

**Asking Price:**

\$5,799,000

Lease Rate:

\$5.75/SF

NNN Lease

FOR SALE OR LEASE

4690 128th Avenue
Holland, MI

67,200 SF of Industrial Space Available

Property Highlights

- 67,200 SF (240' x 280')
- ± 1,000 SF Office
- (8) Truck Docks with Levelers
- (1) Overhead Door with Drain
- 21.5' – 25.0' Clear Height
- 480V 3-phase, 2,500 Amps (Holland BPW)
- Located in Holland Township, Ottawa County
- Less Than 0.4 Miles Away From US-31
- 5.67 Acres Available for Industrial Expansion

CONTACT US**Matt Wickstra, SIOR**

Vice President

616 886 1377

matt.wickstra@colliers.com

Colliers West Michigan

171 College Ave, 3rd Floor

Holland, MI 49423

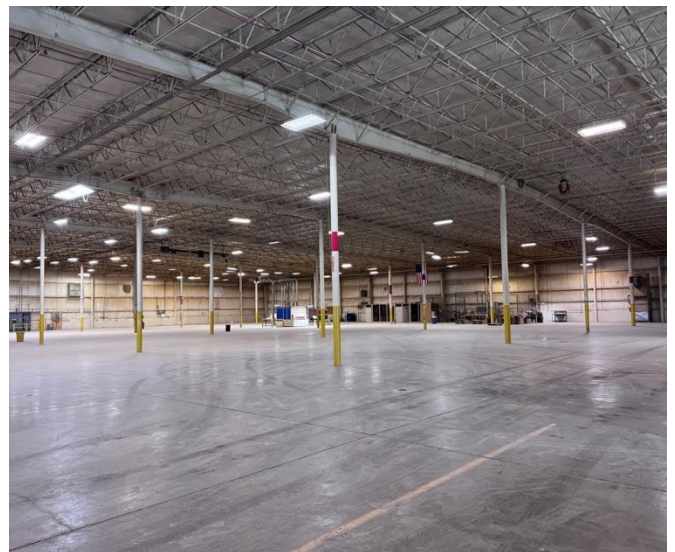
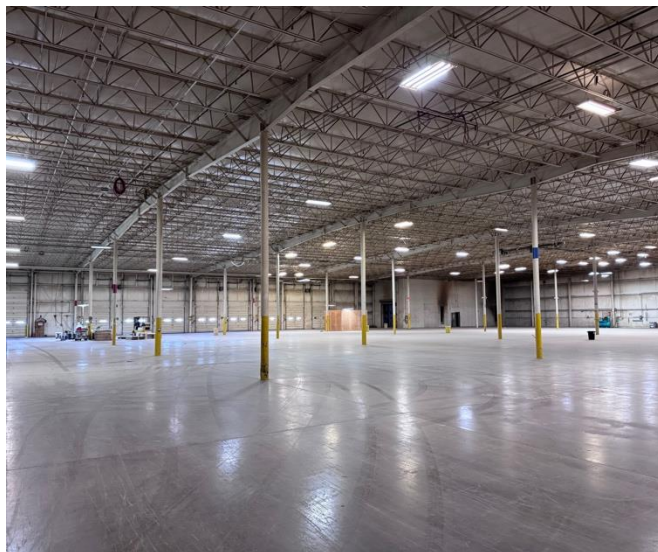
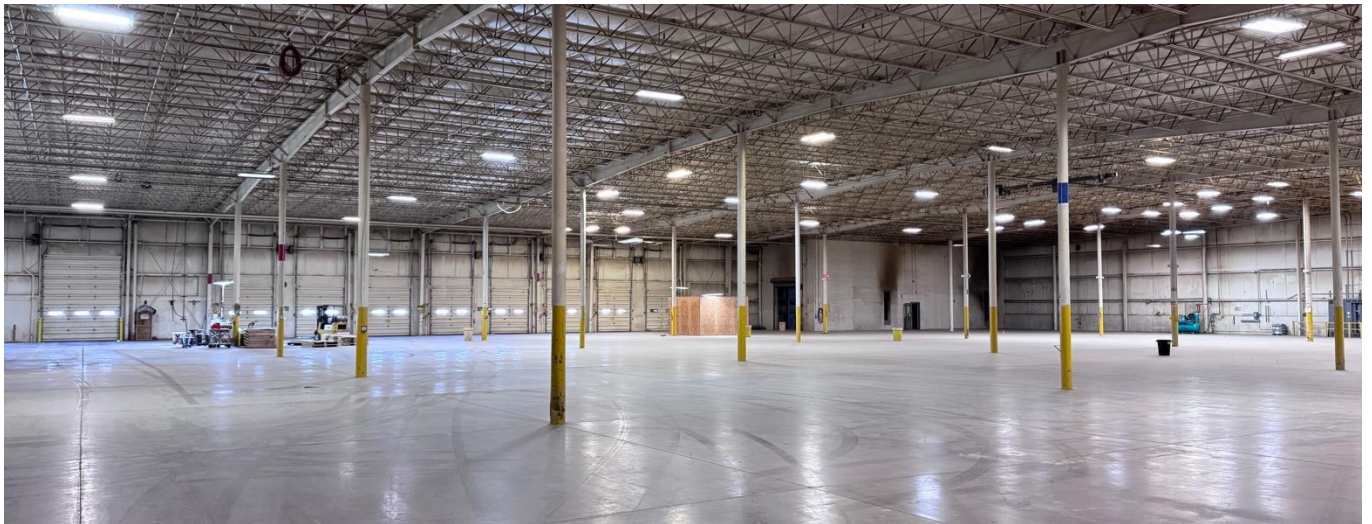
colliers.com/westmichigan



67,200 SF OF INDUSTRIAL FOR SALE OR LEASE

Colliers

Exterior and Interior Photos



Building Specifications



Property Details

Gross SF:	67,200 SF (240' x 280')
Office SF:	± 1,000 SF
Year Built:	1997
Column Spacing:	40' x 40'
Ceiling Height:	21.5' – 25.0'
Doors:	(1) Overhead Door W/ Drain
Docks:	(8) Truck Docks W/Levelers
Power:	480V 3-Phase, 2,500 amps (Holland BPW)
Sprinklers:	ESFR
Municipality:	Holland Township, Ottawa County
Parking:	± 75 Spaces
Parcel Id:	70-16-04-100-046 & 70-16-04-100-047
Acreage:	10.76 Total Acres

Financials

Sale Price:	\$5,799,000
Property & Land Taxes (2024)	\$45,632
Lease Rate:	\$5.75/SF
Lease Type:	NNN

Location Highlights

- Located in an industrial corridor with prominent users such as JR Automation, Perrigo, GP Reeves, Pioneer Systems and many more.
- The land north of the listing is available as part of the property and expansion area.

67,200 SF OF INDUSTRIAL FOR SALE OR LEASE



Location Map



67,200 SF OF INDUSTRIAL FOR SALE OR LEASE

Colliers

Property Aerial



Demographics

2024 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	411	25,228	63,746
Total Households	114	9,349	23,251
Total Family Households	76	6,264	15,738
Average Household Size	3.58	2.69	2.64
Median Age	32.4	33.8	35.6
Population Age 25+	279	16,443	41,322
2010 – 2021 Population: Annual Growth Rate (CAGR)	-1.63%	0.64%	0.47%
2022 – 2023 Population: Annual Growth Rate (CAGR)	12.84%	1.66%	0.77%
2024 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	52.5%	51.1%	50.1%
Female Population / % Female	47.5%	48.9%	49.9%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$75,914	\$77,024	\$81,005
Average Household Income	\$92,597	\$100,505	107,211
Per Capita Income			
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	84	726	2,750
Total Daytime Population	3,278	27,924	80,059
Daytime Population: Workers	3,128	17,213	51,398
Daytime Population: Residents	150	10,711	28,661

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population



Matt Wickstra, SIOR
Vice President
616 886 1377
matt.wickstra@colliers.com