



FOR LEASE

72 W 64th Street,
Building 3
Holland, MI 49423

Up to 19,272 SF of Brand new Industrial Condos available at Runway Industrial Park on Holland's Southside! This location offers convenient access to M-40, US 31, and I-96 interchange with close proximity to West Michigan Regional Airport. These beautifully built Industrial Condos are perfect for any industrial need.

INDUSTRIAL CONDOS

9,636 - 19,272 SF

www.LakeshoreCommercial.com
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LEASE INFORMATION

| Suite | 3B or 3C | 3B & 3C |
|-------------------------|------------------|-----------------|
| Available SF | 9,636 SF | 19,272 SF |
| Price per SF | \$6.85/SF + NNN | \$6.45/SF + NNN |
| Monthly Rent | \$5,500.55 + NNN | \$10,359 + NNN |
| Lease Type | Triple Net | Triple Net |
| NNN (w/o Tax Abatement) | \$2.65/SF/Year | \$2.65/SF/Year |
| NNN (w/ Tax Abatement) | \$1.55/SF/Year | \$1.55/SF/Year |
| Term | 60 Months | 60 Months |
| Taxing Authority | City of Holland | |
| County | Allegan | |
| Zoning | I-2 | |

198 Tax Abatement Available

| | |
|------------------|--|
| Floor Drains | 1 per Door |
| Dock Doors | Minimum of 1/unit * |
| Power (per Unit) | 400amps of 3 phase 480v 200amps of 3 phase 120/208v |
| Electric | HBPW |
| Water/Sewer | HBPW |

BUILDING HIGHLIGHTS

- Brand new construction
- Monument Sign on 64th Street
- Signage allowed on building
- Excellent exposure to I-196
- *Number of dock doors differs depending on combination of units



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PHOTOS



FIRE PROTECTION

FIRE PROTECTION GENERAL NOTES

NFPA 13-2013, MBC 2015

(1) ALL DESIGN, FABRICATION, INSTALLATION, AND MATERIAL CONFORMS TO ALL LOCAL, STATE, UL, AND NFPA STANDARDS.

(2) -PROJECT REQUIREMENTS

- IT IS THE BUILDING OWNERS RESPONSIBILITY TO PROVIDE ADEQUATE HEAT FOR ALL AREAS IN THE BUILDING PROTECTED BY WET SPRINKLER SYSTEMS AND FOR ALL WATER FILLED SUPPLY PIPES.
- PER NFPA 13 IF THE SPRINKLER SYSTEM IS MORE THAN 20 SPRINKLER HEADS AND CAN BE ISOLATED ALL NEW PIPING IS TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI FOR 2 HOURS, OR AT 50 PSI IN EXCESS OF THE MAXIMUM PRESSURE, WHEN THE MAXIMUM PRESSURE TO BE MAINTAINED IS IN EXCESS OF 150 PSI.
- WHETHER OR NOT INDICATED ON THE DRAWINGS THE FOLLOWING SHALL BE PROVIDED:
- PROVISIONS FOR DRAINING ALL PIPING.
- SPARE HEAD CABINET WITH WRENCH (PER NFPA 13 2013)
- THE STOCK OF SPARE SPRINKLERS SHALL INCLUDE ALL TYPES AND RATINGS INSTALLED AND SHALL BE AS FOLLOWS:
 - FOR PROTECTED FACILITIES HAVING UNDER 300 SPRINKLERS - NO FEWER THAN 6 SPRINKLERS
 - FOR PROTECTED FACILITIES HAVING 300 TO 1000 SPRINKLERS - NO FEW THAN 12 SPRINKLERS
 - FOR PROTECTED FACILITIES HAVING OVER 1000 SPRINKLERS - NO FEWER THAN 24 SPRINKLERS
 - SPARE DRY SPRINKLERS WILL NOT BE PROVIDED.
- WET PIPE SPRINKLER SYSTEMS WILL INCLUDE INSPECTORS TEST LOCATED AT THE RISER

(3) PIPE & FITTINGS

NEW PIPING IS SHOWN AS SOLID LINE

EXISTING PIPING IS SHOWN AS DASHED LINE

- WET SYSTEM PIPING 1" & SMALLER IS TO BE BLACK SCHEDULE 40 WITH BLACK DUCTILE IRON THREADED CONNECTIONS.
- WET SYSTEM PIPING 1 1/4" & LARGER IS TO BE BLACK SCHEDULE 7 WITH FACTORY PAINTED ROLL GROOVED CONNECTIONS..

(4) DESIGN (SEE TITLE BLOCK FOR ALL HYDRAULIC DEMAND REQUIREMENTS)

WET SYSTEM IS DESIGNED FOR ORDINARY HAZARD GROUP II WITH A DENSITY OF .20 GPM OVER THE MOST REMOTE 1500 SQ.FT. PLUS 250 GPM FOR HOSE ALLOWANCE.

(5) SYSTEM SIZE

WET PIPE SYSTEM 1 = 39,000 ft'

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SITE PLAN LAYOUT



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



TOM POSTMA

PRINCIPAL

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Tom is a top commercial real estate producer in West Michigan with over 30 years of experience, with a primary focus in industrial real estate.

Aside from his extensive experience, Tom possesses a unique understanding of family-owned businesses transitioning to the next generation. His insights prove invaluable to the new owners, ensuring a smooth succession process. Tom is known for building and maintaining relationships with his clients and all involved in the real estate process.

Tom utilizes his knowledge and expertise of the commercial real estate market and commercial property management to ensure high success rates for his clients.



MATT WICKSTRA

VICE PRESIDENT

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Matt has been involved with commercial real estate for more than 20 years with experience in brokerage, development and construction. His primary focus lies within industrial real estate, investment sales and land development.

Over the years, he has represented Fortune 100 companies, assisted with a variety of build-to suit projects, overseen sale-leaseback transactions and has regularly been involved in both consulting and planning services.

Matt draws from his significant financial planning and analysis experience as he seeks creative and thoughtful solutions to mitigate risk and maximize real estate opportunities for his clients.