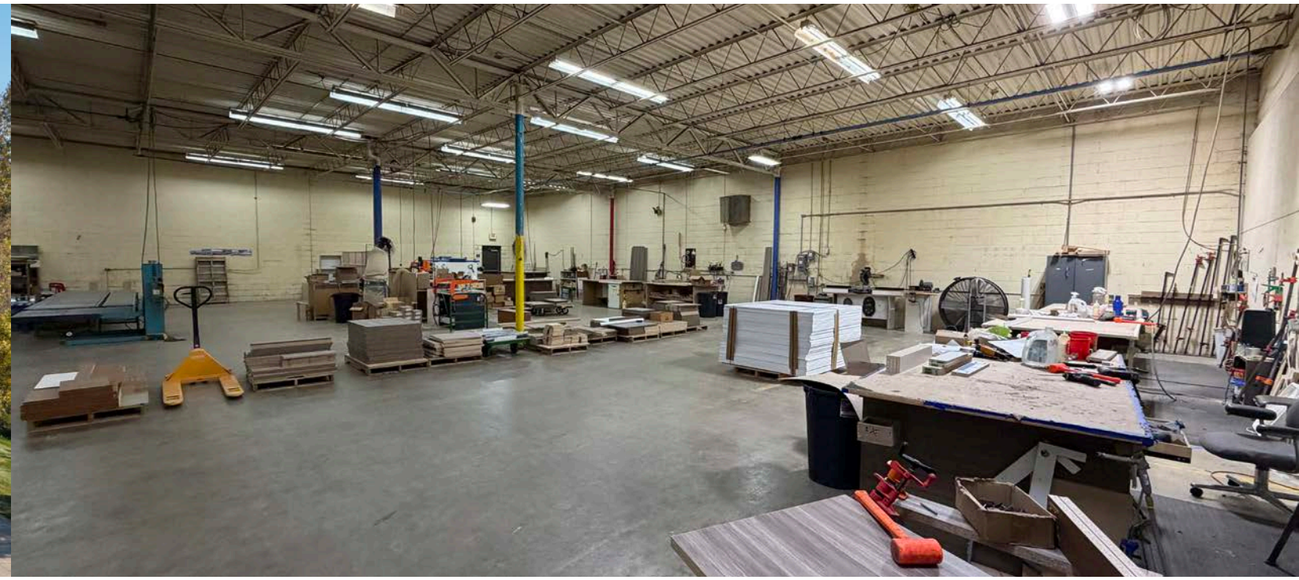
Building Size	45,142 SF
Sale Price	$3,150,000
Sale Price/SF	$69.78/SF
Possession	At Close
State Equalized Value (2026)	$1,190,300
Assessed Value (2026)	$1,190,300
Taxable Value (2026)	$1,004,158
Real Estate Taxes	$65,720.32
Summer 2026	$63,938.43
Winter 2025	$1,781.27

LEASE INFORMATION

Available Suite	Entire Building
Available Area	45,142 SF
Dock(s) | Door(s)	3 | 1
Ceiling Height /Clear Height	12'-18'
Lease Rate/SF	$4.95
Lease Rate/Month	$18,621.08
NNN Expenses/SF	$2.15
Total Rent/Month	$26,709.02
Date Available	At Landlord's Discretion
Lease Type	NNN
Lease Term	36+ months
Lessor Pays	Roof and Structural
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

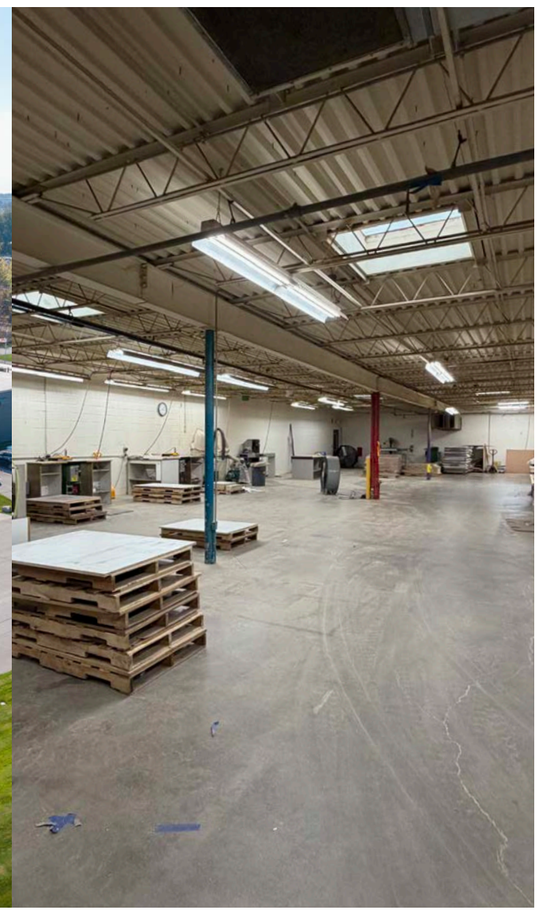
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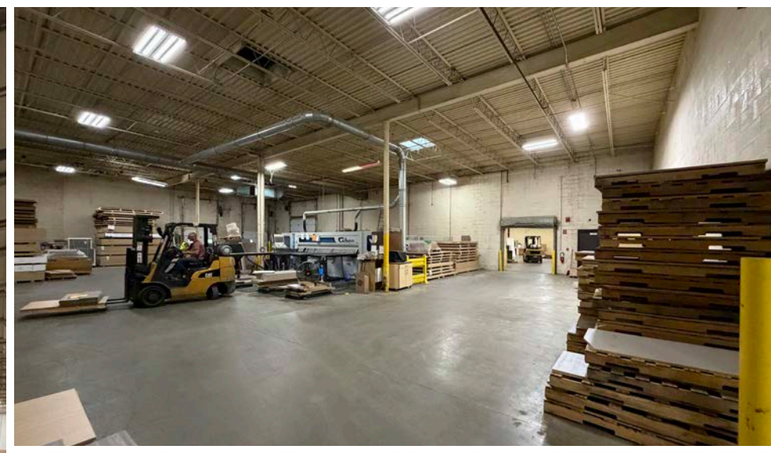


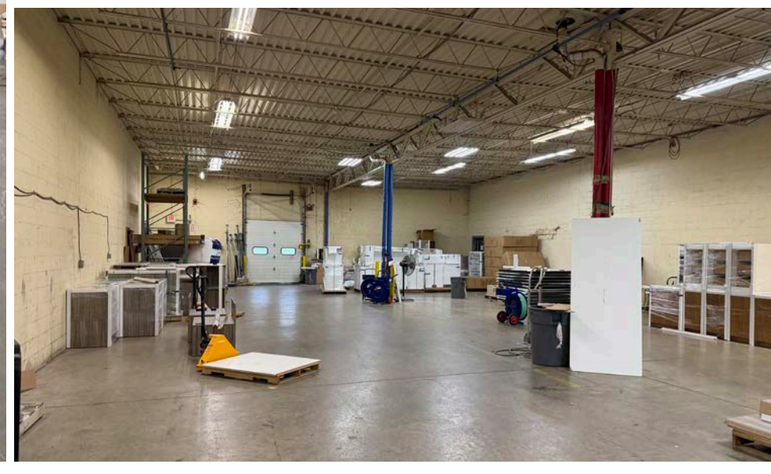






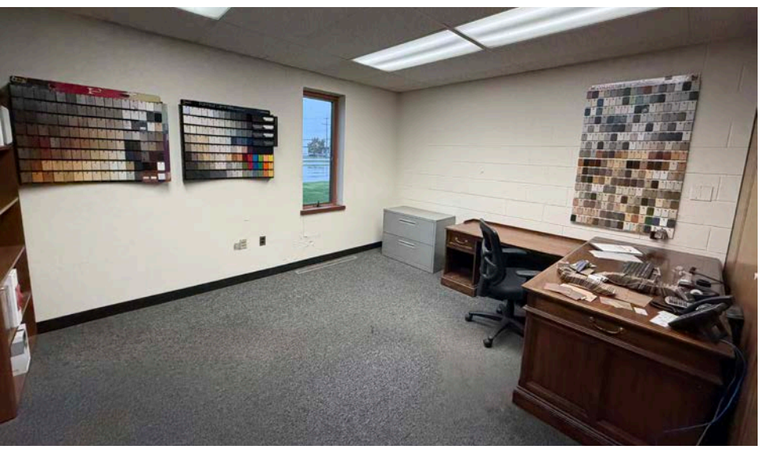




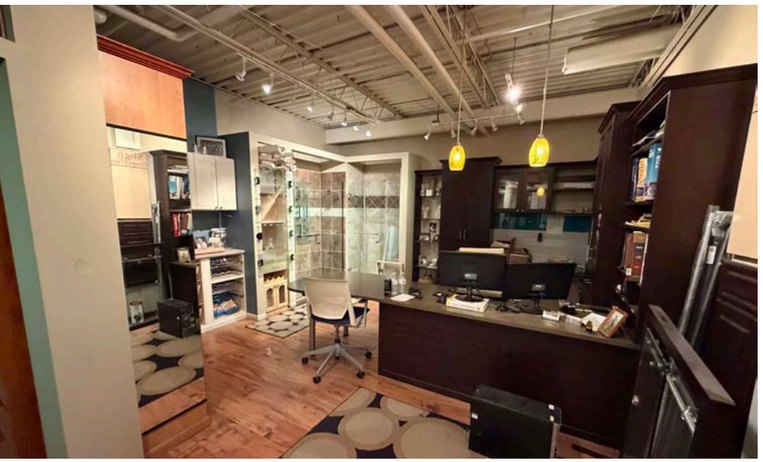


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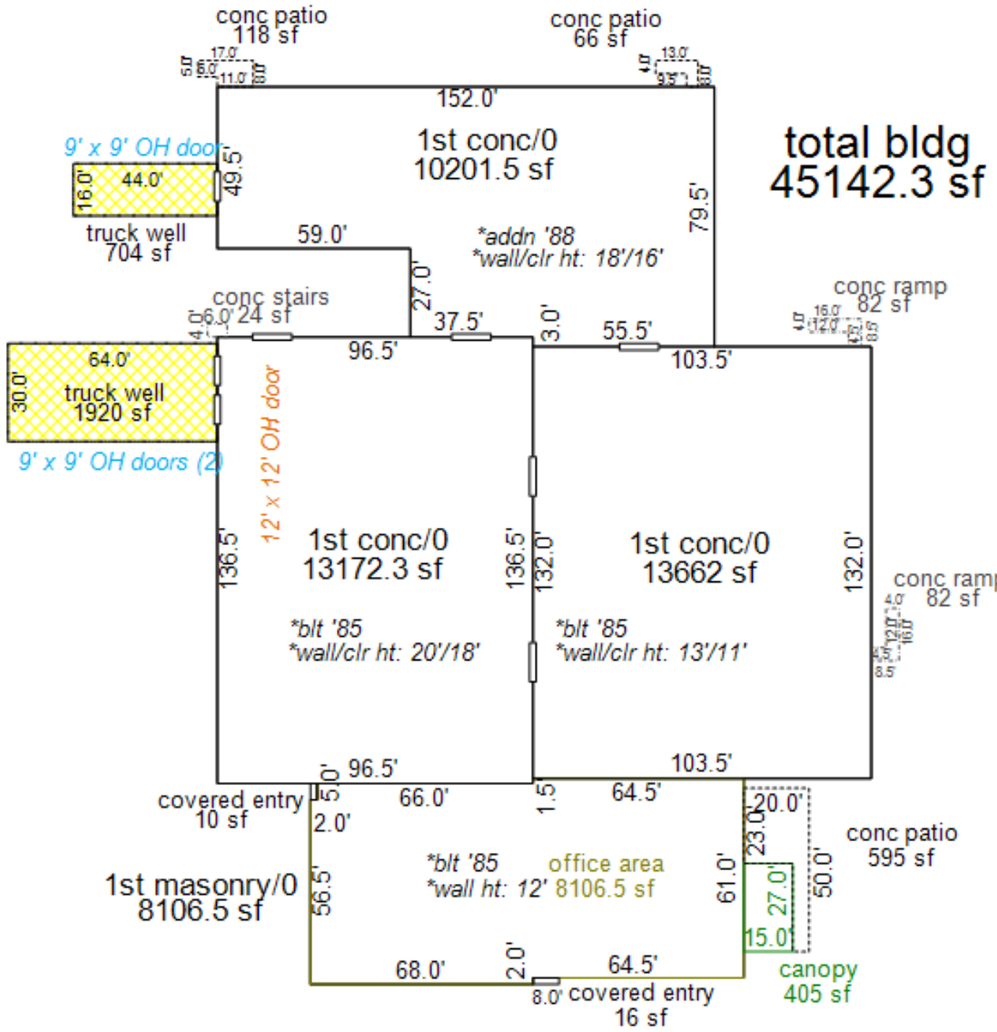




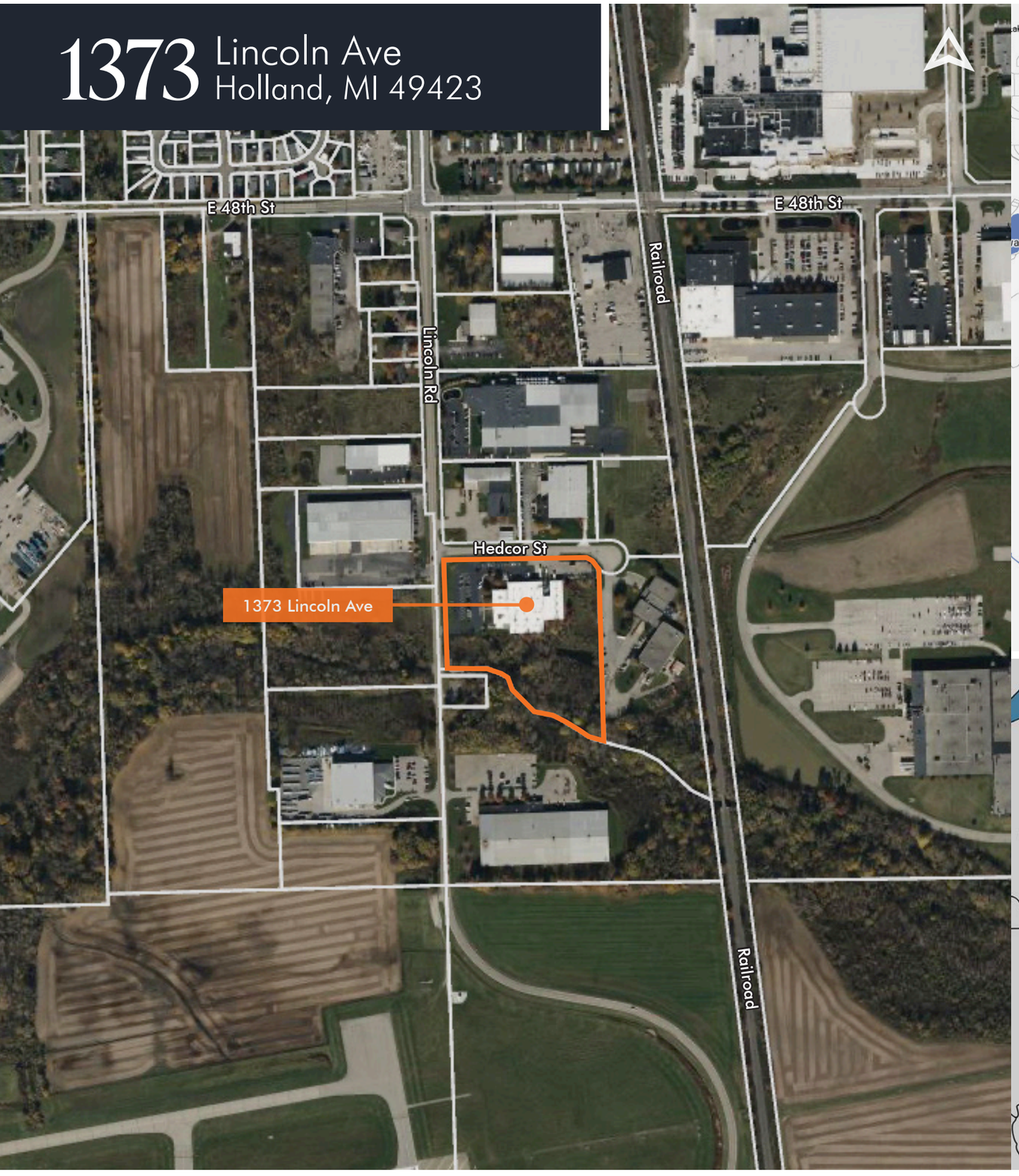




FLOOR PLAN



1373 Lincoln Ave
Holland, MI 49423







PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	30 miles
Gerald R. Ford International Airport	36 miles
Lansing	90 miles
Chicago	150 miles
Detroit	183 miles
Indianapolis	236 miles



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Updated 10/20/2026