



INDUSTRIAL BUILDING
99,132 SF

www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

JIM EDEWAARD, CCIM
C: 616 283 2411 | D: 616 355 3145
JIM@LAKESHORECOMMERCIAL.COM

LISTING OVERVIEW

Three Unit Older Industrial Property of approximately 100,000 sf, Zoned I-1, on 7.3 acres in the City of Holland. Present rail spur is not activated. Complete new roof and insulation on the entire building. New LED lighting throughout, separate gas and electric metering. This is a great owner occupant opportunity with the balance of the building leased out. Key location just West of US31 alongside Menards with easy access to I-196.

Sale Price	\$2,950,000
Building Size	99,132 SF
Price per SF	\$29.76/SF
Lot Size	7.3 Acres
Term	Cash/Conventional
Zoning	CMU
County	Ottawa
Taxing Authority	City of Holland
SEV (2025)	\$1,024,300
Taxable Value (2025)	\$848,177
RE Taxes (2025)	\$49,876
APN	70-16-33-200-012

BUILDING HIGHLIGHTS

- Great Owner Occupant Opportunity with balance of the
- Key location just West of US 31 along
- side Menards with
- Easy access to I-196
- New roof and insulation on the entire building
- New LED lighting throughout.
- Separate gas and electric metering

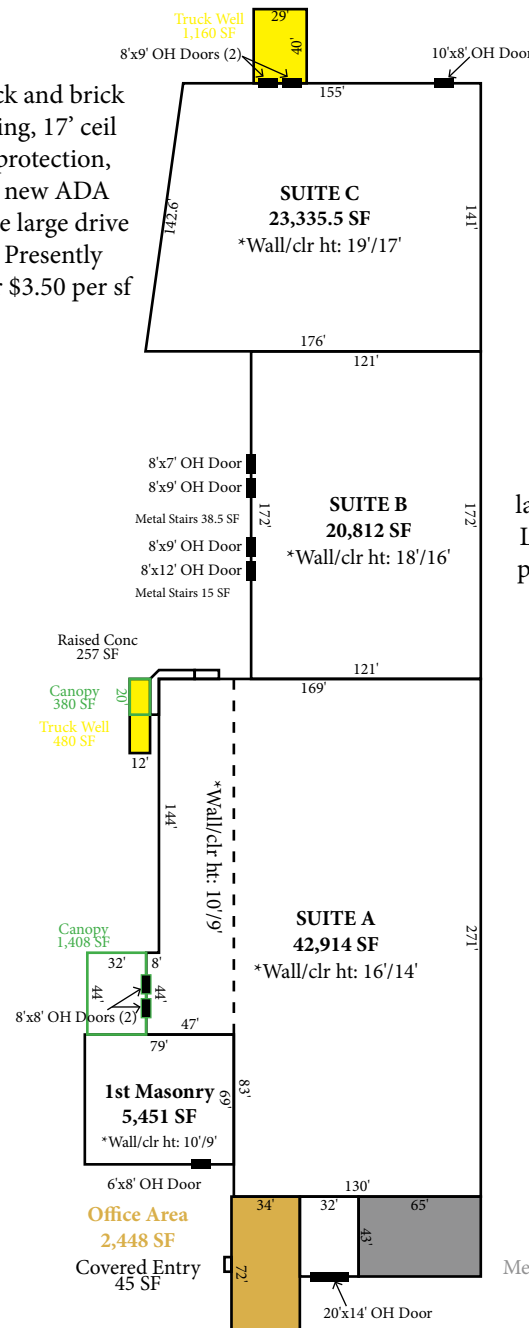
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Year Built	1957
Year Last Renovated	2022
Number of Floors	1
Parking Spaces	40
Roof	New 2023/Rubber
Free Standing	Yes
Number of Buildings	1

LAYOUT

Section C: 23,335 sf of Concrete Block and brick section with steel bar joist and decking, 17' ceilings, new roof/insulation, new fire protection, LED lighting, HVAC, heavy power, new ADA bathrooms, new paint, two docks, one large drive through door, 30'x43' bay spacing. Presently leased as storage through 2/28/27, for \$3.50 per sf + NNN with 3% COLA

Section A: Approximately 50,000sf of concrete block and brick building with wood deck, 440 power, 14' ceilings, two loading docks, approximately 2,000 sf of office, good power distribution, new roof/insulation. 30,000 SF leased through 11/26 for \$6,875/Month Gross.

Section B: 20,812 sf of Concrete Block and brick with concrete roof deck, 4 dock height doors, and a large drive through door, heavy power, sprinkling, new LED lighting, new ADA bathrooms, new heating, new paint, 16' ceilings, 21'x30' bay spacing. Leased through 2/26 for \$6,900/Month plus Utilities.



Total Building
99,131.5 SF

FOR SALE · 510 E 16th Street · Holland, MI 49423



PHOTOS



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PHOTOS



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AERIAL



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JIM EDEWAARD, CCIM

ADVISOR

DIRECT (+1) 616-355-3144

CELL (+1) 616-403-6131

JIM@LAKESHORECOMMERCIAL.COM



CALEB DRISENGA

ADVISOR

DIRECT (+1) 616-355-3149

CELL (+1) 616-283-8205

CALEB@LAKESHORECOMMERCIAL.COM



DREW DURHAM

PRINCIPAL

DIRECT (+1) 616-355-3148

CELL (+1) 616-566-2039

DREW@LAKESHORECOMMERCIAL.COM



JASON DEWITT

PRINCIPAL

DIRECT (+1) 616-355-3156

CELL (+1) 616-836-2856

JASON@LAKESHORECOMMERCIAL.COM



KRIS DEPREE

PRINCIPAL

DIRECT (+1) 616-355-3141

CELL (+1) 616-212-5576

KRIS@LAKESHORECOMMERCIAL.COM



MIKE NAGELKIRK

ADVISOR

DIRECT (+1) 616-355-3151

CELL (+1) 616-836-1122

MIKE@LAKESHORECOMMERCIAL.COM



TOM POSTMA

PRINCIPAL

DIRECT (+1) 616-355-3145

CELL (+1) 616-283-2411

TOM@LAKESHORECOMMERCIAL.COM

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.