

FOR LEASE



1923 M-40, Holland, MI

10,000 SF Industrial Service Facility



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





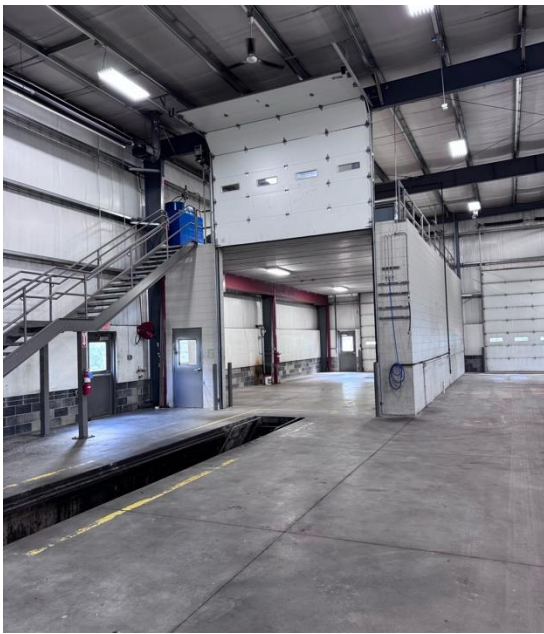
FOR LEASE

10,000 SF Industrial Service Facility

PROPERTY HIGHLIGHTS

- 1,150 SF Office with Mezzanine
- 7 Exterior Grade-Level Doors
- 600-amp, 480V 3-phase power
- City BPW Water and Sewer
- 222 FT of M-40 Frontage
- Flexible User Space With CMU Zoning

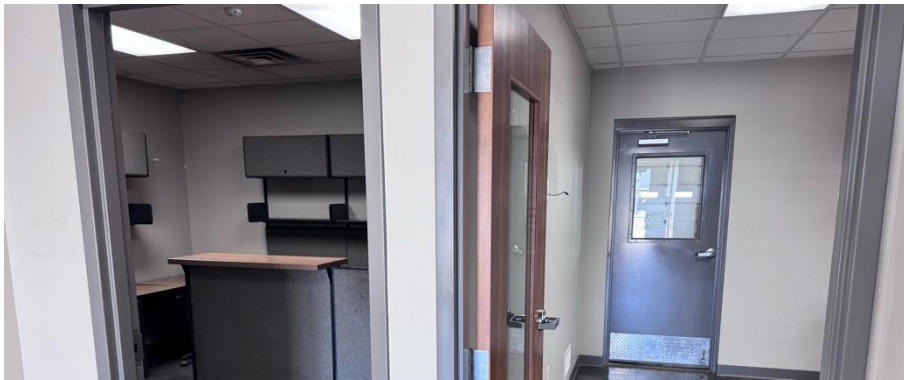




FOR LEASE

10,000 SF Industrial Service Facility





FOR LEASE

10,000 SF Industrial Service Facility



Highlights

- High Traffic Location on M-40 (20,319 VPD)
- Less than 1 Mile from I-96 and M-40 Interchange
- Located Near Haworth Headquarters and Showroom, Perrigo Holland Interchange and Mervenne Beverage Inc.

Main Service Building 10,000 SF

Office SF: 1,150 SF

Year Built: 2014

Zoning: CMU - Utility Light Commercial Building

Ceiling Height: 27'

Overhead Doors: 7 Drive Through Grade-Level Overheads

Power: 600 Amp; 480v; 3-Phase Power

Heating: Space Heaters, Gas with Fan

Municipality: City of Holland, Allegan County

Parcel ID: 03-02-15-200-019



Financials

Lease Rate: \$7.50/SF

Lease Type: NNN

Availability: Immediate

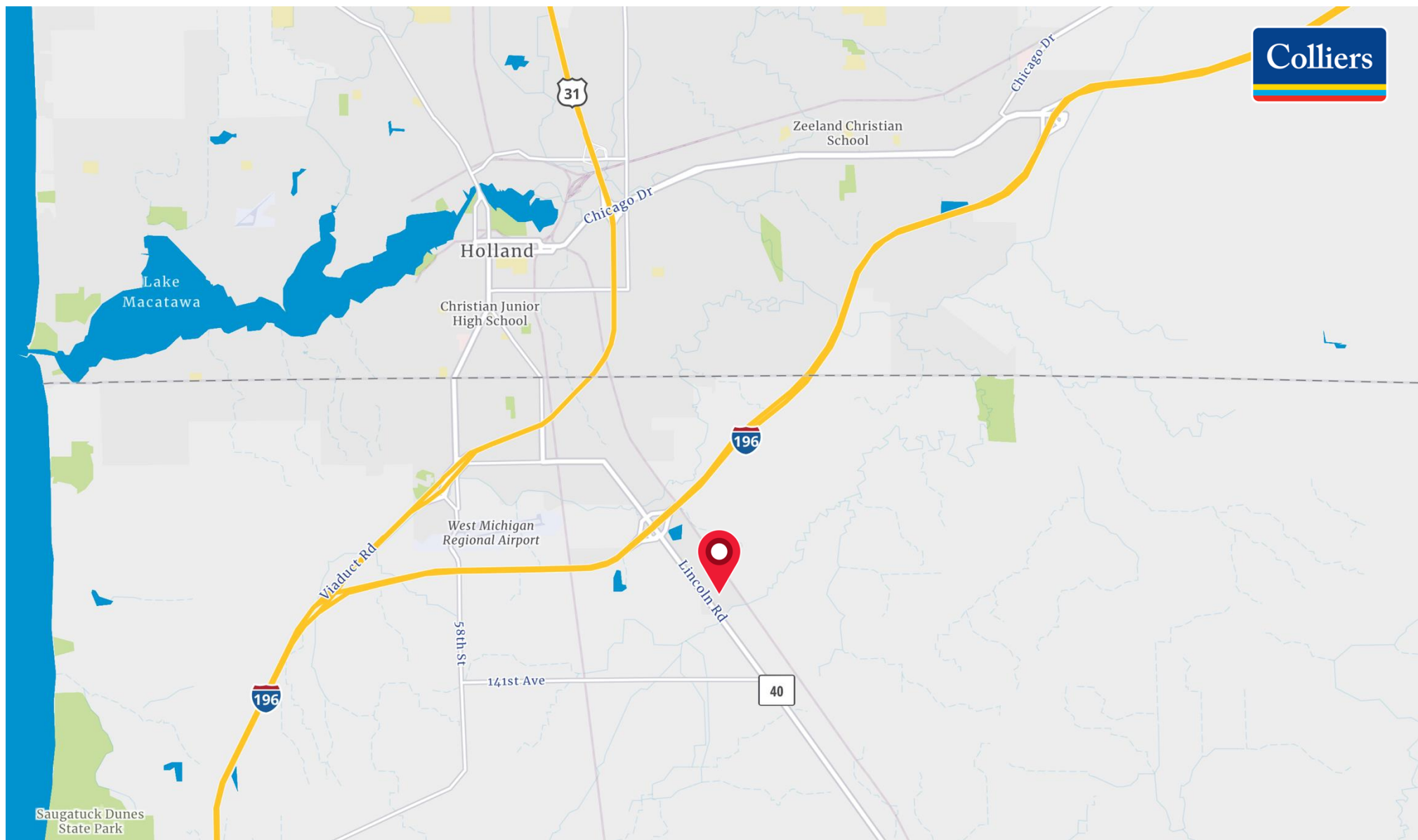
BUILDING SPECS

10,000 SF Industrial Service Facility



AERIAL MAP

10,000 SF Industrial Service Facility



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

10,000 SF Industrial Service Facility

HOLLAND DEMOGRAPHICS

110,000 SF Industrial Service Facility



Household & Population Characteristics



\$73,611
Median
Household
Income



\$277,798
Median Home
Value



65.2%
Owner Occupied
Housing Units



36.2
Median
Age



52.0%
Female
Population



1,676
Total
Businesses



29,159
Total
Employees

Income & Households Summary



\$73,611
2024 Median
Household
Income



\$92,339
Average
Household
Income



\$36,059
Per Capita
Income



35,189
Current Total
Population



13,655
Current Total
Households



2.39
Average
Household
Size

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

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.