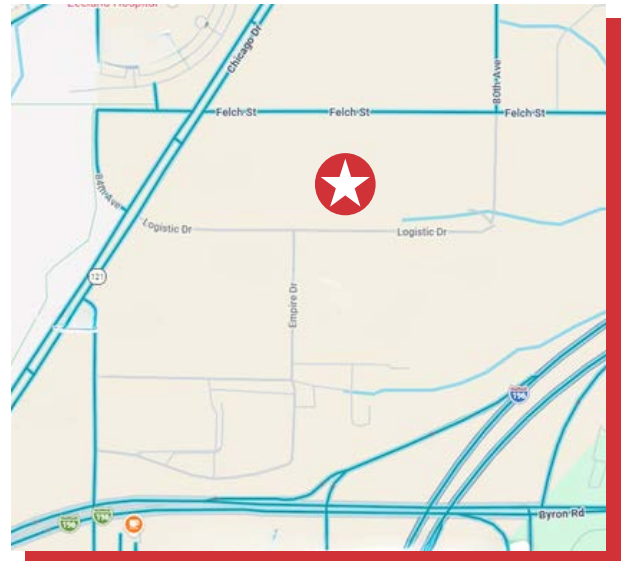




8141 LOGISTIC DRIVE ZEELAND, MI 49464

- 45,000 SF with 6 docks and 4 overhead doors
- Great fit for those seeking warehousing opportunities in the Zeeland/Holland Market near I-196
- Immediate access to I-196 & close proximity to US-31
- The building is in excellent condition, is well lit, clean & professionally managed
- Up to 24' high ceiling height
- Space includes an outdoor storage area



FOR MORE INFORMATION, CONTACT:

STUART KINGMA, SIOR

616.581.5000

skingma@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY SUMMARY

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

8141 Logistic Drive presents a substantial industrial opportunity within Zeeland's established manufacturing and distribution corridor. This 100,000 square foot facility is situated on 6.30 acres and offers a versatile layout well suited for manufacturing, industrial distribution, logistics, assembly, warehousing, and other high-function industrial uses. The property provides efficient shipping, receiving, and material-handling capabilities.

Located near Chicago Drive and I-196, the property provides convenient connectivity throughout the Holland/Zeeland market and to the broader West Michigan region. The surrounding industrial corridor is home to a strong concentration of manufacturing, logistics, distribution, and industrial users, providing an established business environment and access to a skilled regional workforce.

With its significant building footprint, strong loading infrastructure, fenced outdoor storage, and strategic West Michigan location, 8141 Logistic Drive represents an attractive opportunity for an owner-user, investor, or industrial occupier seeking a well-positioned facility within the Zeeland market.



 **8141 LOGISTIC DRIVE**
ZEELAND, MI 49464

NAI Wisinski of
West Michigan

PROPERTY OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

PROPERTY - BUILDING INFORMATION

Total Building Size:	100,000 SF
Warehouse SF:	95,781 SF
Office SF:	4,219 SF
Year Built / Renovated:	1994
Acreage:	6.3 acres
Construction:	Pre-engineered steel
Roof:	Standing seam metal
Floors / Mezzanine:	1 / 0
Eave Height:	21' eave height & up to 24' ceiling heights
Sprinklered:	Yes
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Parking:	Ample, surface lot paved parking
Fenced Yard:	Yes
Parcel Number:	70-17-17-400-048
Zoning:	I-2; Industrial
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	

PROPERTY TAX INFORMATION

Taxable Value:	\$1,047,763.00
2026 Summer Taxes:	\$31,076.92
2025 Winter Taxes:	\$21,075.29
Total Taxes:	\$52,152.21

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SPACE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

WAREHOUSE INFORMATION

Warehouse SF:	42,624 SF
Floors:	Concrete
Air Conditioning:	None
HVAC:	Gas / Forced Air
Ceiling Height:	21' eve, up to 24' ceilings
Column Spacing:	25' x 50'
Sprinklered:	Yes
Lighting:	LED
Electric Service:	Two 100 amp, one 400 amp & one 800 amp panels
Grade Level Doors:	4
Loading Docks:	6
Floor Drains:	Yes
Compressed Air:	No
Cranes:	No
Shop Office:	No
Shop Breakroom:	No
Shop Restroom:	Yes
Rail Siding:	No

OFFICE INFORMATION

Office:	2,376 SF
Floors:	1
Air Conditioning:	Yes
HVAC:	Gas / Forced Air
Ceiling Height:	8'
Sprinklered:	Yes
Lighting:	Fluorescent
Private Offices:	Yes
Conference Room:	Yes
Restrooms:	Yes
Kitchen/Break Room:	Yes
Communications Equip:	No
Elevators	No

LEGAL DESCRIPTION

PART OF NE 1/4 OF SE 1/4 COM N 89D 50M 21S W 1332.56 FT & S 0D 28M 20S W 348.48 FT FROM E 1/4 COR, TH S 89D 50M 21S E 669.19 FT, S 0D 09M 39S W 410.04 FT, N 89D 42M 32S W 671.41 FT, TH N 0D 28M 20S E 408.52 FT TO BEG. SEC 17 T5N R14W 6.3 A

 **8141 LOGISTIC DRIVE**
ZEELAND, MI 49464

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

LEASE INFORMATION

Lease Type:	NNN
Rate:	\$5.15 /SF
Terms:	60 months
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Air Conditioning, Snow Removal, Landscape, Phone/Internet, Janitorial, Refuse Collection, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Structural and Roof Replacement
Renewal Option:	Yes
Date Available:	Upon Lease execution

AVAILABLE SPACE FOR LEASE

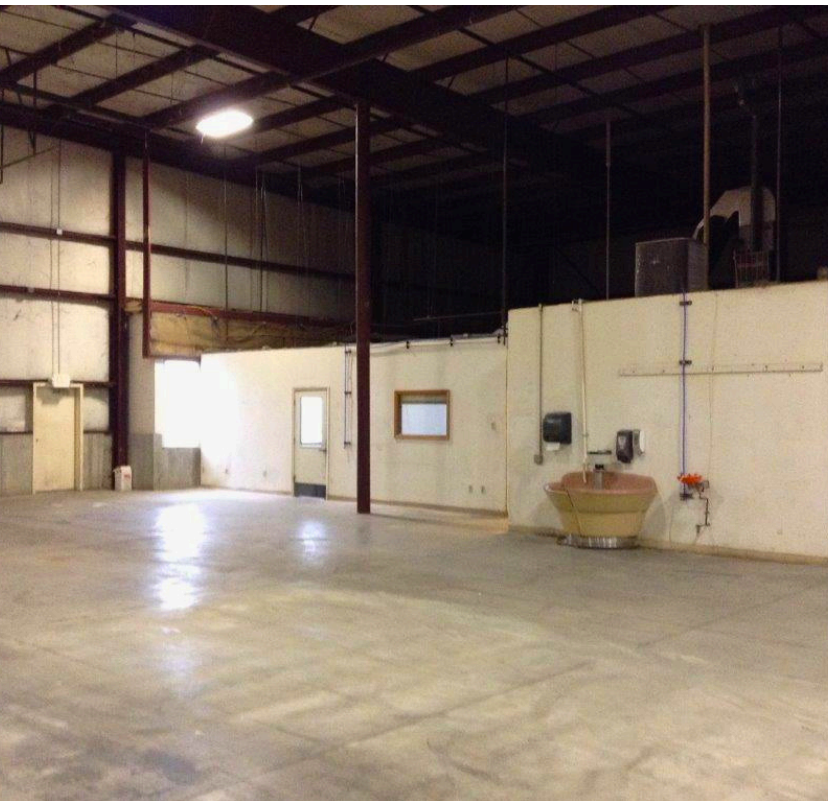
SUITE	TOTAL SF	WAREHOUSE SF	OFFICE SF	DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY NNN ESTIMATE	TOTAL MONTHLY RENT
A	45,000	42,624	2,376	6 / 4	\$5.15	\$2.08	\$19,312.50	\$7,800.00	\$27,112.50

UTILITY PROVIDERS

Electric:	Great Lakes Energy
Natural Gas:	Semco Energy Gas Company
Storm Sewer:	Zeeland WWTP
Sanitary Sewer:	Holland Township Consolidated
Water:	Holland Township Consolidated

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

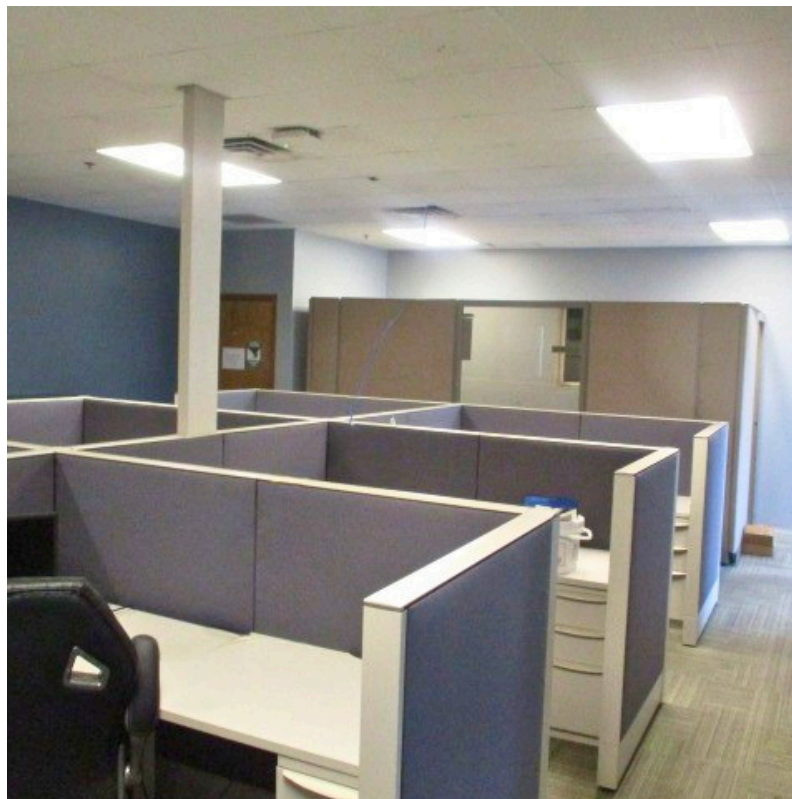
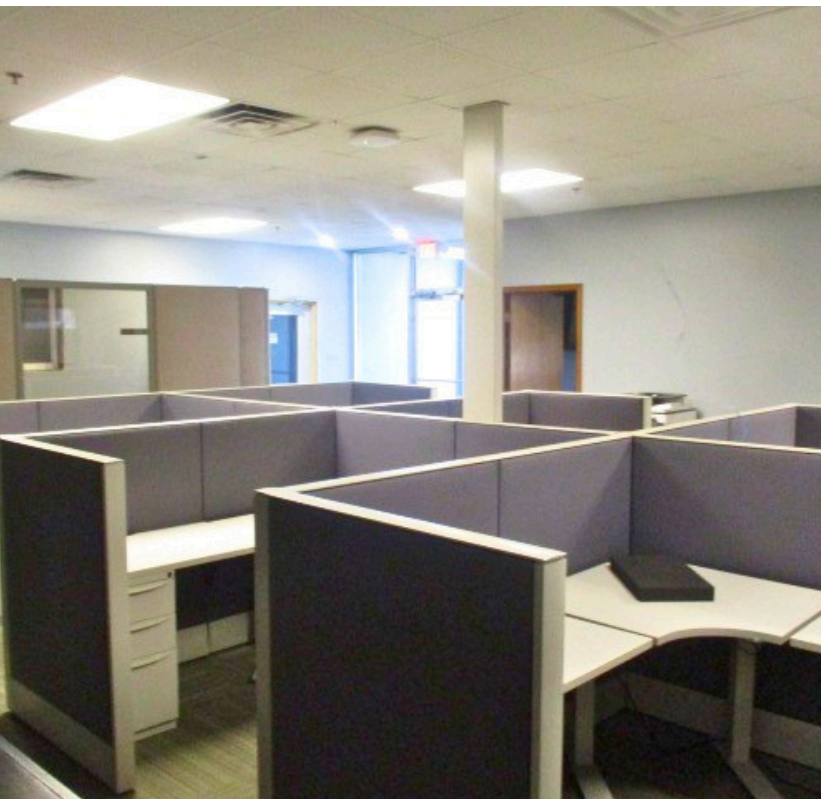


 **8141 LOGISTIC DRIVE**
ZEELAND, MI 49464

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West Michigan

PROPERTY PHOTOS

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

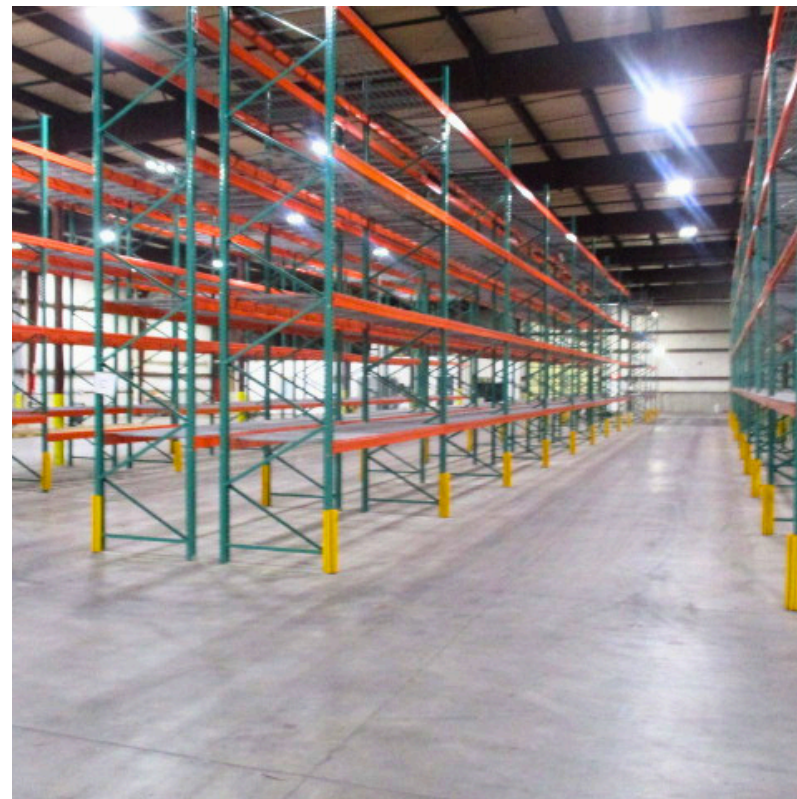


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ZEELAND, MI 49464

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PROPERTY PHOTOS

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INDUSTRIAL SPACE FOR LEASE



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PROPERTY PHOTOS

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INDUSTRIAL SPACE FOR LEASE

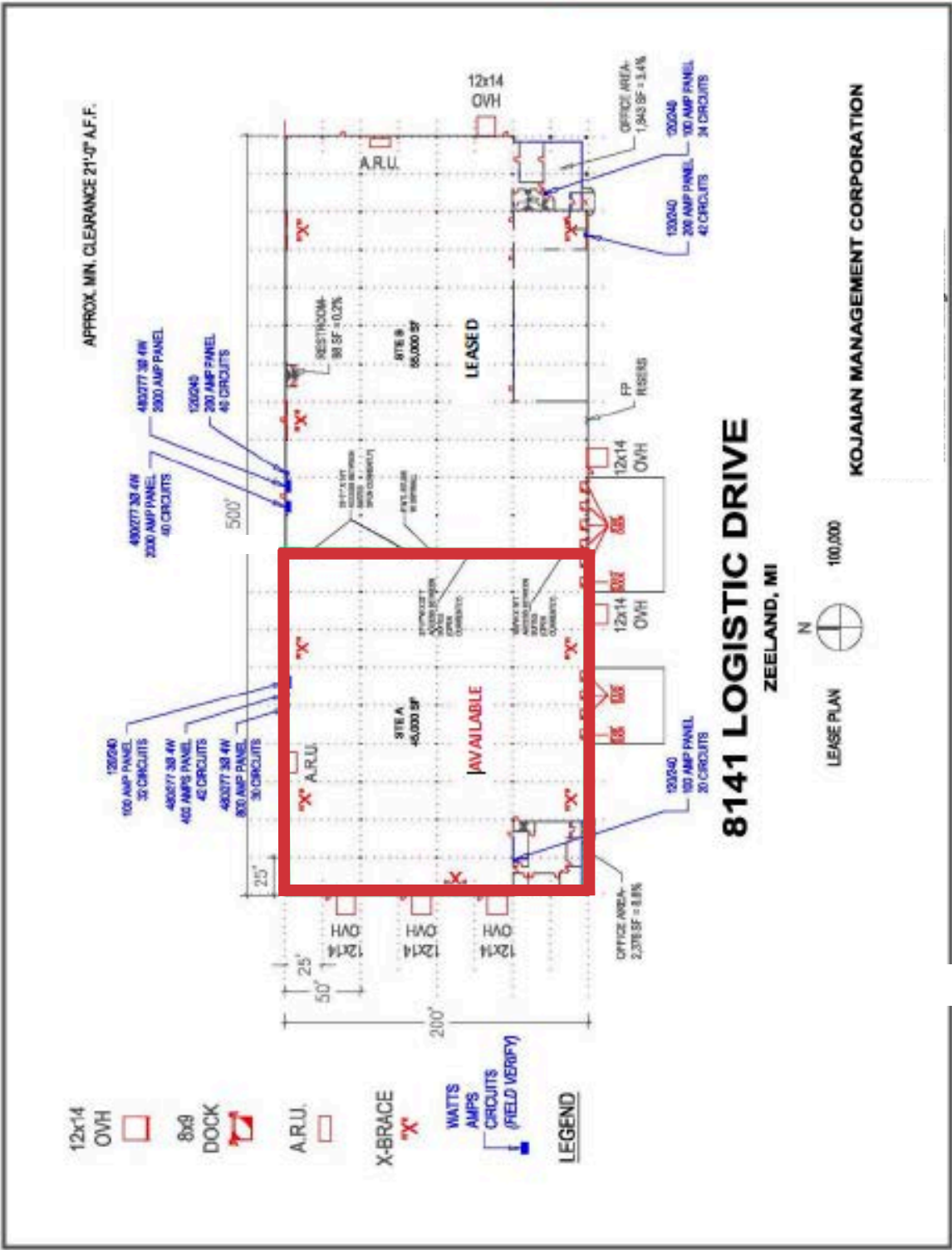


 **8141 LOGISTIC DRIVE**
ZEELAND, MI 49464

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FLOOR PLAN

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

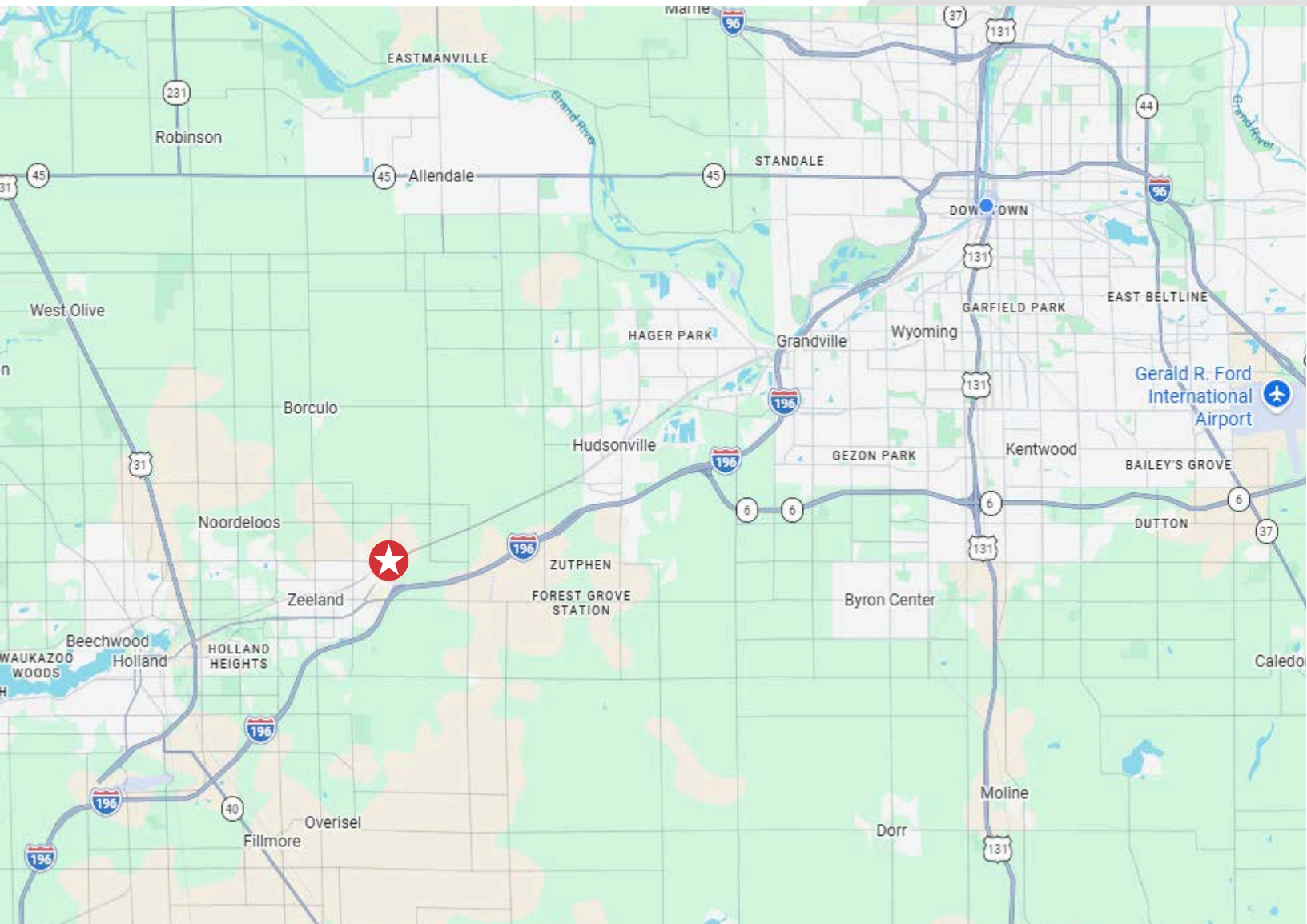


8141 LOGISTIC DRIVE
ZEELAND, MI 49464

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LOCATION MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE



PROXIMITY

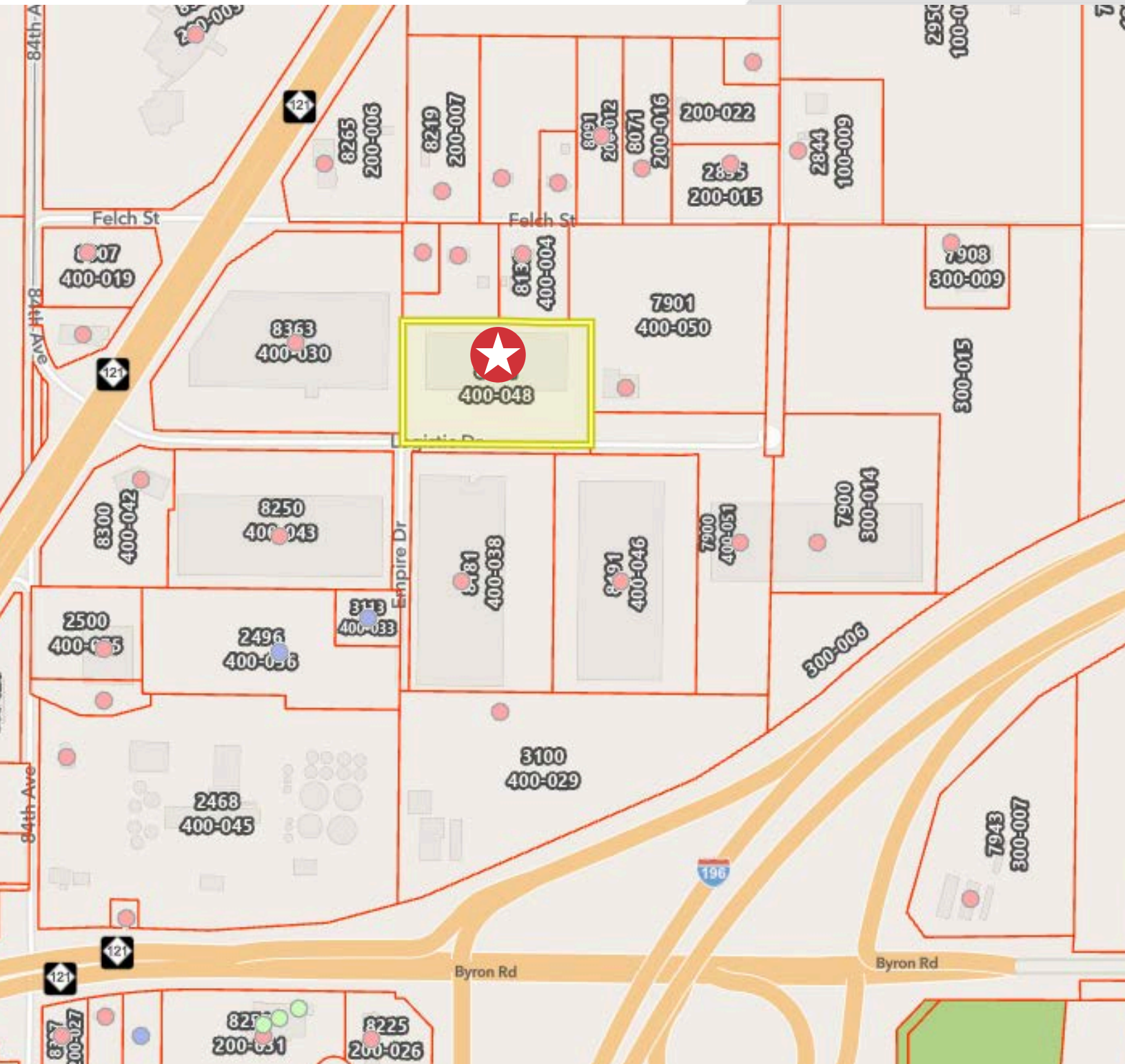
I-196	1.3 miles
M-6	10.6 miles
US-131	18.1 miles
I-96	25.5 miles
Gerard R Ford Airport	28.9 miles

 **8141 LOGISTIC DRIVE**
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PARCEL MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

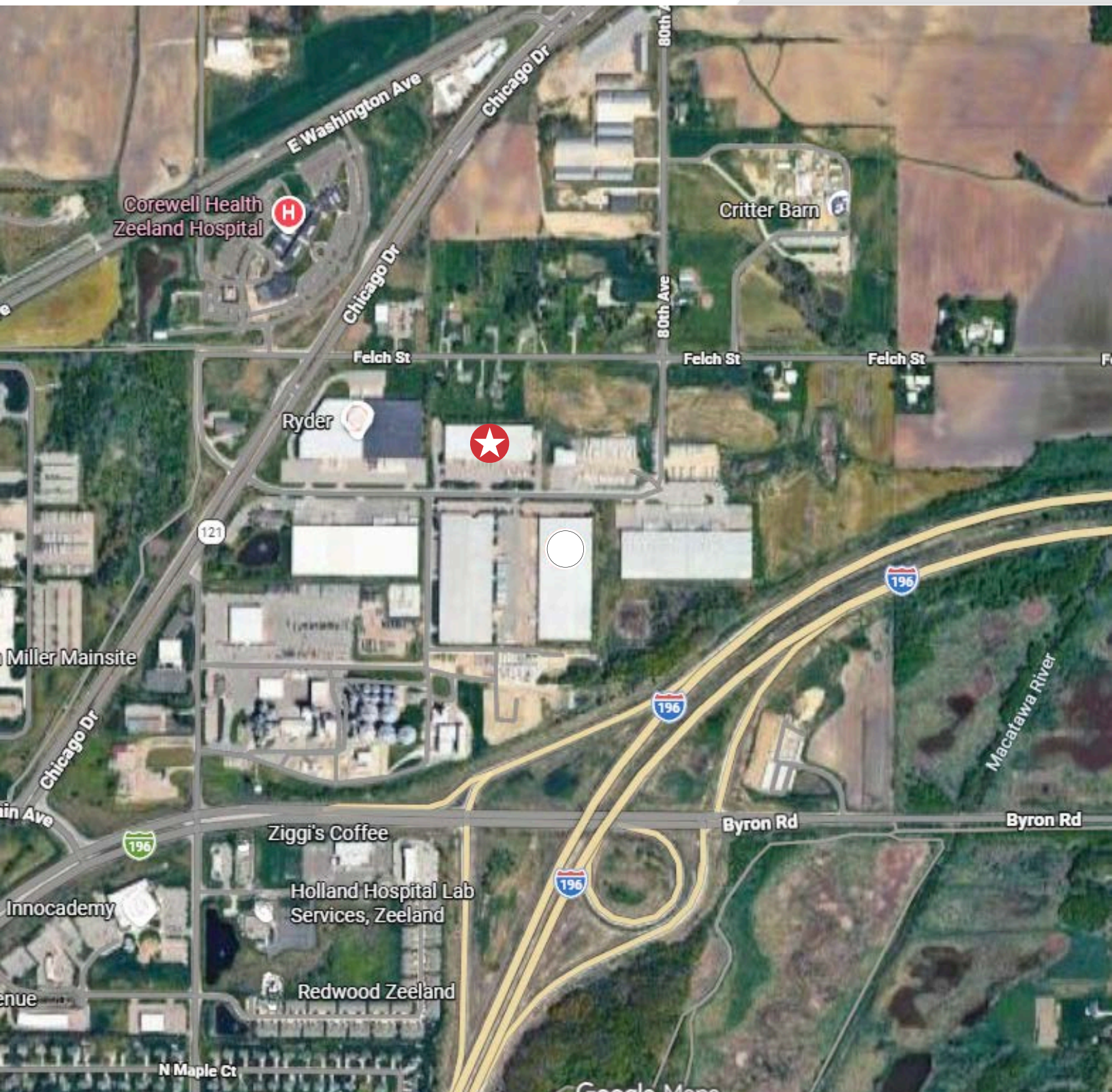


8141 LOGISTIC DRIVE
ZEELAND, MI 49464



AERIAL MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE

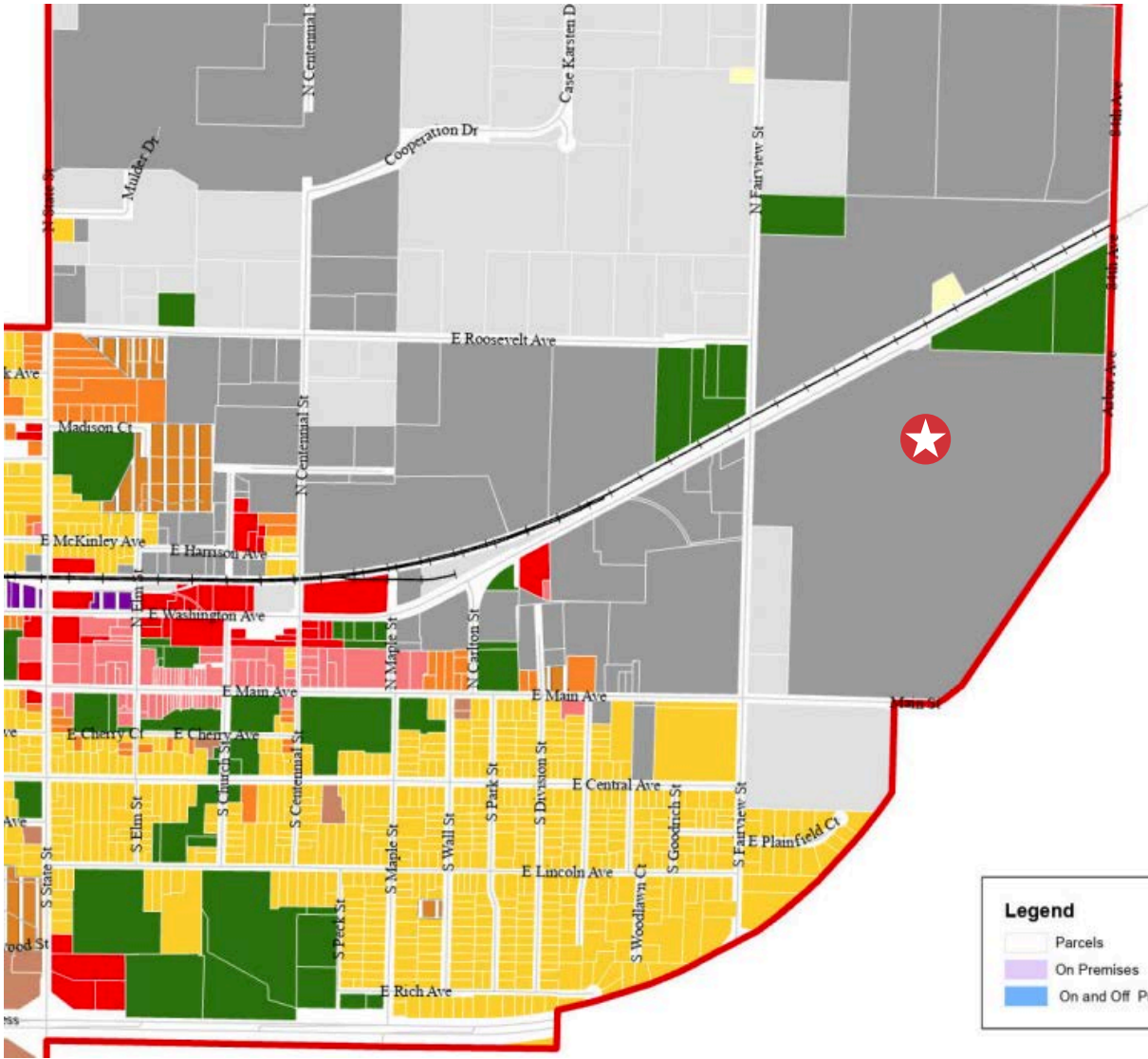


 **8141 LOGISTIC DRIVE**
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ZONING MAP

FOR LEASE
INDUSTRIAL SPACE FOR LEASE



Legend	
Right of Way	
Zoning	
Zoning Class and Code	
Agricultural (A-1)	Neighborhood Shopping District (C-1)
Central Business District (C-2)	Office/Personal Service (OS-1)
Highway Commercial District (C-3)	Public Facilities District (PF)
Industrial (I-1)	Single Family Residential (R-1)
Industrial (I-2)	Single and Two Family Residential (R-2)
	Two Family and Multiple Family Residential (R-3)
	Washington Avenue Mixed-Use (WMU)

8141 LOGISTIC DRIVE
ZEELAND, MI 49464

NAI Wisinski of
West Michigan

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

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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

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

Grand Rapids

W WalletHub

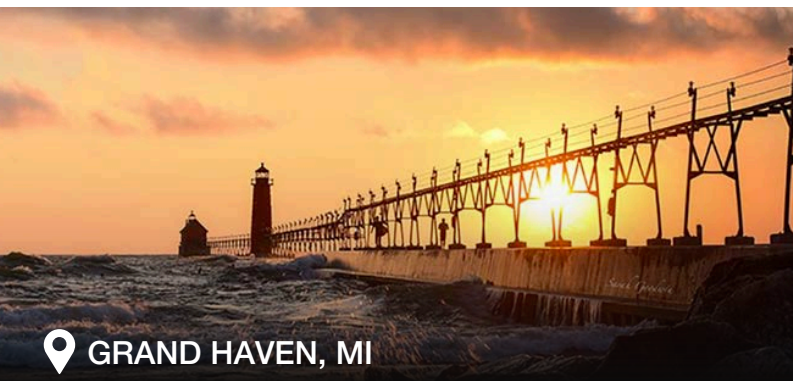
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon

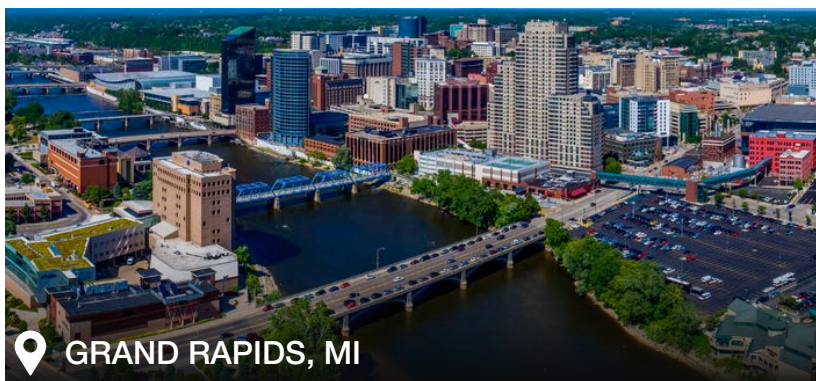


**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



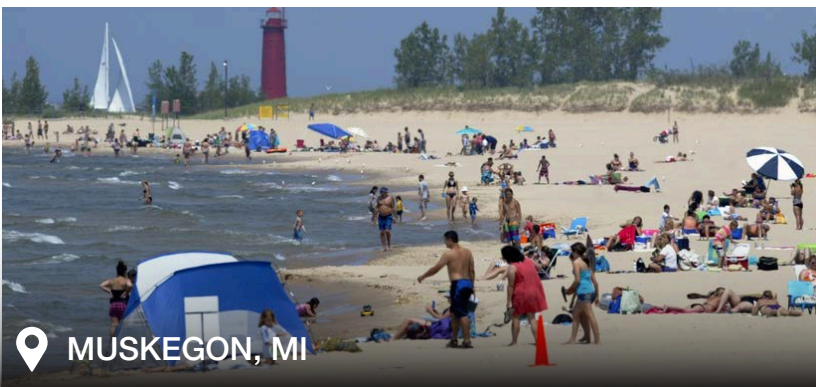
📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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