FOR SALE/LEASE

11128 James Street
Holland, MI 49424

LAKESHORE
COMMERCIAL REAL ESTATE



Commercial/Industrial Condo
12,000 SF

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LAKESHORE COMMERCIAL REAL ESTATE

LISTING OVERVIEW

Recently remodeled 12,000 SF commercial/industrial space available on James St in Holland, ideal for light industrial, contractor, or commercial use. The property includes 2,300 SF of office space with four private offices, an open area with semi-private offices, a conference room, and a break room. Recent improvements include new carpet and VCT tile flooring, remodeled bathrooms, LED lighting throughout the office and warehouse, and newly added warehouse air conditioning. Warehouse features include two 12' x 14' overhead doors, one loading dock, 200-amp, 208V/3-phase power, and a 14' clear height.

Sale Listing

Sale Price	$1,395,000
Available SF	12,000 SF
Price per SF	$116.25/SF
APN	70-16-23-101-006 & -008
RE Taxes (2026)	$11,251
Term	Cash/Conventional
Taxing Authority	Holland Charter Township
County	Ottawa
Zoning	I-1
SEV (2026)	$442,500
Taxable Value (2026)	$258,973
Property Type	Condo

Lease Listing

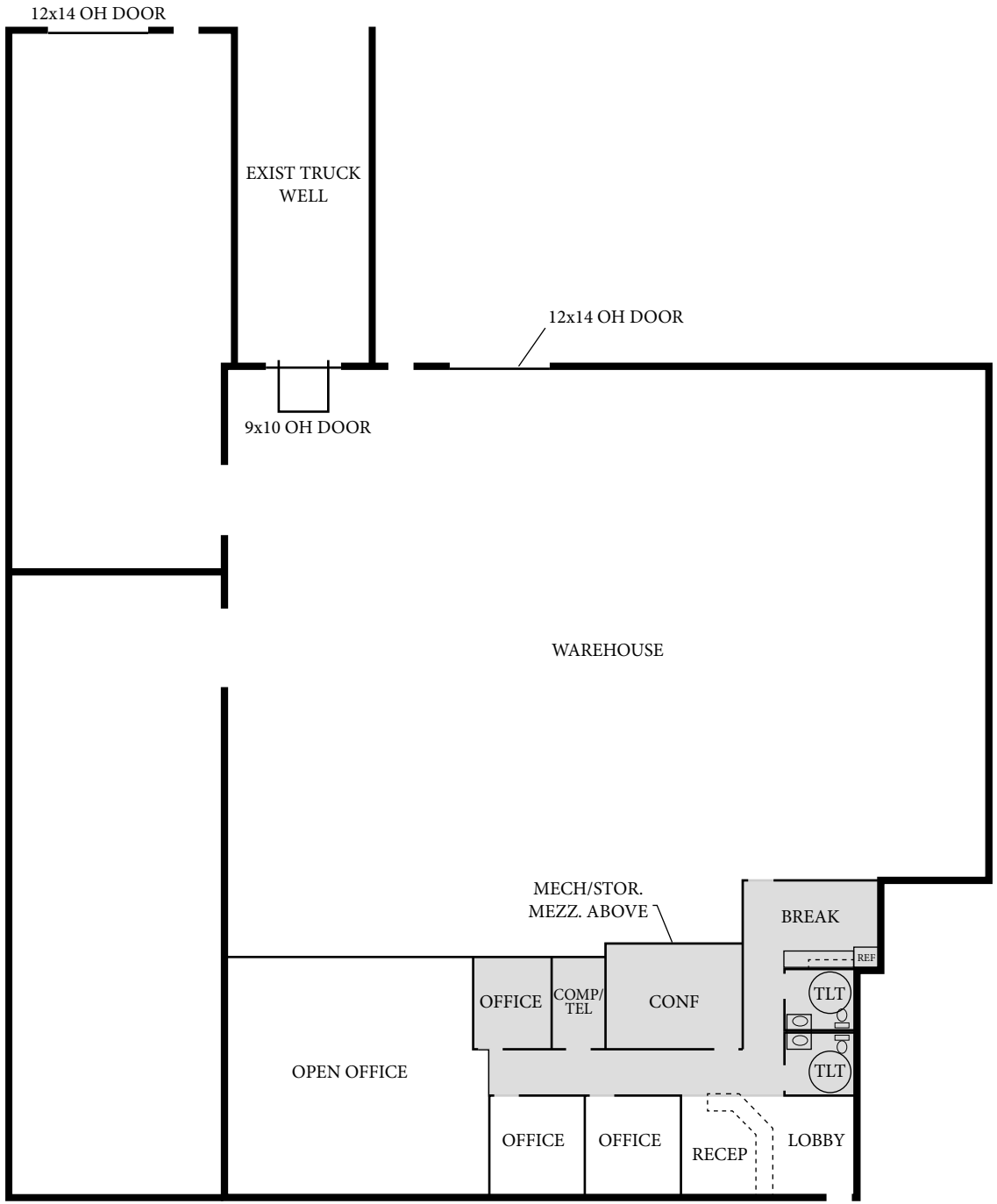
Rentable SF	12,000 SF
Lease Rate	$7.25
Rate per Month	$7,250/Month
Condo Dues	$1.22/SF
RE Taxes	$1.10/SF
Term	36 Months
Taxing Authority	Holland Charter Township
County	Ottawa
Zoning	I-1

Building Highlights

- Perfect space for distribution or manufacturing
- Includes showroom/warehouse, office and restrooms
- (1) Loading dock
- (2) 12'x14' Overhead Doors
- Zoned I-1
- 200 amps of 3-phase power
- 4 private offices
- 14' clear height

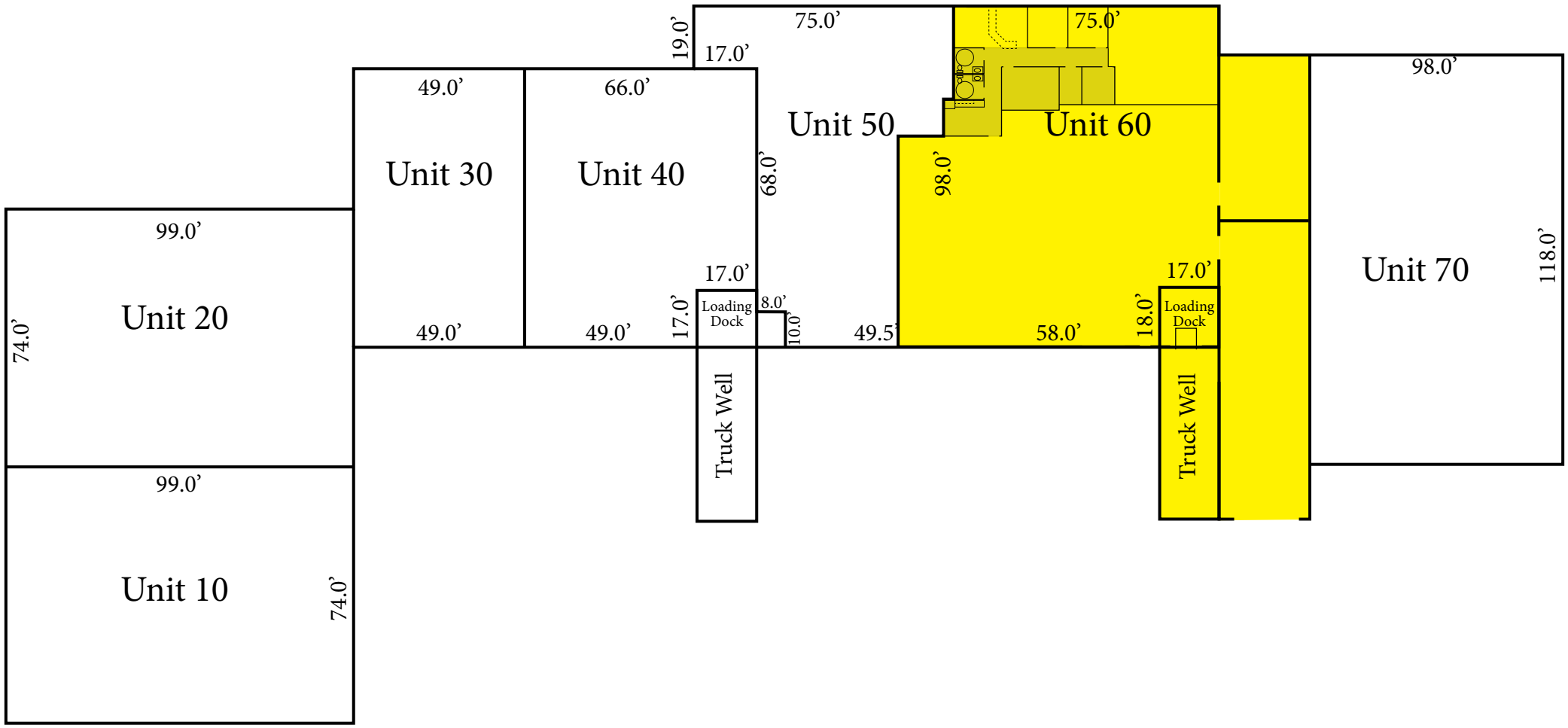
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LAYOUT



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BUILDING LAYOUT



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LAYOUT



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PHOTOS







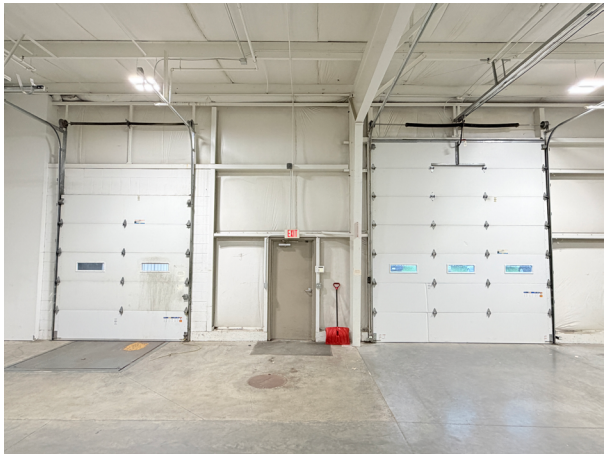




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PHOTOS








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LAKESHORE COMMERCIAL REAL ESTATE

AERIAL MAP

