



**FOR LEASE**  
268 N Fairview Road  
Zeeland, MI 49464



**INDUSTRIAL**  
5,520 - 19,920 SF

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## LISTING OVERVIEW

Industrial building with multiple lease options ranging from 5,520 SF to 19,920 SF. This building comes equipped with 2 overhead doors, 480v (3) phase power, private offices, restrooms, mezzanine office space, and much more. Located near the corner of N Fairview Street and E Washington Ave, with easy access to both Chicago Drive and US-31.

## LEASE INFORMATION

| Suite                | 30              | 40              | 50              | 30 - 50          |
|----------------------|-----------------|-----------------|-----------------|------------------|
| Rentable SF          | 5,520 SF        | 9,480 SF        | 4,920 SF        | 19,920 SF        |
| Lease Rate           | \$5.95 + NNN    | \$5.95 + NNN    | \$5.95 + NNN    | \$5.25 + NNN     |
| Lease Type           | Triple Net      | Triple Net      | Triple Net      | Triple Net       |
| Triple Net           | \$1.05/SF       | \$1.05/SF       | \$1.05/SF       | \$1.05/SF        |
| Rate per Month w/NNN | ≈ \$3,220/Month | ≈ \$5,530/Month | ≈ \$2,870/Month | ≈ \$10,458/Month |
| Term                 | 36-60 Months    | 36-60 Months    | 36-60 Months    | 36-60 Months     |
| Taxing Authority     | City of Zeeland | City of Zeeland | City of Zeeland | City of Zeeland  |
| County               | Ottawa          | Ottawa          | Ottawa          | Ottawa           |
| Zoning               | I-2             | I-2             | I-2             | I-2              |

## SUITE HIGHLIGHTS

### Suite 30

- (1) 12' x 14' Overhead door
- Small office & restroom
- 480v (3) phase power
- 15' ceiling

### Suite 40

- 8,000 sf shop space 15' ceilings
- (1) 12' x 14' Overhead Door
- 1,480 sf office
- Showroom
- (3) Private offices
- (1) Office restrooms
- (1) Shop restroom

### Suite 50

- 4,000 SF shop space 15' ceilings
- 920 SF office
- Breakroom with Kitchenette
- (4) Private offices
- (2) Office restrooms
- Mezzanine office space
- Shipping & Receiving area

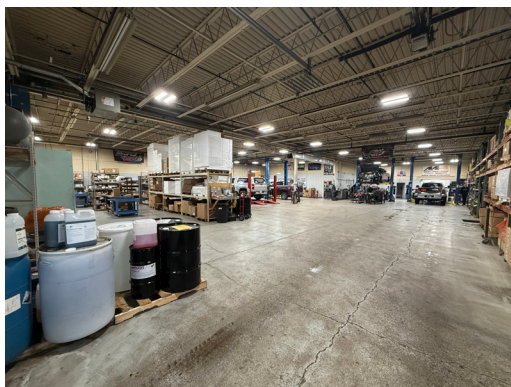
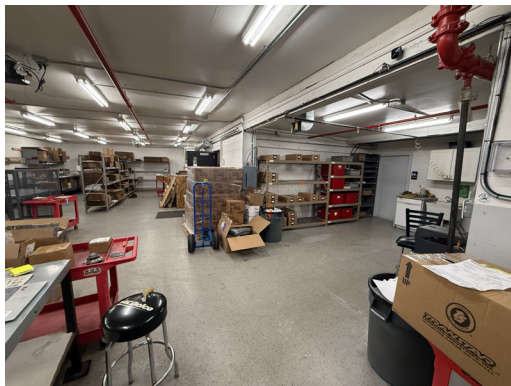
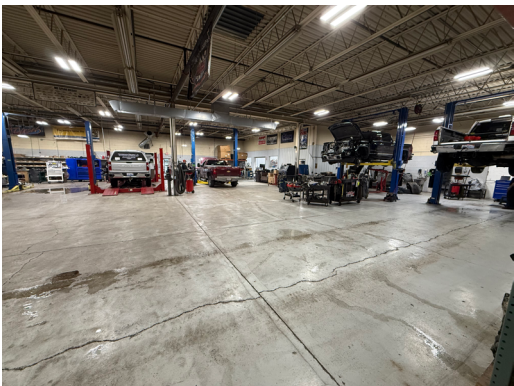
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## PHOTOS

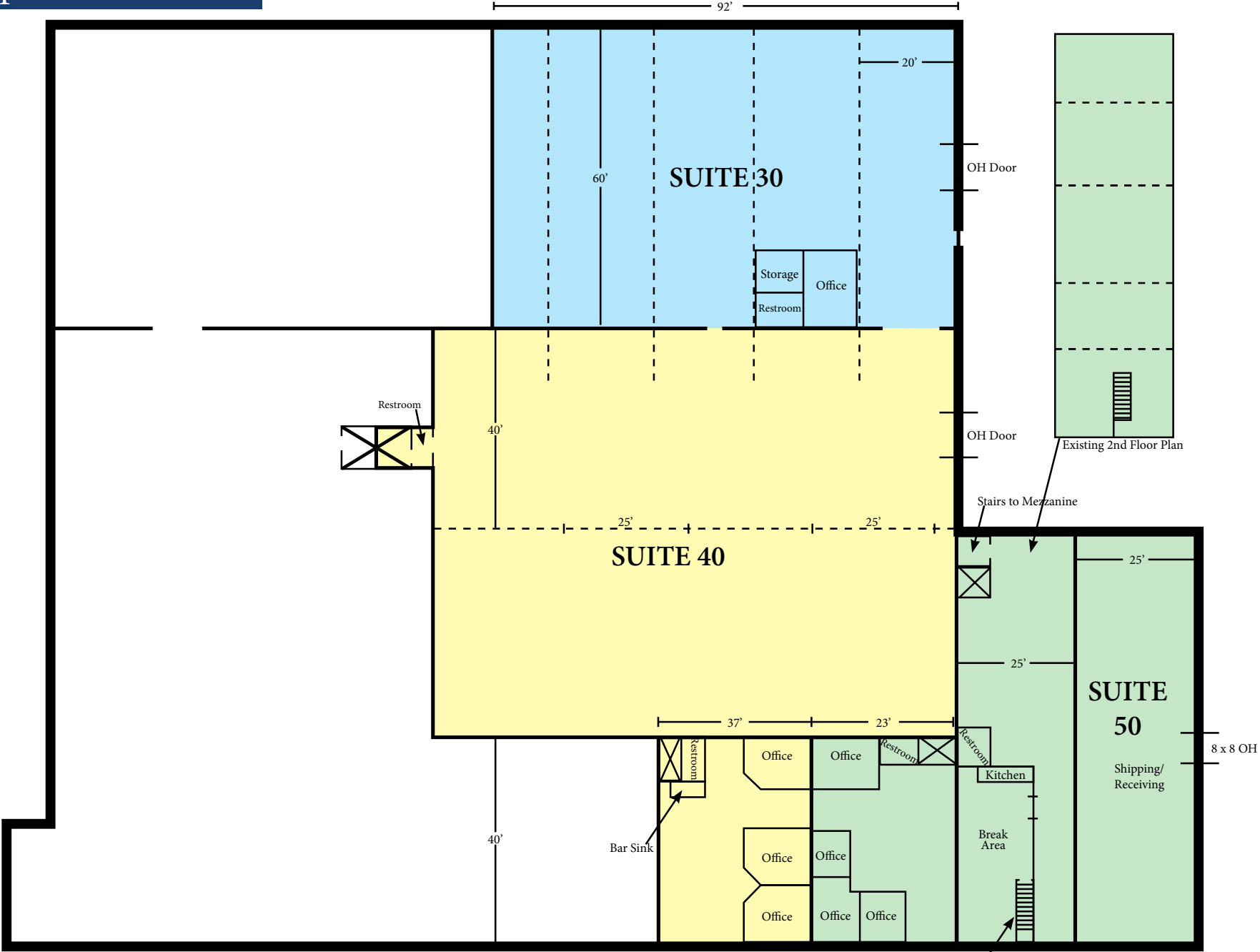


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PHOTOS



LAYOUT



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AERIAL MAP



## YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.