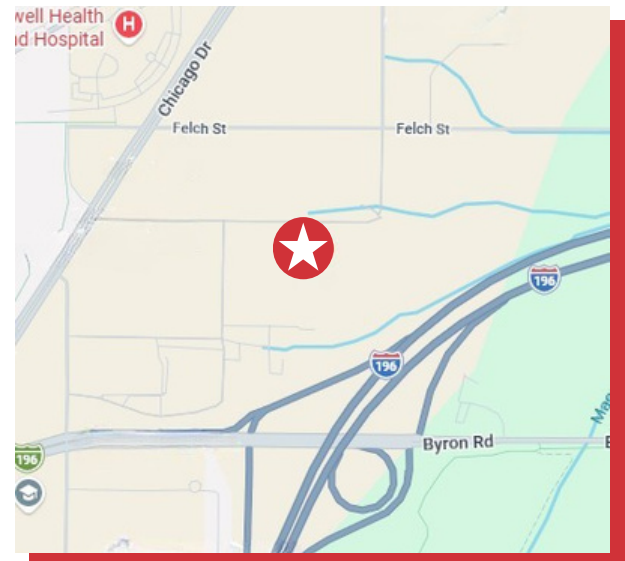




## 8191 LOGISTIC DRIVE ZEELAND, MI 49464

- 13,750 SF available for lease
- Great fit for those seeking warehousing opportunities in the Zeeland/Holland Market near I-196
- Large paved truck court & trailer maneuvering area
- The building is in excellent condition, is well lit, clean & professionally managed
- 24" high at the eave
- 400 amps, 480 volt, 3-phase power
- Immediate access to I-196 & close proximity to US-31



### 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

8191 Logistic Drive is a modern multi-tenant industrial warehouse and distribution facility located within one of Ottawa County's premier industrial corridors.

The property sits on 10.1 acres providing: large paved truck court, trailer maneuvering area, loading access, excellent circulation for semi-trucks, and employee parking.

The property sits in Zeeland's Logistic Drive Industrial Park, immediately east of Holland and approximately 25-30 minutes southwest of Grand Rapids. The property benefits from excellent regional logistics access and the location supports efficient distribution throughout West Michigan, Chicago, Detroit, Indianapolis, Northern Indiana and Milwaukee (via ferry/shipping connections) and is favored by regional distribution, furniture manufacturers, automotive suppliers, building products companies, and third-party logistics providers due to its excellent highway connectivity and strong labor force.

Overall, 8191 Logistic Drive is a well-established, institutional-quality industrial asset in one of West Michigan's strongest manufacturing and logistics markets. Its combination of a large building footprint, 10-acre site, functional warehouse design, dock-high loading, and immediate access to I-196 makes it an attractive option for a broad range of industrial occupiers.



 **8191 LOGISTIC DRIVE**  
ZEELAND, MI 49464

**NAI** Wisinski of  
West Michigan

# PROPERTY OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## PROPERTY - BUILDING INFORMATION

<b>Total Building Size:</b>	210,000 SF
<b>Warehouse SF:</b>	201,536 SF
<b>Office SF:</b>	8,464 SF
<b>Year Built / Renovated:</b>	1994
<b>Acreage:</b>	10.1 acres
<b>Construction:</b>	Pre-engineered steel
<b>Roof:</b>	Standing seam metal
<b>Floors / Mezzanine:</b>	1 / 0
<b>Eave Height:</b>	24'
<b>Sprinklered:</b>	Yes; 0.32 over 2,000 SF
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No
<b>Cranes:</b>	No
<b>Parking:</b>	Ample, surface lot paved parking
<b>Fenced Yard:</b>	No
<b>Parcel Number:</b>	70-17-17-400-046
<b>Zoning:</b>	Light 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

<b>Taxable Value:</b>	\$2,200,444.00
<b>Summer Taxes:</b>	\$65,265.79
<b>Winter Taxes:</b>	\$44,261.00
<b>Total Taxes:</b>	\$109,526.79

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.

 **8191 LOGISTIC DRIVE**  
ZEELAND, MI 49464

 **Wisinski of  
West Michigan**

# SPACE OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## WAREHOUSE INFORMATION

<b>Warehouse SF:</b>	12,303 SF
<b>Floors:</b>	1; Concrete
<b>Air Conditioning:</b>	None
<b>HVAC:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	24' eve
<b>Column Spacing:</b>	25' x 50'
<b>Sprinklered:</b>	0.32 over 2,000 SF
<b>Lighting:</b>	LED
<b>Electric Service:</b>	480 v, 3-phase, 400 amp
<b>Grade Level Doors:</b>	1; 12' x 14'
<b>Loading Docks:</b>	3
<b>Floor Drains:</b>	Yes
<b>Compressed Air:</b>	No
<b>Cranes:</b>	No
<b>Shop Office:</b>	Yes
<b>Shop Breakroom:</b>	Yes
<b>Shop Restrooms:</b>	Yes
<b>Rail Siding:</b>	No

## OFFICE INFORMATION

<b>Office:</b>	1,447 SF
<b>Floors:</b>	1
<b>Air Conditioning:</b>	Yes
<b>HVAC:</b>	Gas / Forced Air
<b>Ceiling Height:</b>	8'
<b>Sprinklered:</b>	Yes
<b>Lighting:</b>	Fluorescent
<b>Private Offices:</b>	Yes
<b>Conference Room:</b>	Yes
<b>Restrooms:</b>	Yes
<b>Kitchen/Break Room:</b>	Yes
<b>Communications Equip:</b>	No
<b>Elevators</b>	No

## LEGAL DESCRIPTION

PART OF E 1/2 OF SE 1/4 COM N 89D 50M 21S W 786.55 FT & S 0D 28M 20S W 824.25 FT FROM E 1/4 COR, TH S 89D 42M 32S E 450.89 FT ALG S LI OF LOGISTIC DR, TH E'LY 62.43 FT ALG A 366 FT RAD CURVE TO LEFT (CHD BEARS N 85D 24M 17S E 62.35 FT), TH S 0D 28M 20S W 854.74 FT, N 89D 42M 32S W 513 FT, TH N 0D 28M 20S E 849.43 FT TO BEG. SEC 17 T5N R14W 10.006 A

# LEASE OVERVIEW

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

## LEASE INFORMATION

<b>Lease Type:</b>	NNN
<b>Terms:</b>	60 months
<b>Tenant Provides:</b>	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
<b>Landlord Provides:</b>	Structural and Roof Replacement
<b>Renewal Option:</b>	Yes
<b>Date Available:</b>	9/1/2026

## AVAILABLE SPACE FOR LEASE

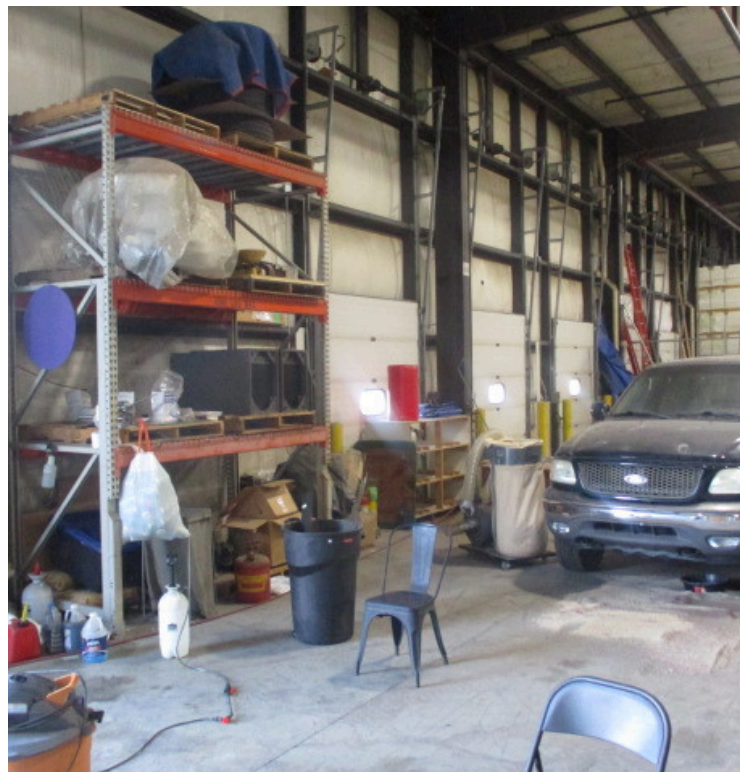
SUITE	TOTAL SF	WARE-HOUSE SF	OFFICE SF	DOCKS / DOORS	BASE RENT RATE PSF/Y	NNN RATE PSF/Y ESTIMATE	MONTHLY BASE RENT	MONTHLY NNN ESTIMATE	TOTAL MONTHLY RENT
E	13,750	12,303	1,447	3 / 1	\$4.95	\$1.50	\$5,671.88	\$1,718.75	\$7,390.38

## UTILITY PROVIDERS

<b>Electric:</b>	Great Lakes Energy
<b>Natural Gas:</b>	Semco Energy
<b>Sanitary Sewer:</b>	Holland Charter Twp
<b>Storm Sewer:</b>	Holland Charter Twp
<b>Water:</b>	Holland Charter Twp

# PROPERTY PHOTOS

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

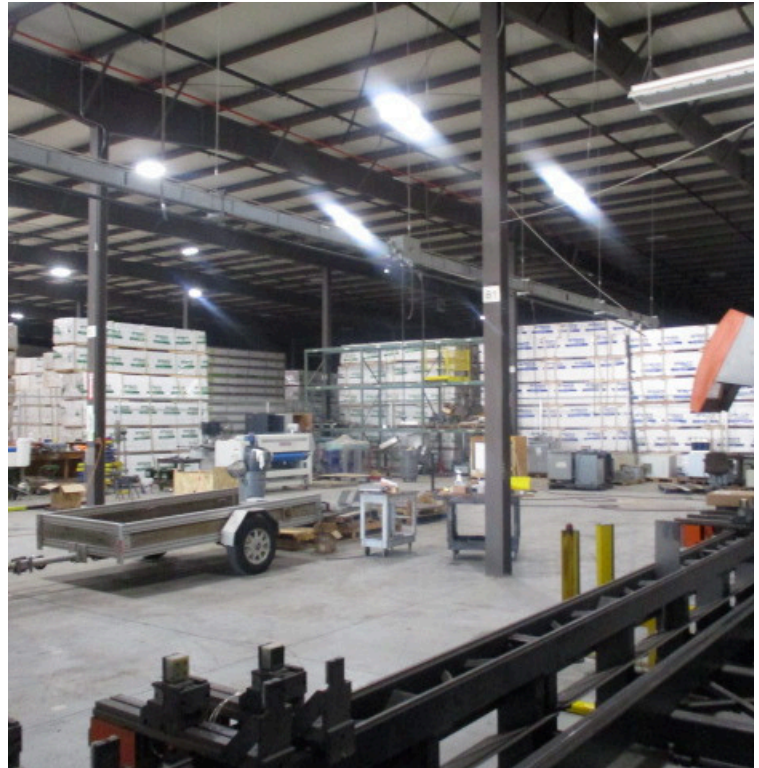


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ZEELAND, MI 49464

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# PROPERTY PHOTOS

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



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# PROPERTY PHOTOS

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

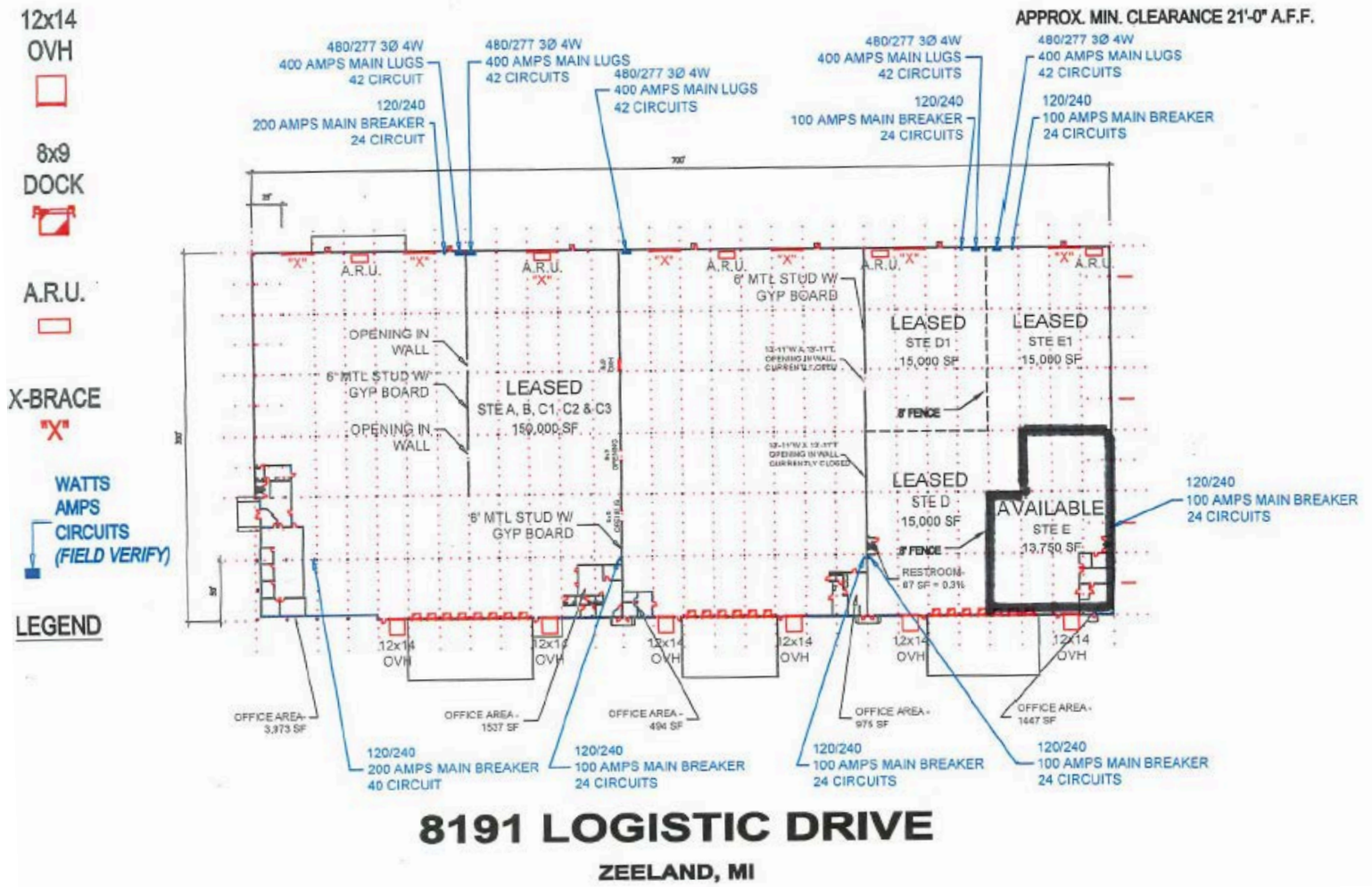


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# FLOOR PLAN

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

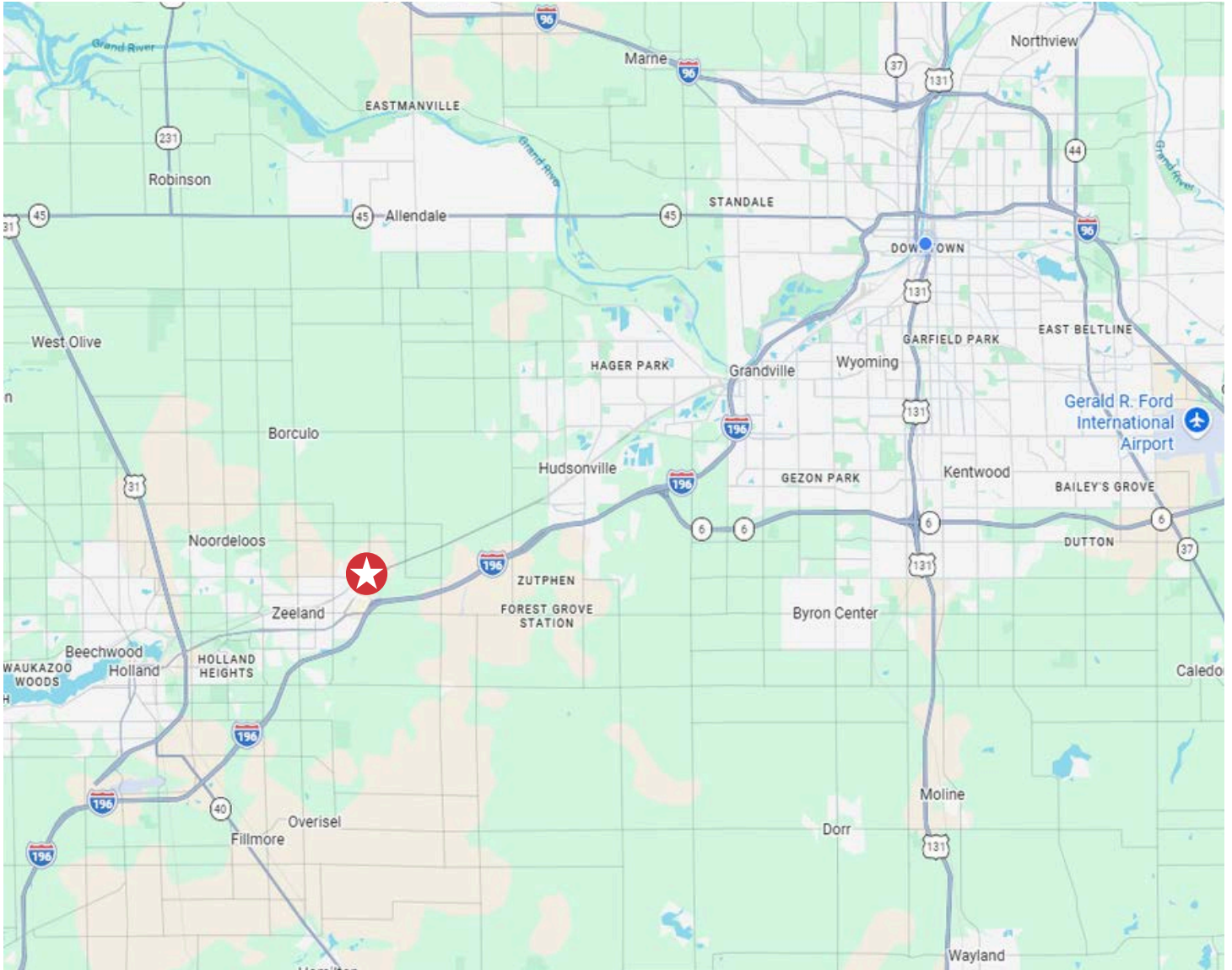


**8191 LOGISTIC DRIVE**  
ZEELAND, MI 49464

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# LOCATION MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



## PROXIMITY

I-196	1.32 miles
US-31	5.53 miles
M-6	10.53 miles
US-131	18.23 miles
Gerard R Ford Airport	28.87 miles

 **8191 LOGISTIC DRIVE**  
ZEELAND, MI 49464

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# PARCEL MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

Ottawa County  
Geospatial Insights & Solutions

8191 Logistic Dr, Zeeland, MI



 **8191 LOGISTIC DRIVE**  
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# AERIAL MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE

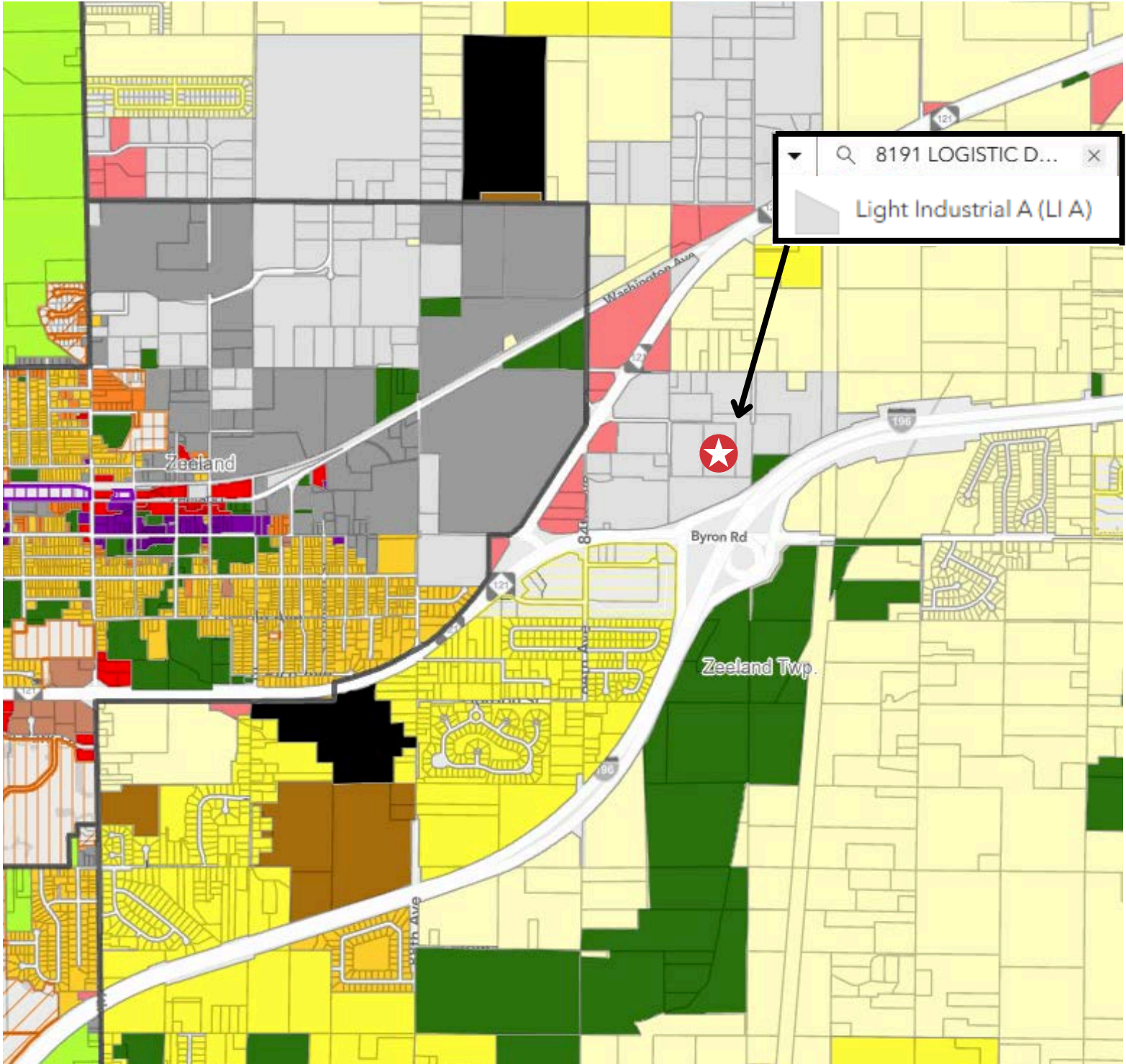


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# ZONING MAP

**FOR LEASE**  
INDUSTRIAL SPACE FOR LEASE



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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*

**W WalletHub**

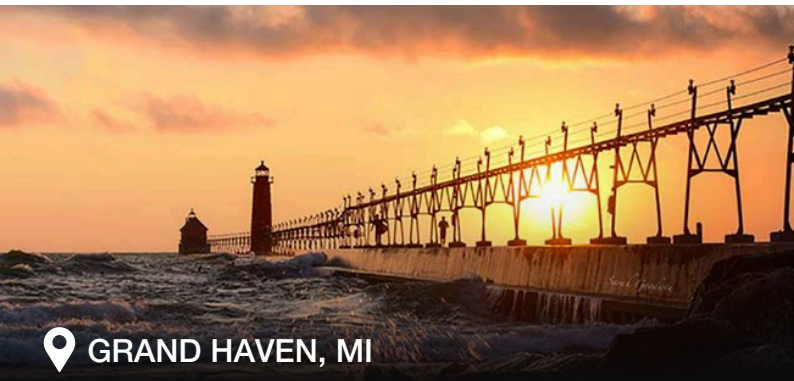
**BEST SMALL CITIES FOR STARTING A BUSINESS**

*Muskegon*

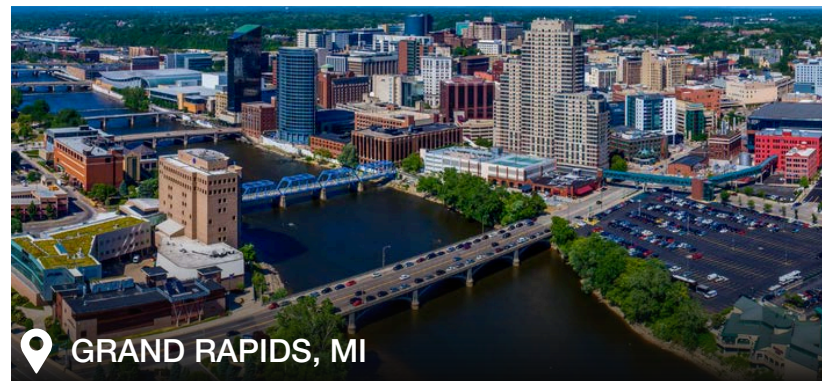


**THE ONLY OFFICIAL COAST GUARD CITY, USA**

*Grand Haven*



**GRAND HAVEN, MI**



**GRAND RAPIDS, MI**



**HOLLAND, MI**



**MUSKEGON, MI**



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