


**FOR SALE**

# INDUSTRIAL FLEX SPACE

## Property Highlights

- 16,580± SF situated on 1.21± acres
- The building consists of clean room manufacturing space, warehouse space, cold storage, offices, and living residence
- One (1) full height loading dock with 10x10 automatic roll up door and one (1) van height loading dock with roll up door
- Newly renovated 3-bedroom residential apartment with separate entrance
- Excellent opportunity for live-work convenience or rental income from the residential unit
- Great location on Main Street in Holand Patent
- Ample parking and outdoor yard space
- Municipal water and sewer
- 800 amp, 3-phase electrical service and natural gas throughout facility
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	574	2,649	7,220
Households	234	1,026	2,966
Average H.H. Income	\$111,491	\$113,890	\$109,250
Daytime Employees	515	903	2,000

Source: ESRI Business Analyst 2025

## EXCLUSIVE CONTACT

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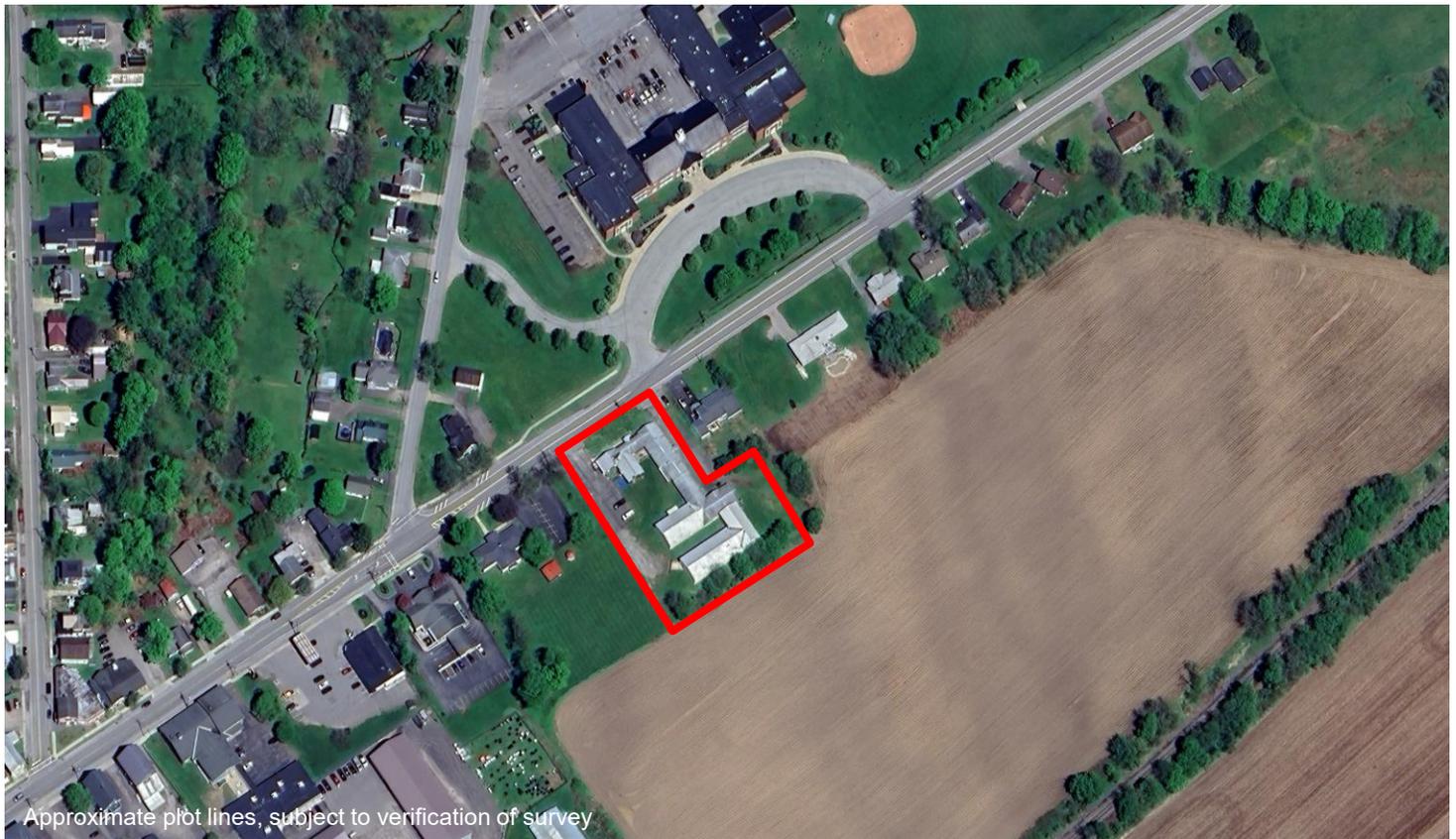
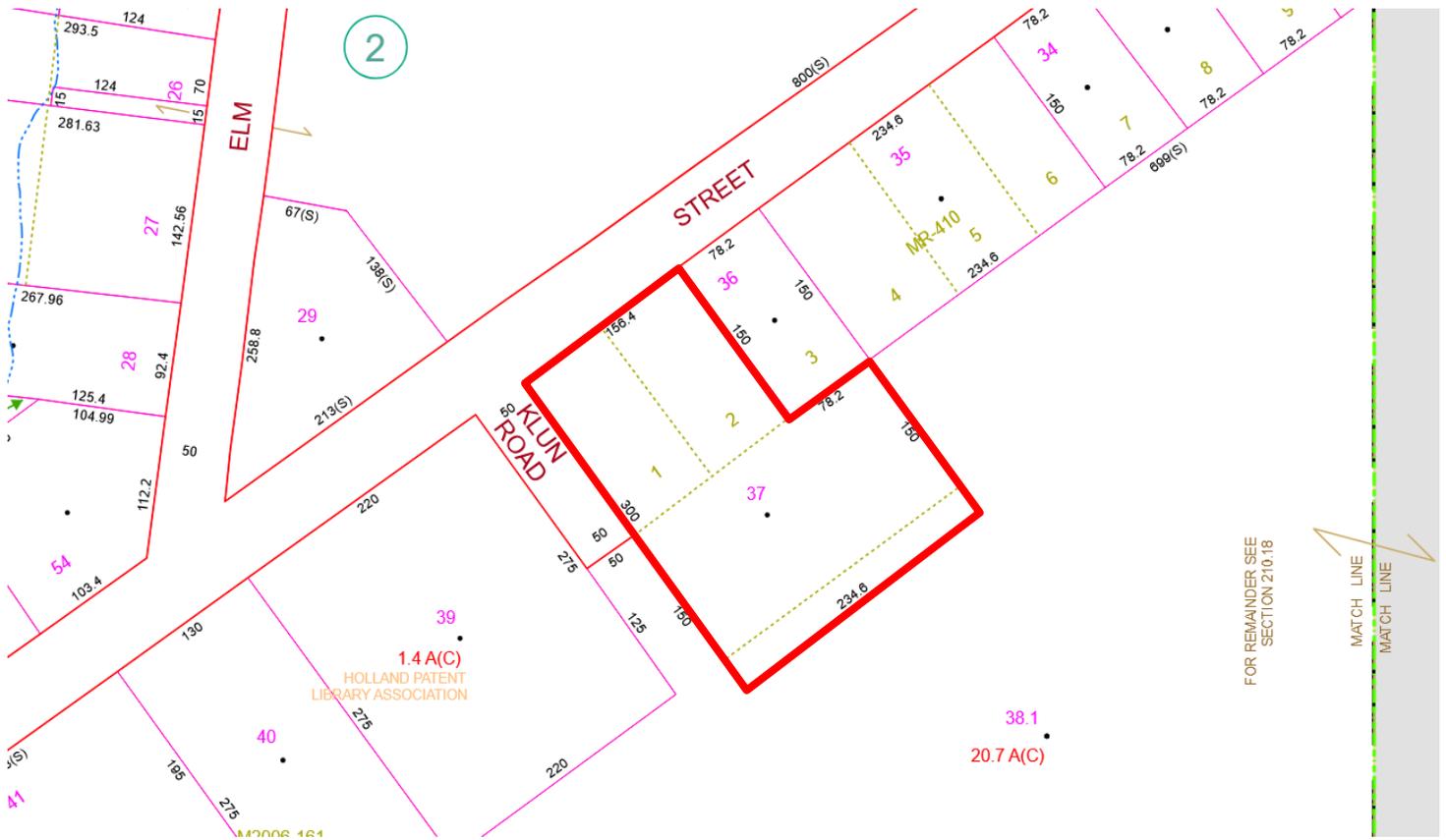
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Approximate plot lines, subject to verification of survey