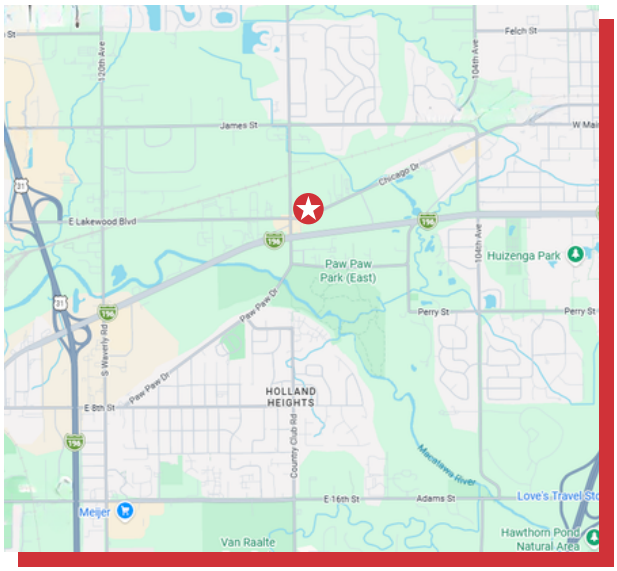
NAI Wisinski of West Michigan

**FOR LEASE**
RETAIL/OFFICE PROPERTY



# 11150 CHICAGO DRIVE
## ZEELAND, MI 49464

- ~890 SF of office/retail space for lease
- $1,000 per month (Gross)
- Excellent exposure along an established commercial corridor
- Close proximity and convenient access to I-196
- Zoned C-2; Community Commercial District




**FOR MORE INFORMATION, CONTACT:**


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kylek@naiwwm.com

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269.370.6437
connors@naiwwm.com

naiwwm.com | 616.776.0100

# PROPERTY SUMMARY

**FOR LEASE**
RETAIL/OFFICE PROPERTY

Positioned along Chicago Drive in Zeeland, 11150 Chicago Drive offers a highly functional commercial property. The property provides excellent exposure along an established commercial corridor and benefits from convenient access to I-196, connecting the property to Holland, Grand Haven, Hudsonville and the greater Grand Rapids metropolitan area. The space provides flexibility for a variety of commercial office/retail services.

The property is located within the established Zeeland/Holland commercial and industrial market, surrounded by a diverse mix of manufacturing, distribution, service, office and commercial businesses. Zeeland is recognized for its strong manufacturing and employment base, providing a substantial workforce and customer base for businesses operating throughout the region. The Chicago Drive corridor serves as an important connection between Zeeland and surrounding communities, supporting both local and regional business activity.




**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

NAI Wisinski of West Michigan

# LEASE OVERVIEW

**FOR LEASE**
RETAIL/OFFICE PROPERTY

## AVAILABLE SPACE INFORMATION

| | |
|---|---|
| **Total Available:** | 890 SF |
| **Floor(s):** | 1 |
| **Air Conditioning:** | Yes |
| **Lighting:** | LED |
| **Sprinklered:** | No |
| **Security System:** | No |
| **Signage:** | Yes |
| **Parking:** | Ample surface parking |
| **Zoning:** | C-2; Commercial |
| | It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code. |

## LEASE INFORMATION

| | |
|---|---|
| **Lease Type:** | Gross |
| **Terms:** | 36 - 60 months |
| **Tenant Provides:** | Phone, janitorial & trash removal |
| **Landlord Provides:** | All costs to maintain the building |
| **Renewal Option:** | Negotiable |
| **Date Available:** | Upon Lease execution |

## UTILITY INFORMATION

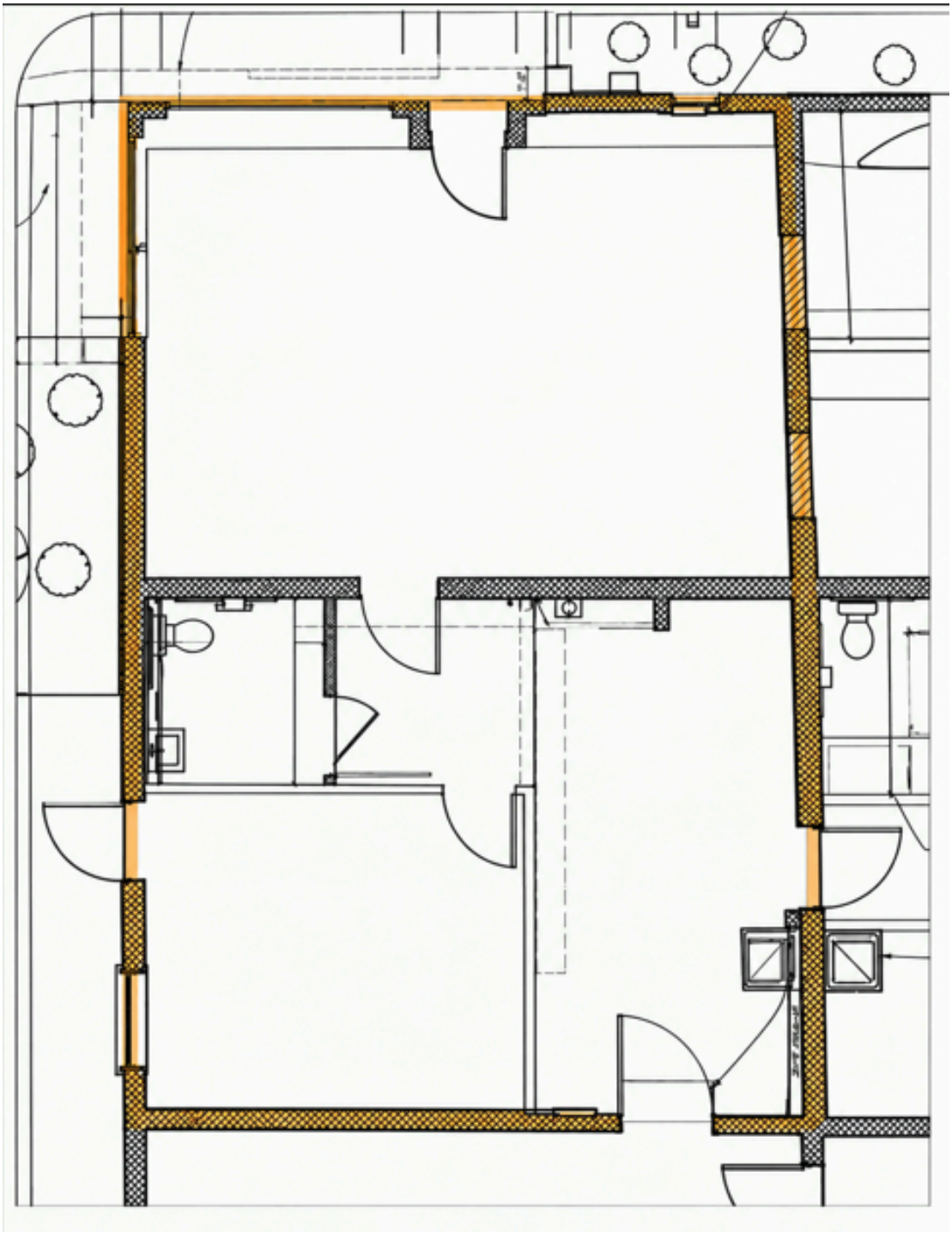
| | |
|---|---|
| **Electric** | Holland Board of Public Works |
| **Gas:** | SEMCO Energy Gas Company |
| **Water:** | City of Holland |
| **Sewer:** | City of Holland |

## RENT INFORMATION

| SUITE | OFFICE SF | BASE RENT RATE PSF/Y | MONTHLY BASE RENT |
|---|---|---|---|
| 1 | 890 | $13.48 | $1,000.00 |

# FLOOR PLAN

**FOR LEASE**
RETAIL/OFFICE PROPERTY



**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

NAI Wisinski of West Michigan

# PROPERTY PHOTOS

**FOR LEASE**
RETAIL/OFFICE PROPERTY







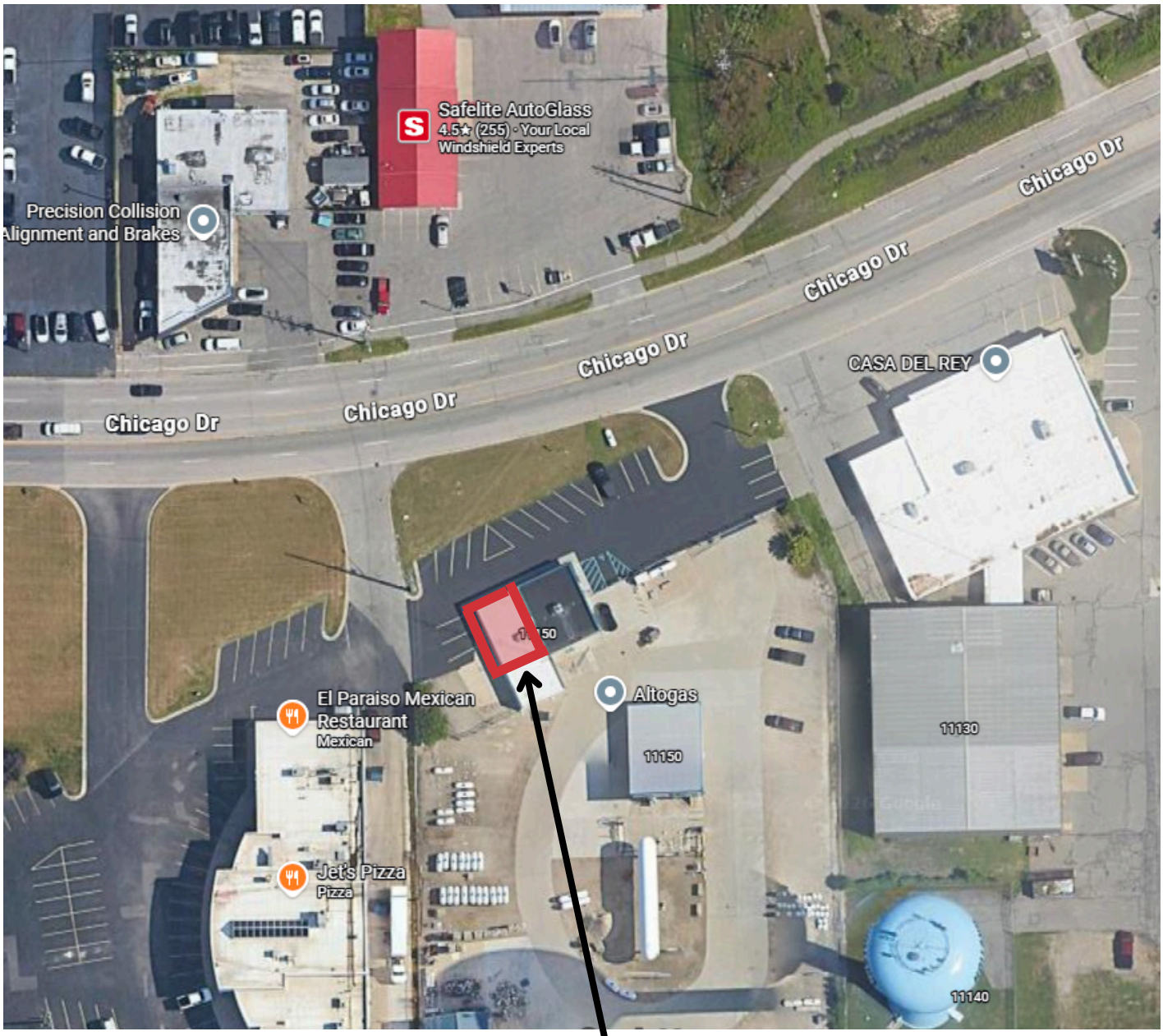



**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

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# AERIAL

**FOR LEASE**
RETAIL/OFFICE PROPERTY



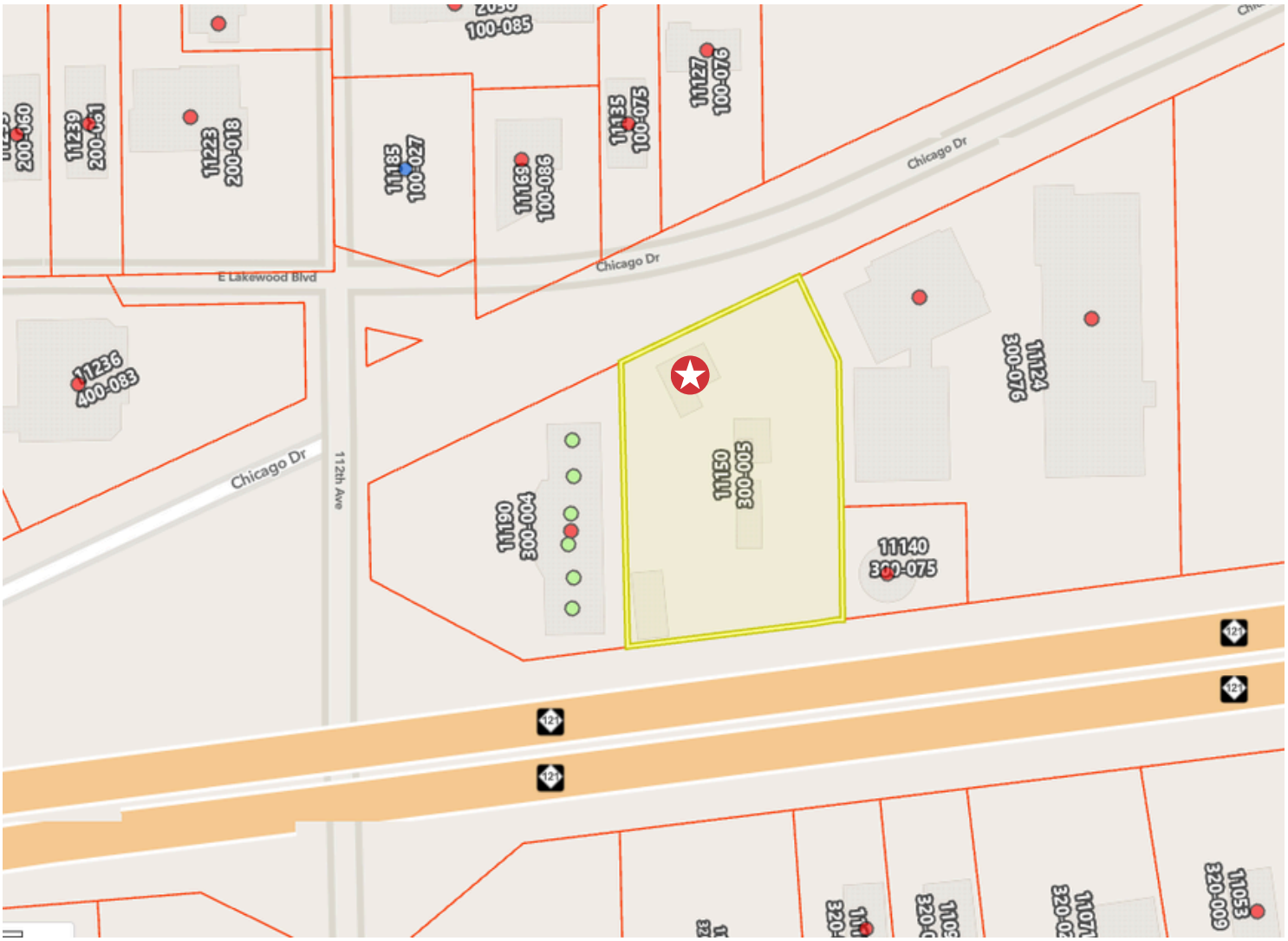

**SUBJECT PROPERTY**

**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

NAI Wisinski of West Michigan

# PARCEL MAP

**FOR LEASE**
RETAIL/OFFICE PROPERTY



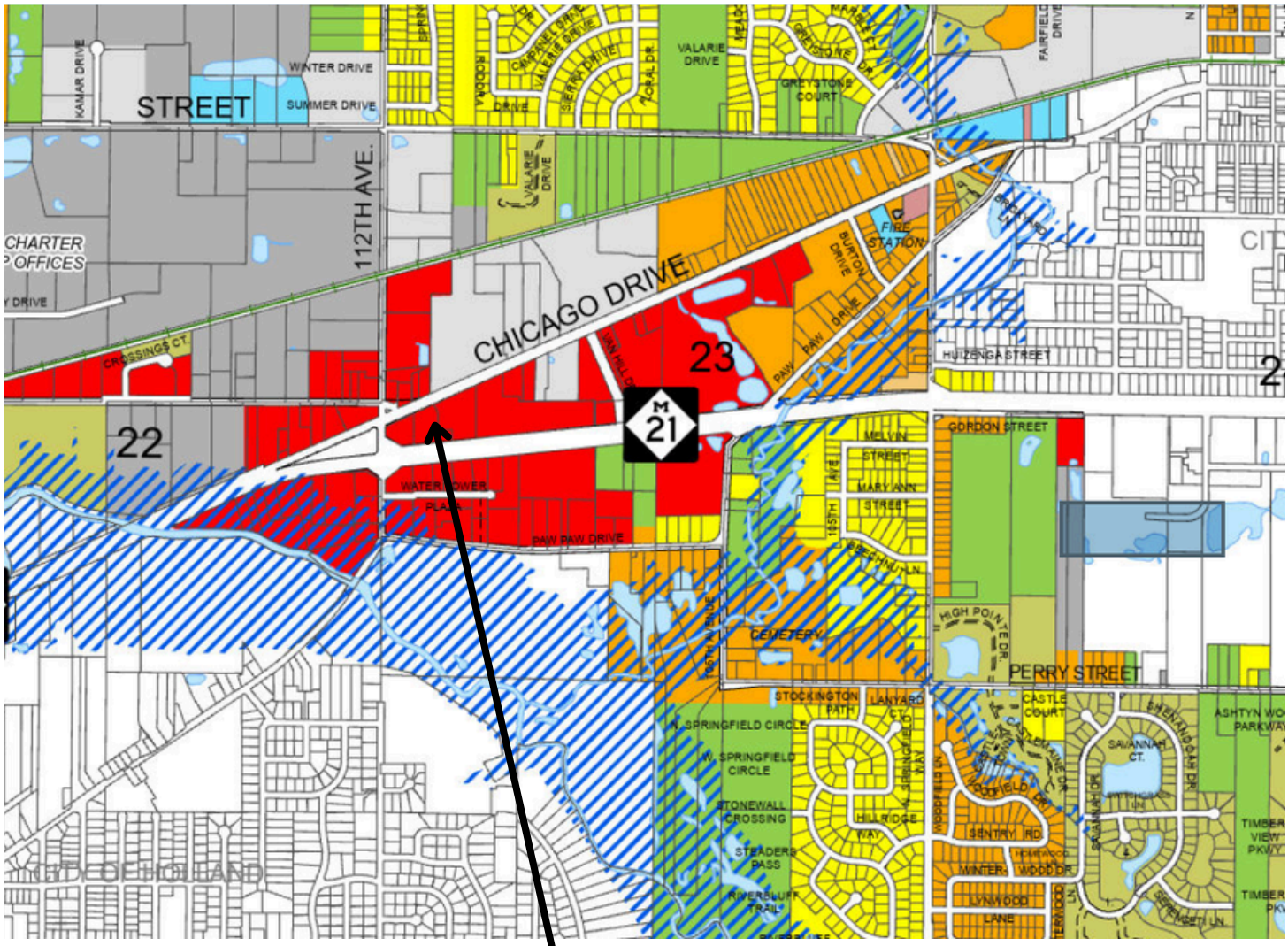

**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

NAI Wisinski of West Michigan

# ZONING MAP

**(PARTIAL)**

**FOR LEASE**
RETAIL/OFFICE PROPERTY




**Holland Charter Township**
Ottawa County, Michigan
**ZONING**

## LEGEND

| | |
|---|---|
| AG - Agricultural District | O-S - Office and Service District |
| R-1 - Low Density Residential District | I-1 - Light Industrial District |
| R-2 - Moderate Density Residential District | I-2 - General Industrial District |
| R-2A - Medium Density Residential District | Planned Unit Development |
| R-3 - High Density Residential District | Flood Plain |
| C-1 - Neighborhood Commercial District | Macatawa Residential Setback Overlay |
| C-2 - Community Commercial District | Federal District Overlay - Core |
| C-3 - Highway Commercial District | Federal District Overlay - Edge |

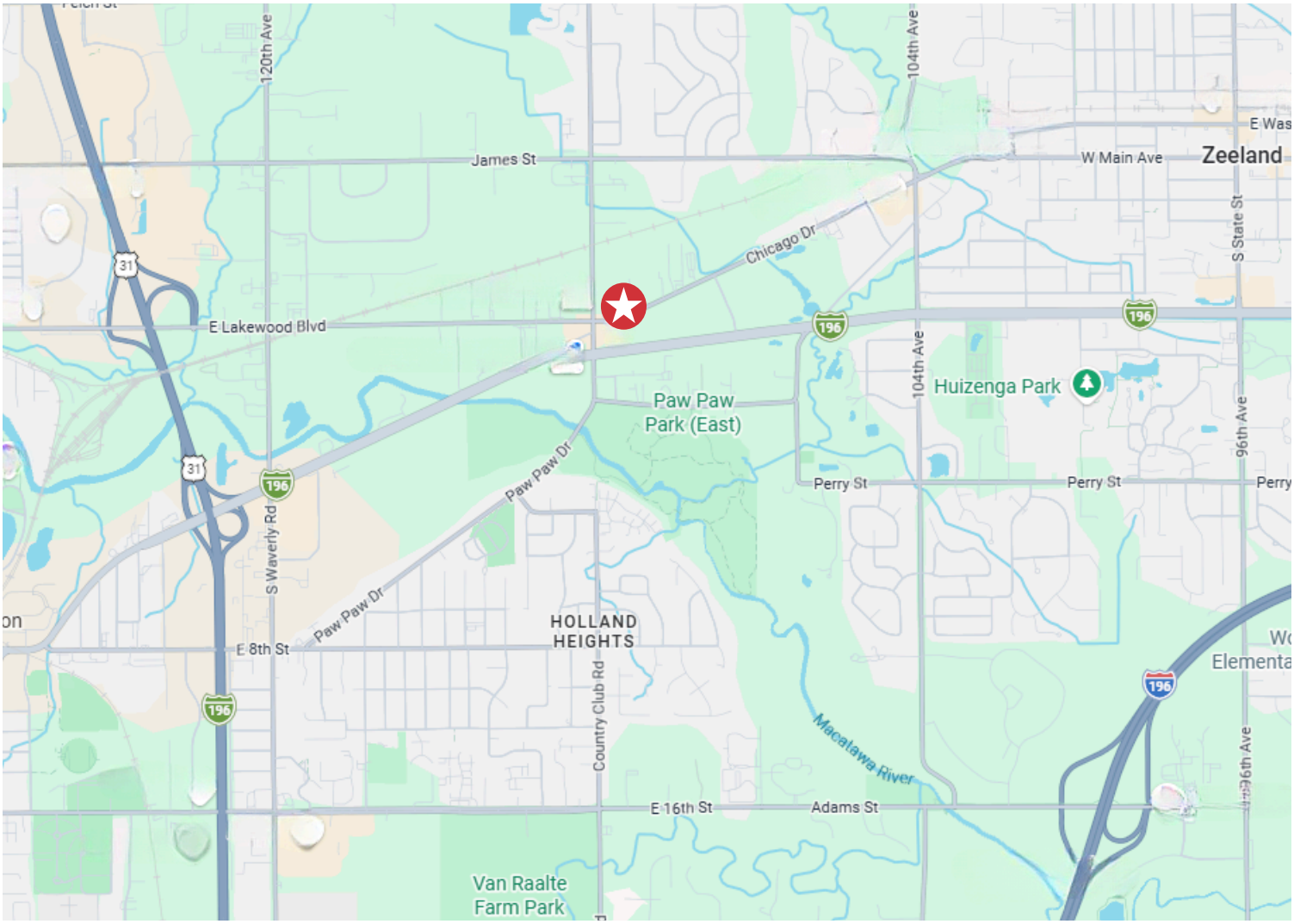
**SUBJECT PROPERTY**

**11150 CHICAGO DRIVE**
ZEELAND, MI 49464

NAI Wisinski of West Michigan

# LOCATION MAP

**FOR LEASE**
RETAIL/OFFICE PROPERTY




## PROXIMITY

| | |
|---|---|
| **I - 196** | 3.5 miles |
| **US 131** | 21.1 miles |
| **I 96** | 25 miles |
| **Gerald R. Ford International Airport** | 31 miles |

**11150 CHICAGO DRIVE**
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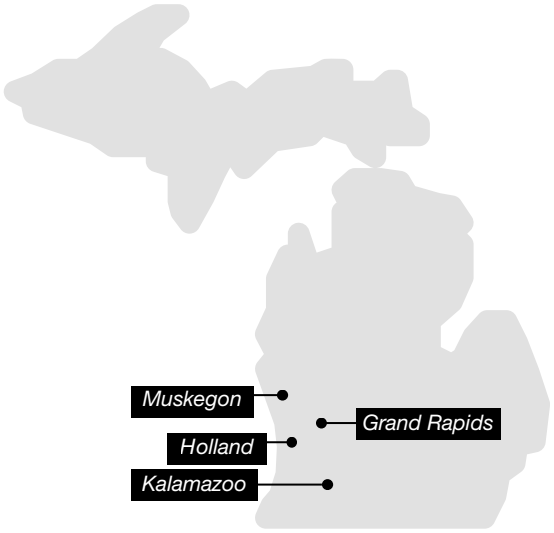
LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.




MidwestLiving

**BEST OF THE MIDWEST AWARD**

*Holland*

BUSINESS INSIDER

**US CITIES WITH THE BEST QUALITY OF LIFE 2024**

*Grand Rapids*

WalletHub

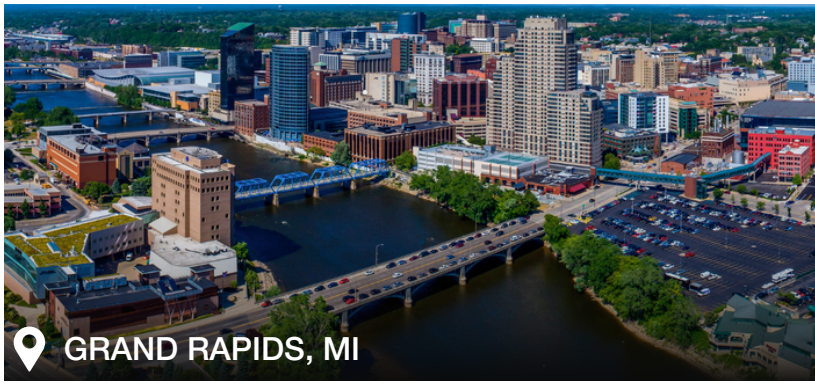
**BEST SMALL CITIES FOR STARTING A BUSINESS**

*Muskegon*

**THE ONLY OFFICIAL COAST GUARD CITY, USA**

*Grand Haven*










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