

**Lease Rate:****\$5.95-\$6.50**

NNN: \$2.09/SF

FOR LEASE

215 Charles Drive Holland, MI

Industrial Space Available**Property Highlights**

- Size: 18,000 SF Total
 - Main Office: 1,500 SF
 - Center & East Side Offices: 100 SF - 300 SF
- Zoned as Light Commercial - (Suitable for Light Manufacturing, General Storage, Warehousing, Distribution, Food Grade)
- Space Can be Demised into Smaller Suites
- Surrounded by Prominent Industrial Users (Boar's Head, Meijer, Prairie Farms, New Holland Brewing)

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Associate

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Colliers West Michigan

333 Bridge St NW

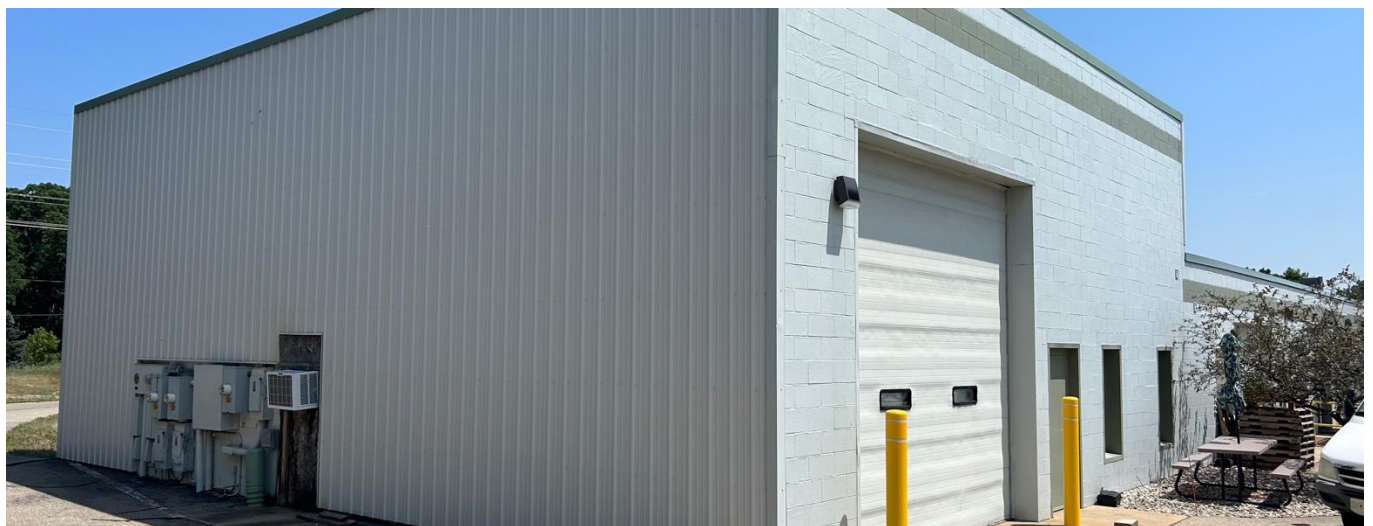
Grand Rapids, MI 49504

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18,000 SF INDUSTRIAL BUILDING FOR LEASE

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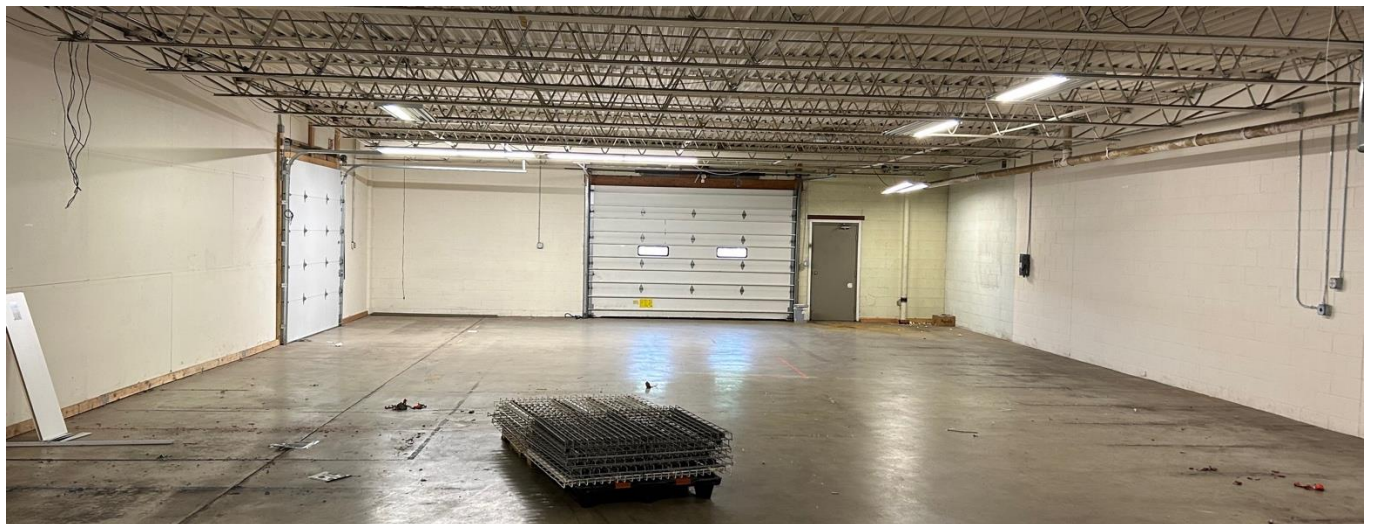
Exterior Photos



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Interior Photos



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Available Suites



Suite	Space Available (SF)	Lease Rate (\$/SF)	CAM Expenses
Total Building	18,000 SF	\$5.95/SF	\$2.09/SF
Suite 100 (A,B,& C)	12,000 SF	\$6.25/SF	\$2.09/SF
Suite 200 (D & E)	6,000 SF	\$6.50/SF	\$2.09/SF

Building Specifications

Highlights

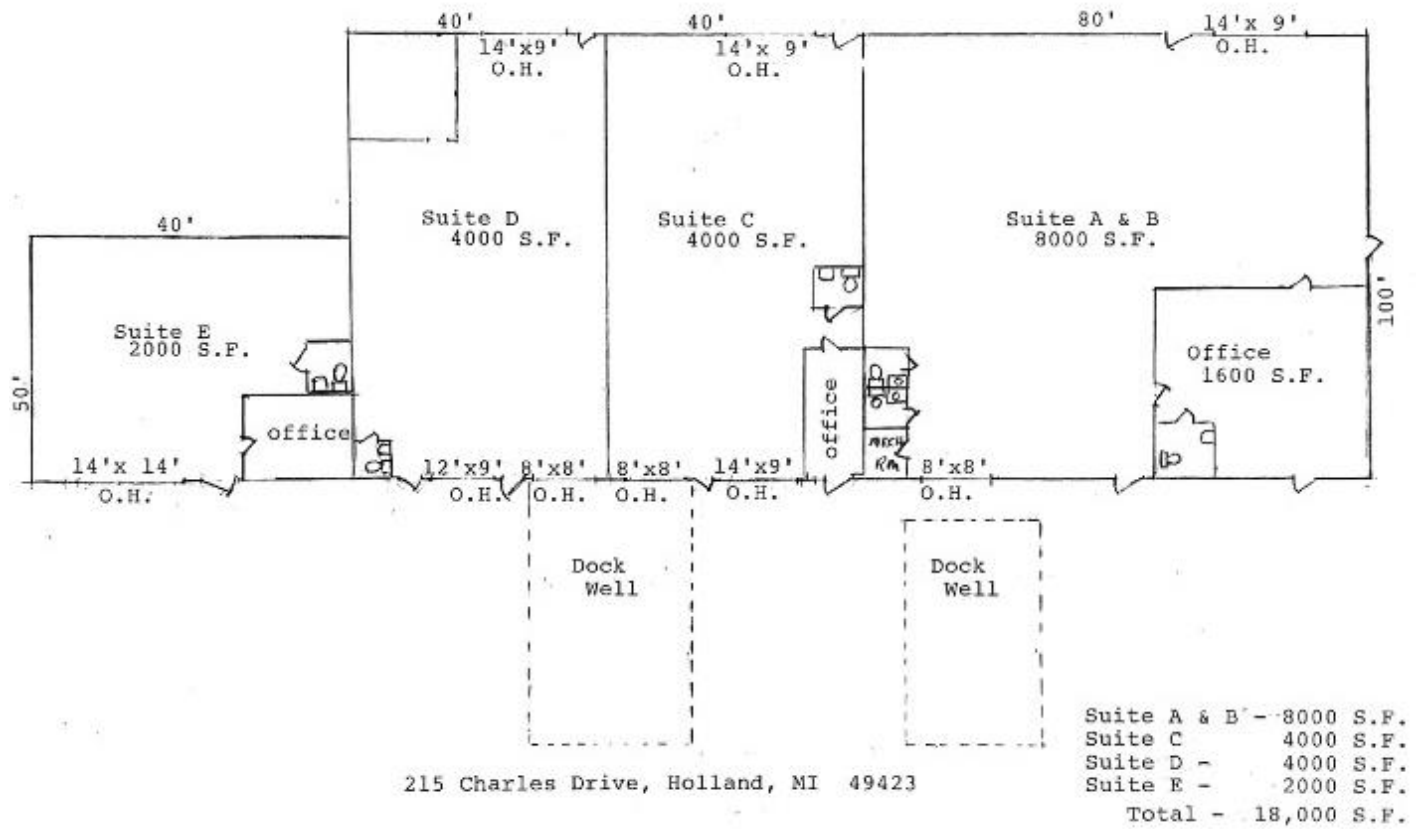
- **Dock/Door Access**
 - (2) Truck Docks/Levelers
 - (1) Outside Dock
 - (3) Grade-Level Doors (Front)
 - (4) Grade-Level Doors (Rear)
 - (2) Pedestrian/Service Doors
- **Amenities**
 - A/C in Offices
 - Building Fully Heated
 - (5) Bathrooms
- **Location**
 - Less Than Half a Mile from Highway Interchange 31

Gross SF:	18,000 SF	Power:	440V/3 Phase Power
Office SF:	100 SF – 1,800 SF	Heating:	Space/Hanger Heaters
Construction:	Block & Steel	Sprinklers:	Multiple Fire Walls
Ceiling Height:	12.5' – 18'	Parking:	±40
Doors:	(8) Grade Level	Parcel Id:	70-16-20-427-010
Docks:	(3) Truck Docks With Levelers	Acreage:	1.49 Acres

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Floor Plan

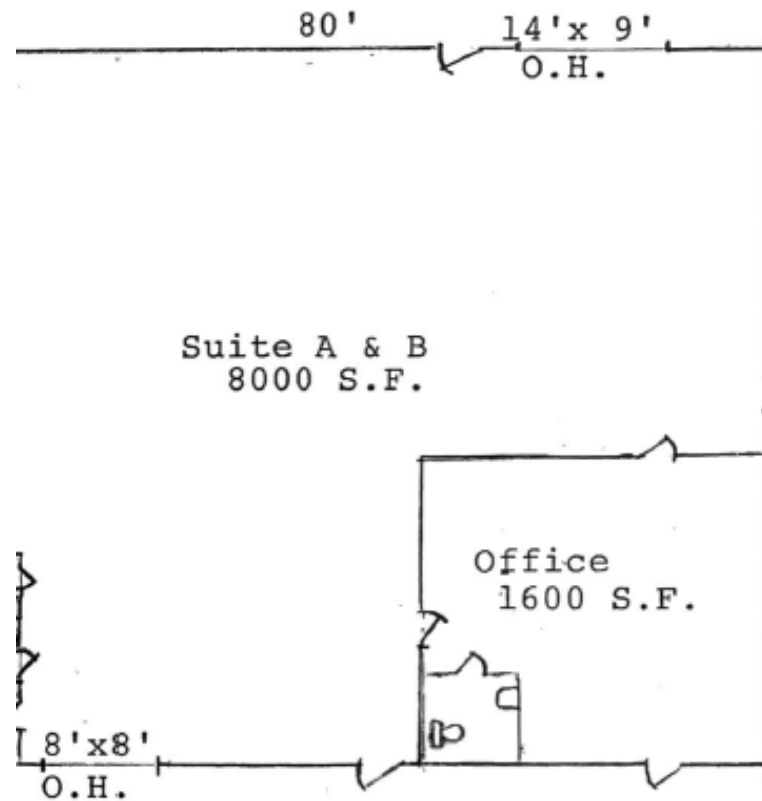


Total Building
18,000 SF

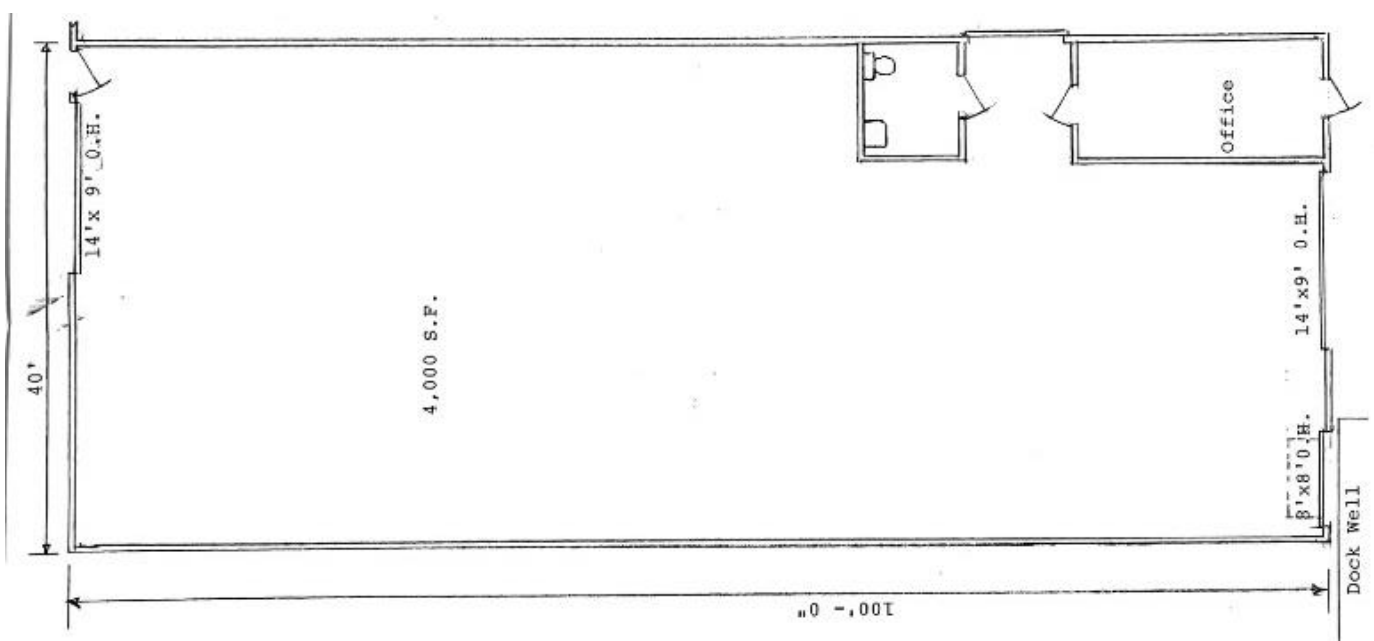
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Floor Plan



Suite A & B
8,000 SF

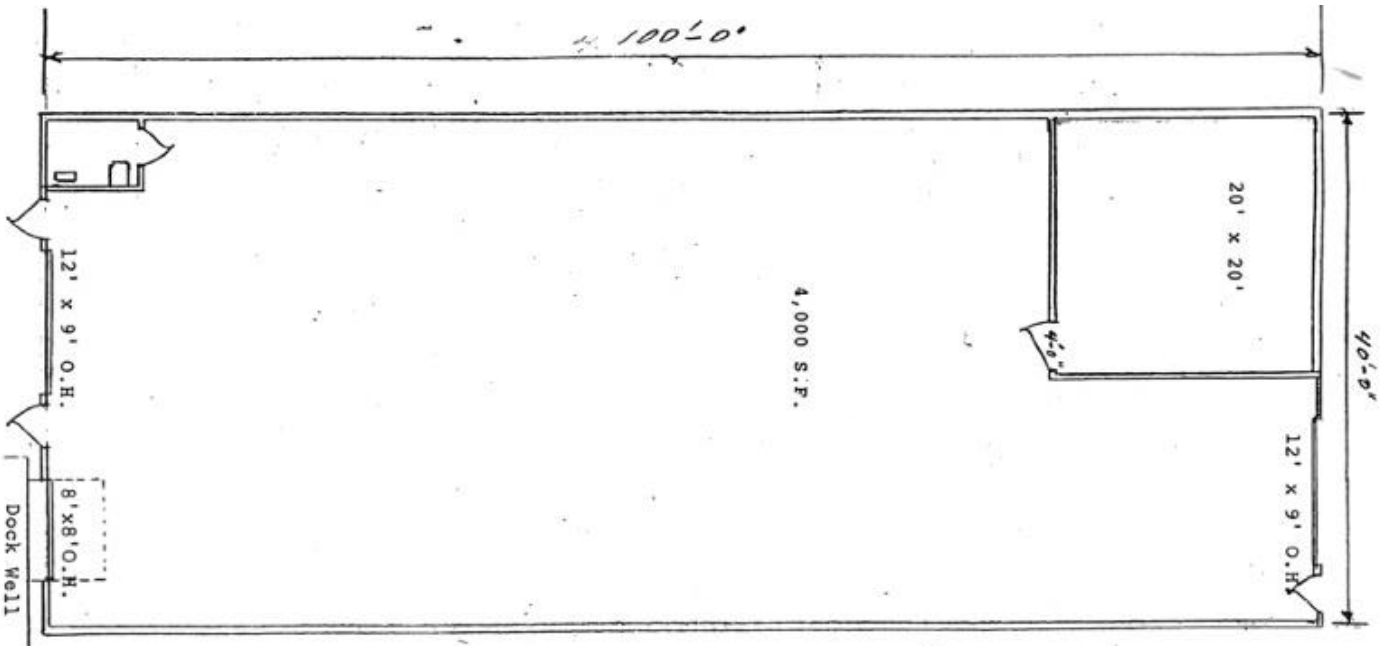


Suite C
4,000 SF

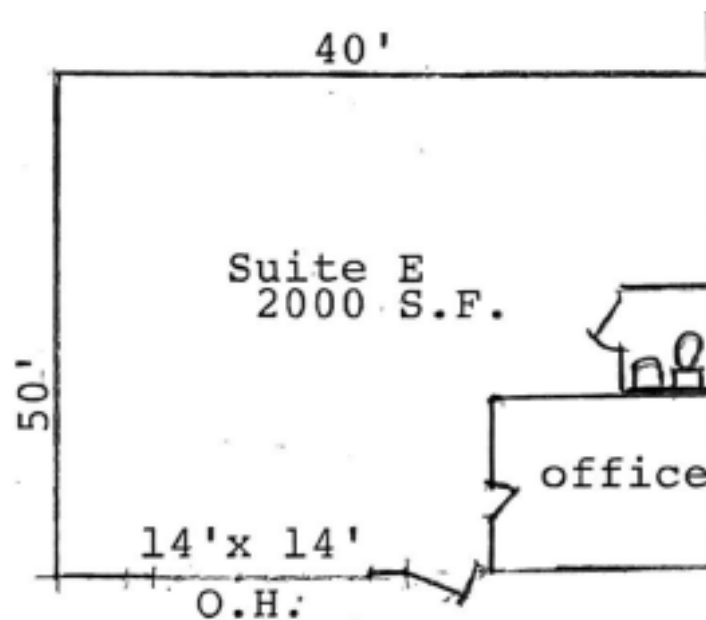
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Floor Plan



Suite D
4,000 SF

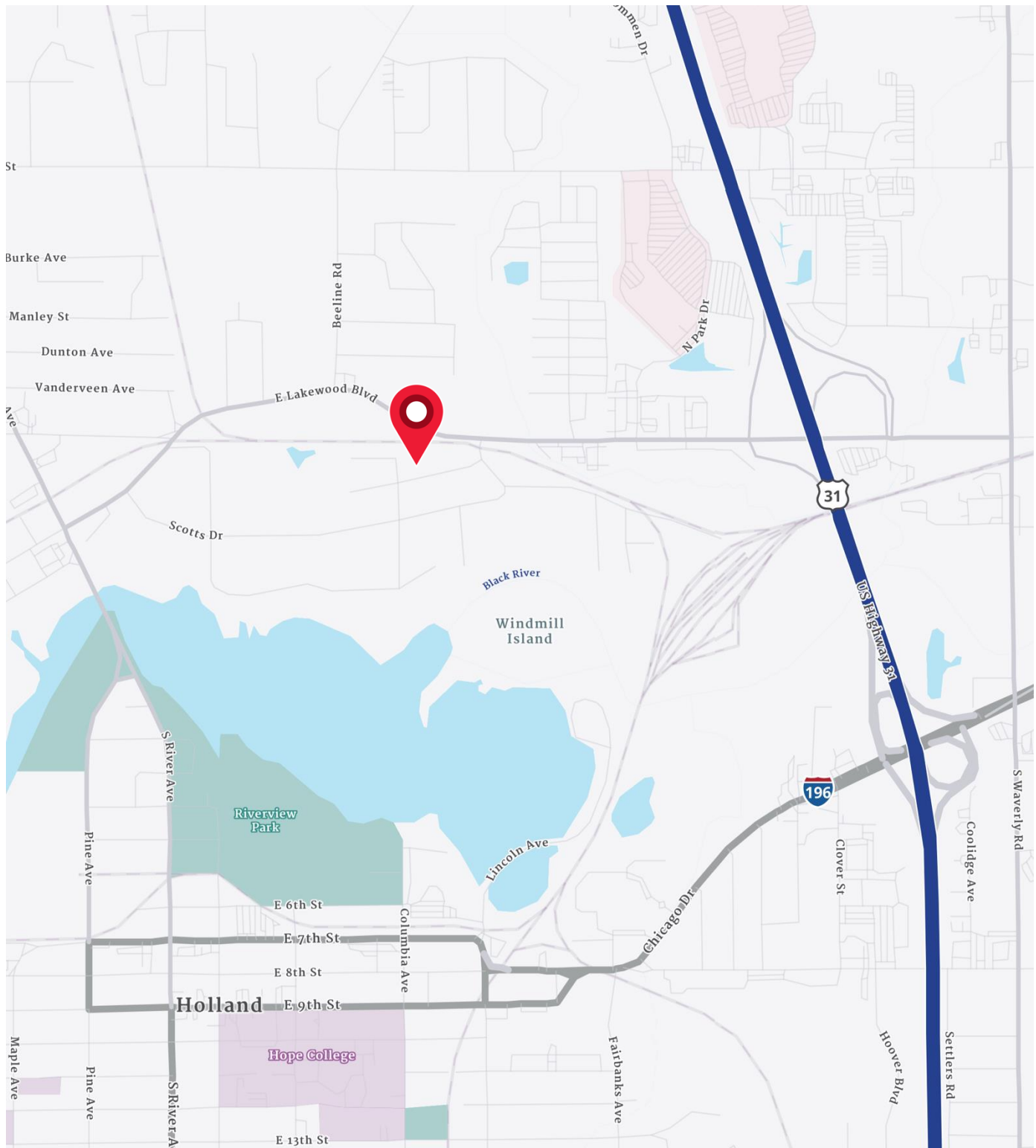


Suite E
2,000 SF

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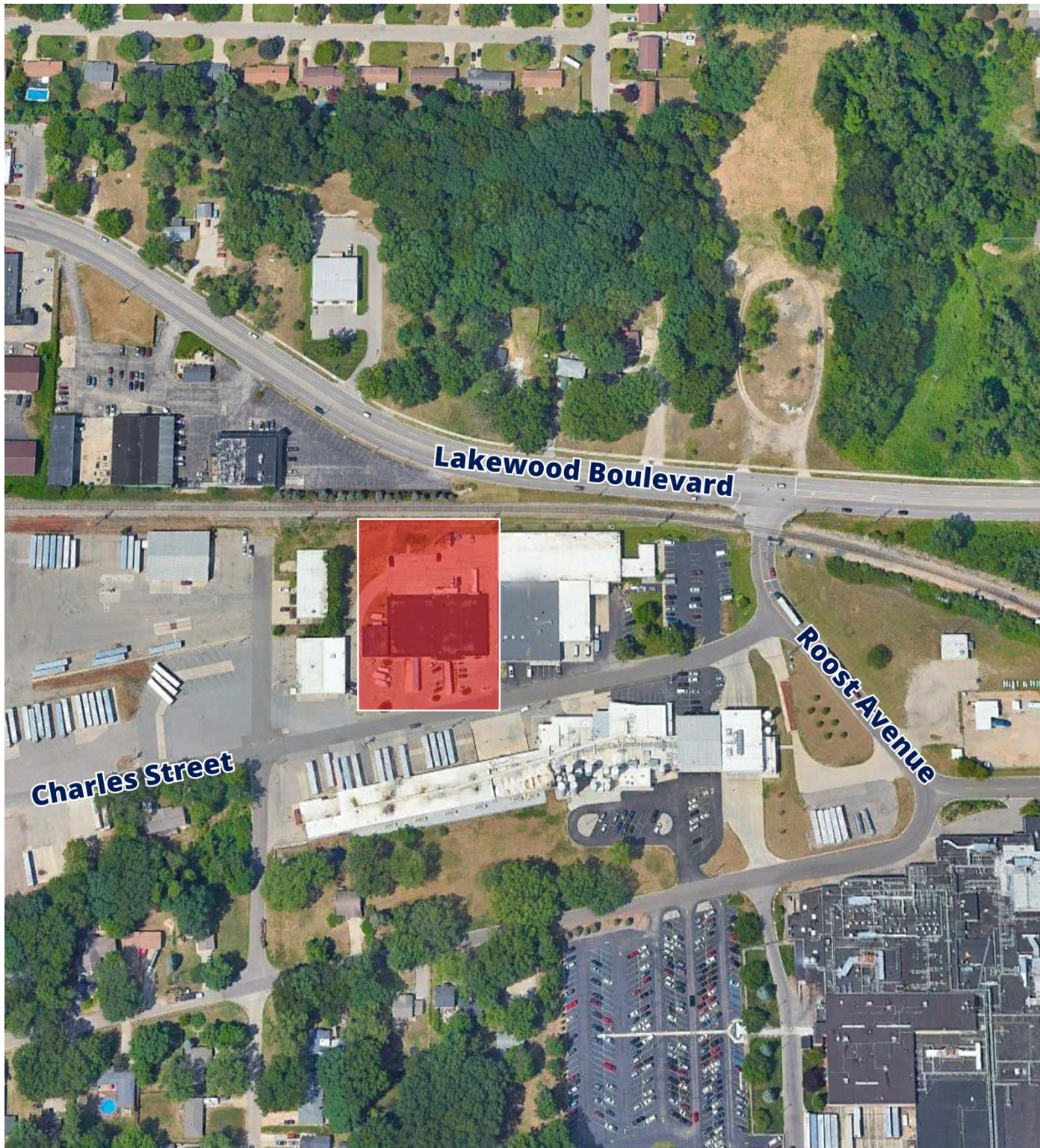
Location Map



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Aerial Map



Demographics

2024 YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,751	63,567	101,461
Total Households	2,080	24,098	38,476
Total Family Households	1,137	15,462	25,670
Average Household Size	2.24	2.54	2.56
Median Age	37.7	35.4	37.5
Population Age 25+	3,231	41,468	67,693
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.59%	0.64%	0.60%
Households	0.97%	1.02%	0.95%
Families	0.71%	0.80%	0.75%
Median Household Income	2.60%	1.88%	1.98%
2024 YEAR POPULATION BY SEX			
Male Population / % Male	50.3%	49.6%	49.5%
Female Population / % Female	49.7%	50.4%	50.5%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$58,568	\$76,754	\$80,695
Average Household Income	\$77,140	\$100,344	\$108,444
Per Capita Income	\$33,150	\$37,806	\$41,195
SUMMARY BUSINESS DATA			
Total Businesses	577	2,881	4,104
Total Daytime Population	11,039	78,621	125,549
Daytime Population: Workers	8,351	49,788	79,130
Daytime Population: Residents	2,688	28,833	46,419

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.

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