

**Lease Rate:**

\$5.95/SF

\$1.19/SF NNN

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FOR LEASE

4430 136th Ave Holland, MI

Industrial Flex Building

Property Highlights

- Total Building SF: 28,158 SF
 - Various Devisable Configurations
- (4) Overhead Doors
- (2) Truck Docks
- 18' - 24' Clear Heights
- Fire Sprinkler
- Incredibly Low NNN Expenses

28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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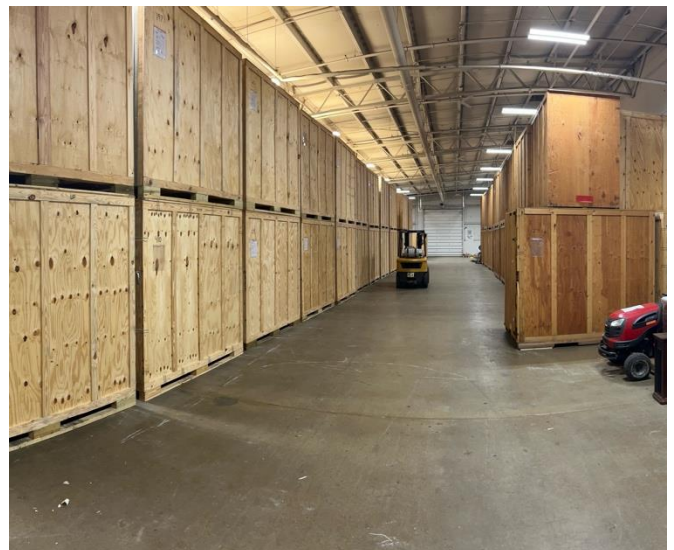
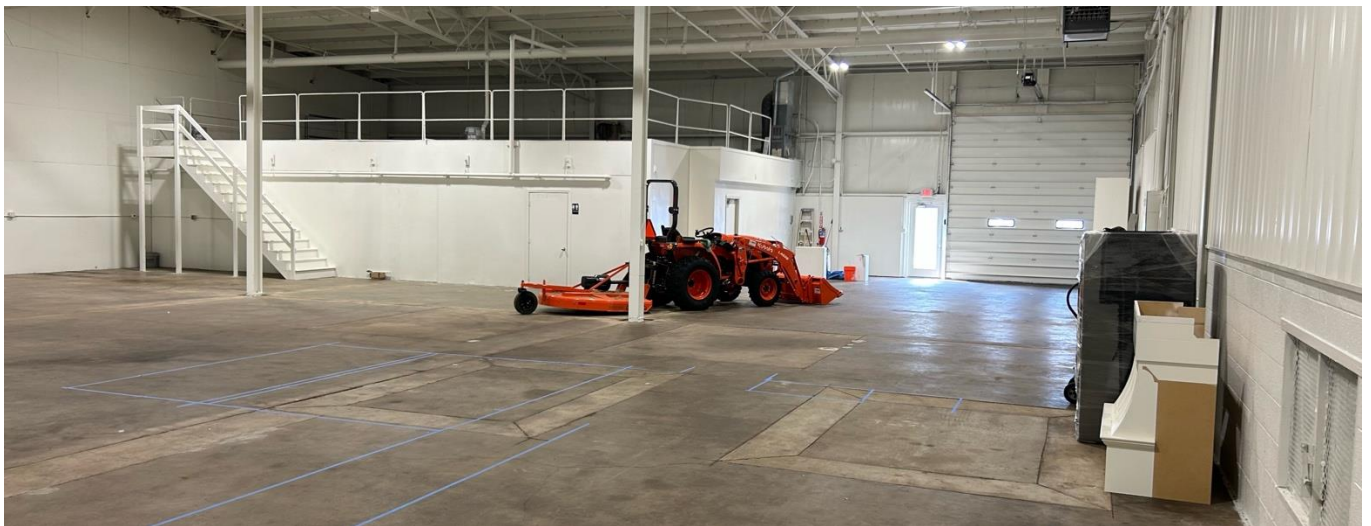
Exterior Photos



28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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Warehouse Photos



Suite Specifications



Suite A – 13,666 SF

- Mezzanine Office
- Configuration:
 - Not Divisible
 - Can be Connected to Suite B Via a Pass-through.

Suite B - 6,672 SF

- Access:
 - (1) 14' Overhead Grade-level Door
- Configuration:
 - Can be a Standalone Unit
 - Can be Combined with Suite A Or Suite C
- Offices and Bathrooms:
 - Central Office
 - Two Bathrooms (Shop & Office)

Suite C - 7,820 SF

- Access:
 - This Suite Has Both Truck Docks and Multiple Grade-level Doors
- Configuration:
 - This Suite is Connected to Suite B Via an Internal Overhead Door
 - Can be Combined with Either Suite A or Suite B

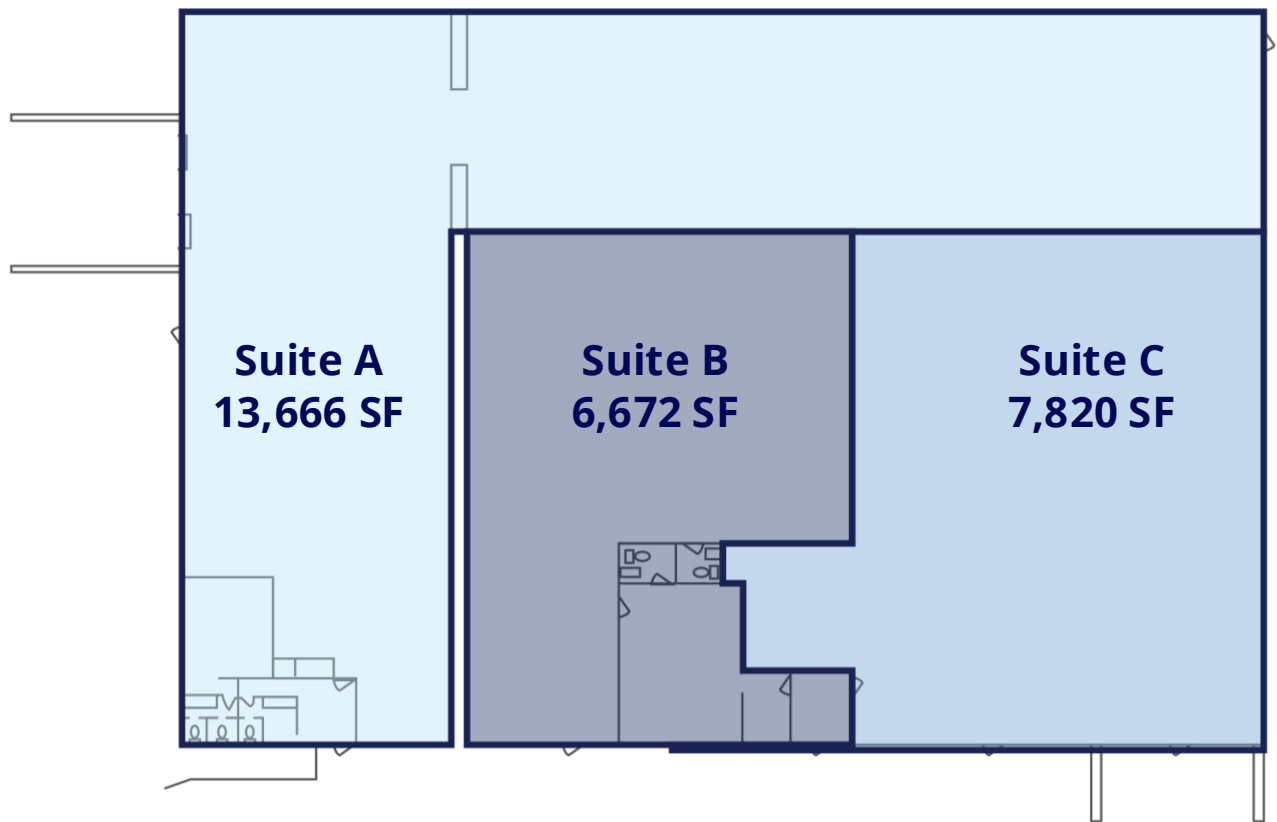
Property Details

Gross SF:	28,158 SF
Office SF:	± 940 SF
Year Built:	1979
Zoning	I-2
Docks:	2
Drive-In:	4
Power:	3-Phase
Sprinklers:	Yes

28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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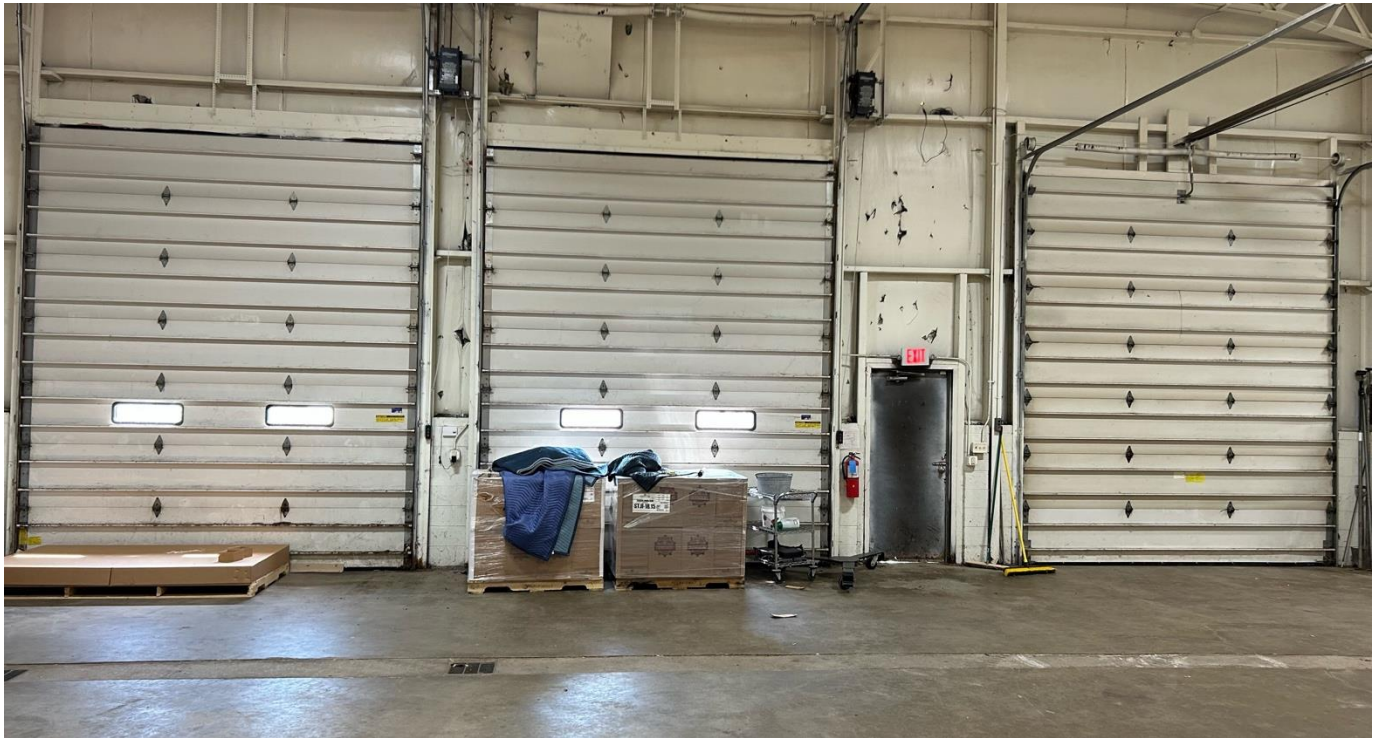
Floor Plan



28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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Available Suites

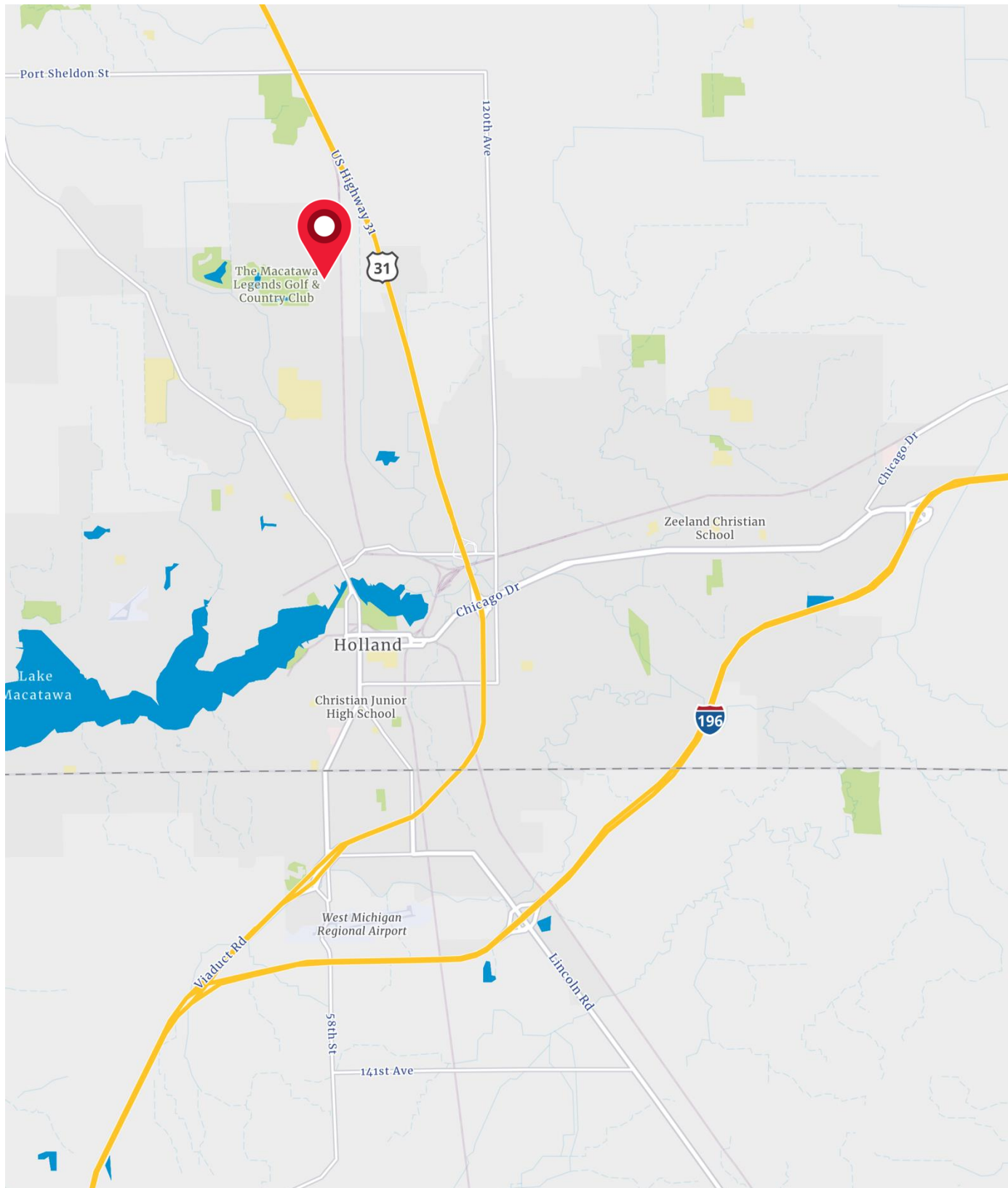


Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy
Suite A	13,666 SF	\$6.25/SF	8/1/2025
Suite B	6,672 SF	\$6.75/SF	8/1/2025
Suite C	7,820 SF	\$6.75/SF	8/1/2025
Combined Suites			
Suite A + Suite B	20,338 SF	\$5.95/SF	8/1/2025
Suite B + Suite C	14,492 SF	\$6.25/SF	8/1/2025
Suite A + Suite B + Suite C	28,158 SF	\$5.95/SF	8/1/2025

28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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Location Map



28,158 SF OF INDUSTRIAL SPACE FOR LEASE

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Property Aerial



Demographics

2024 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	1,618	29,987	68,100
Total Households	591	11,457	25,483
Total Family Households	401	7,638	17,256
Average Household Size	2.74	2.61	2.59
Median Age	31.1	35.0	36.2
Population Age 25+	1,026	19,979	44,951
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.14%	0.69%	0.42%
2022 – 2025 Population: Annual Growth Rate (CAGR)	10.48%	1.06%	0.53%
2024 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	49.9%	50.8%	50.1%
Female Population / % Female	50.1%	49.2%	49.9%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$87,528	\$73,338	\$81,822
Average Household Income	\$111,889	\$95,685	\$105,755
Per Capita Income	\$40,466	\$36,396	\$39,780
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	87	866	2,759
Total Daytime Population	4,070	30,632	76,230
Daytime Population: Workers	3,458	17,428	45,405
Daytime Population: Residents	612	13,204	30,825

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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