



INDUSTRIAL BUILDING
138,209 SF | 25 Acres

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

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LISTING OVERVIEW

Well maintained manufacturing facility available for lease located between Grand Haven and Holland. Building offers heavy power, 30' ceilings, six docks, and six overhead doors. Approximately 10,000 SF of office area including conference room, cafeteria, and locker rooms for plant personnel.

Building SF	138,209 SF
Acreage	25 Acres
Taxing Authority	Grand Haven Township
APN	70-07-26-100-058
County	Ottawa
Zoning	PUD
(2025) SEV	\$4,340,700
(2025) Taxable Value	\$1,586,688
(2025) RE Taxes (per SF)	\$0.50
Year Built	1999/2006
Frontage	595' on US-31
Railroad Siding	Possible
Construction	Block
Levels	1
Roof	Metal
Sprinklered	Yes, 1,955 GPM
Security System	No
Heat	Gas/Forced Air
Air Conditioned	Office Only
Lighting	LED
Lavatories	Yes (w/locker rooms for plant personnel)

BUILDING INFORMATION

Driveway Surface	Asphalt	
Parking Spaces	Auto: 100+	Truck/Trailer: 10
Expandable	Yes	
Outside Storage	No	
Mfg/Warehouse SF	128,209 SF	
Clear Height Avg	28'	
Column Spacing	40' x 80'	
Floors (Thickness)	4" - 8"	
Floor Drains	No	
Air	3 Compressors (Distributed Throughout)	
Power (amps, volts)	2,000 amps, 480 volts	
Grade Level Doors	6	
Truckwell/Docks	6	
Cranes	Yes, 1-2	
OFFICE:		
Office SF	≈10,000 SF	
Private Offices	Ample	
Conference Rooms	1	
Kitchen/Breakroom	Yes	
UTILITIES:		
Water/Sewer	Grand Haven Township	
Gas	MichCon	
Electric	Consumers Energy personnel	

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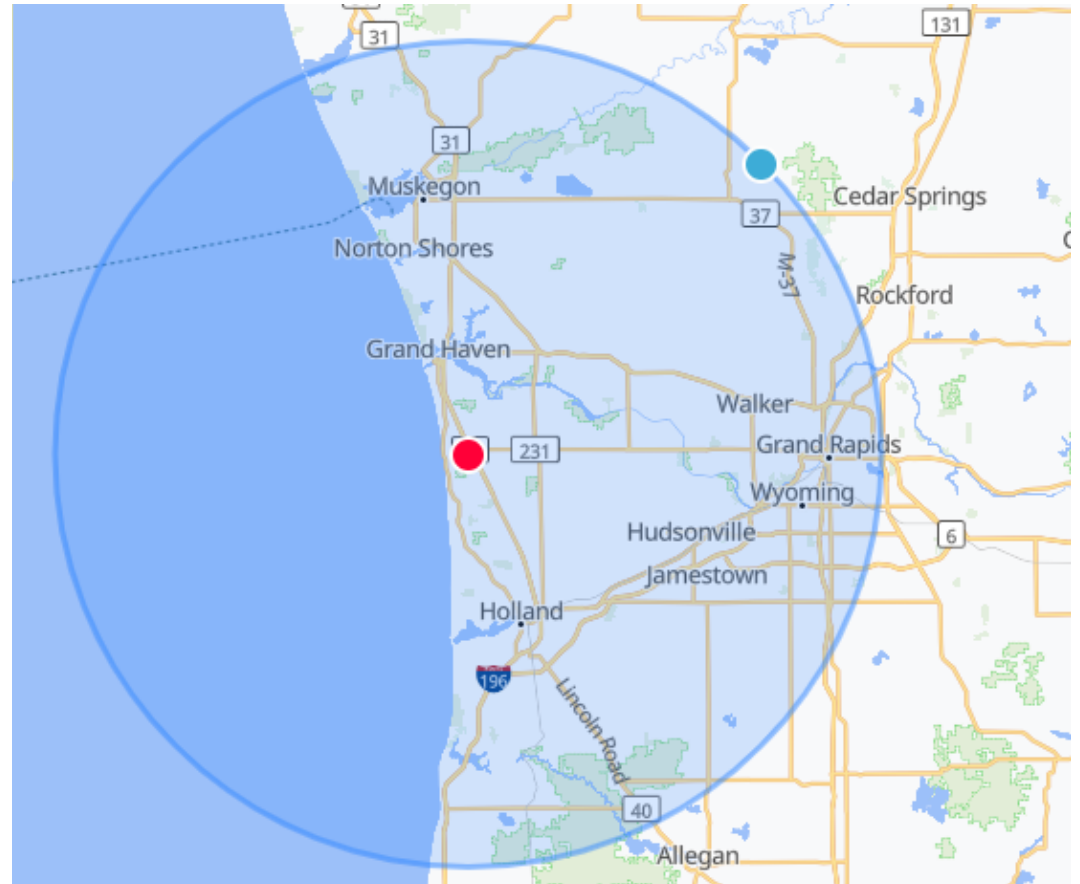


LISTING INFORMATION

Lease Price	\$6.75
Available SF	138,209 SF
Price per Month	\$77,743/ Month
Term	60 Months
Lease Type	Triple Net
Possession	Upon Lease Execution
Date Available	6/1/2026

PROXIMITY

US-31	0.2 Miles (E)
I-96	15 Miles (S)
Holland	15 Miles (S)
Zeeland	19 Miles (SE)
Muskegon	22 Miles (N)
Grand Rapids	26 Miles (E)



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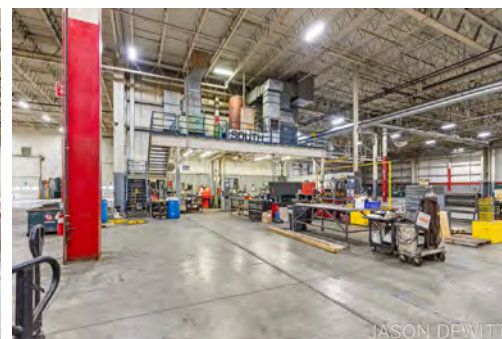
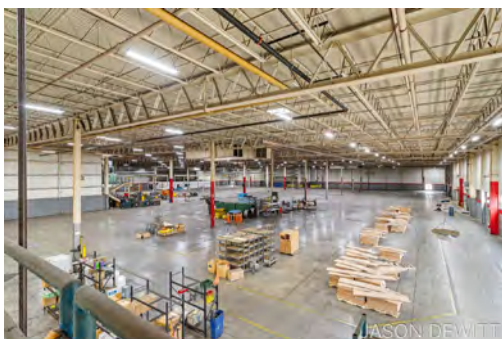
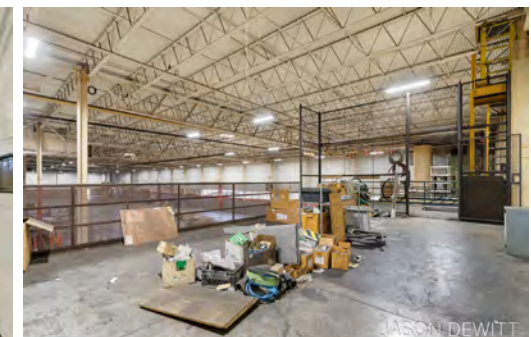
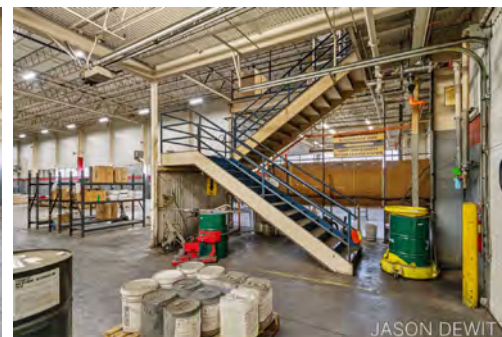
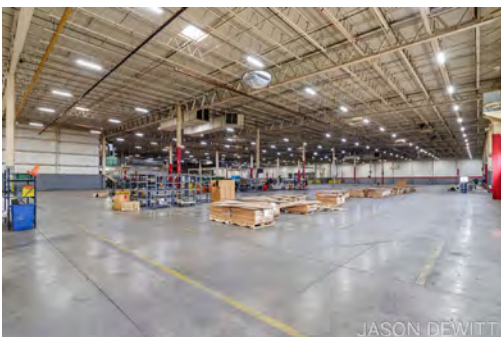
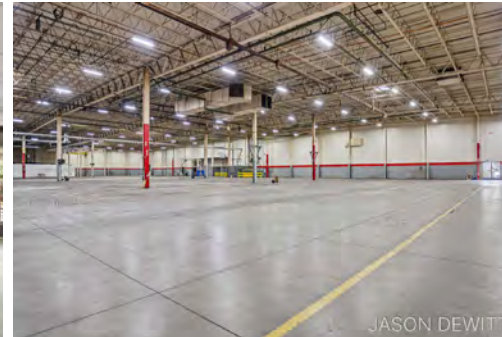


PHOTOS



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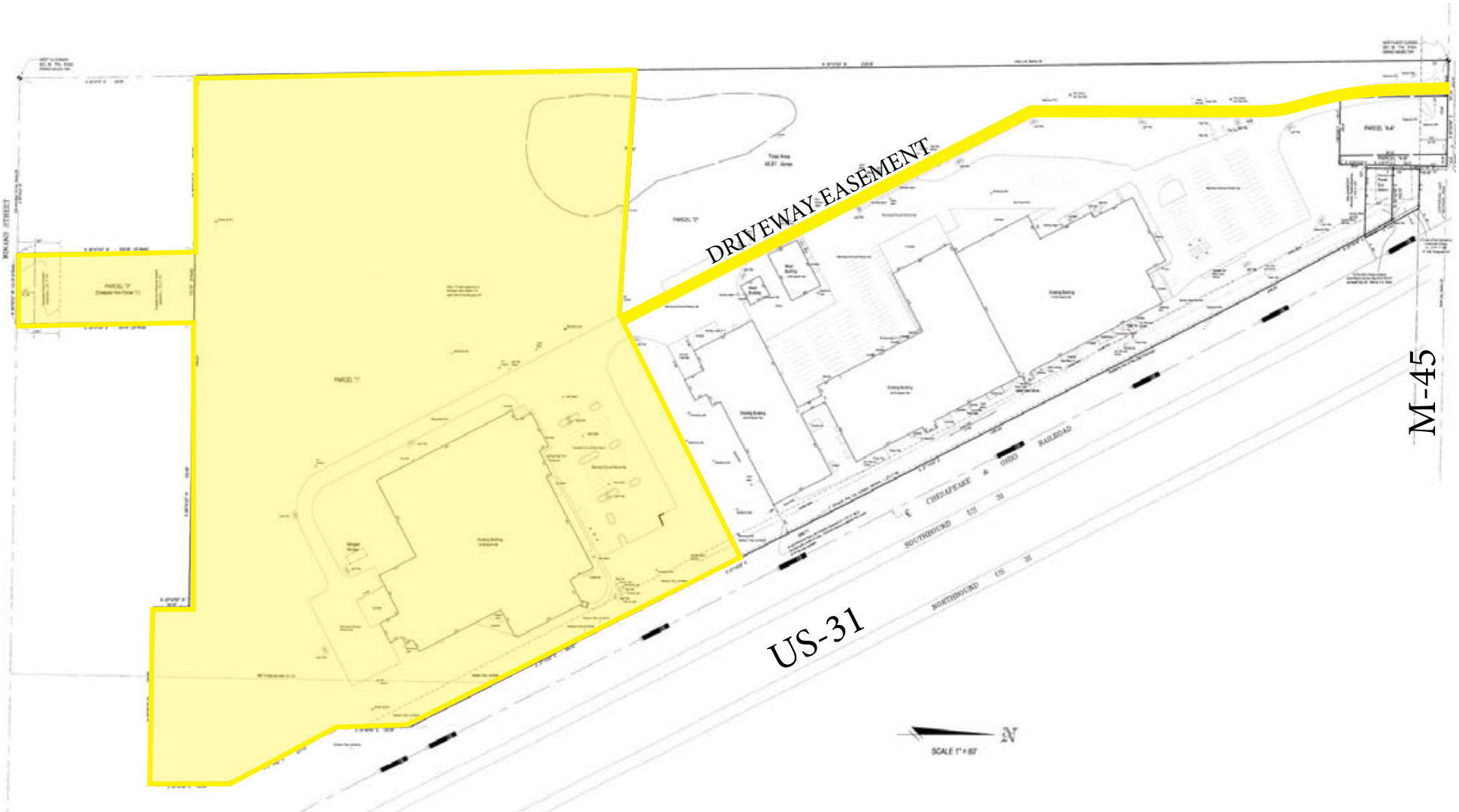
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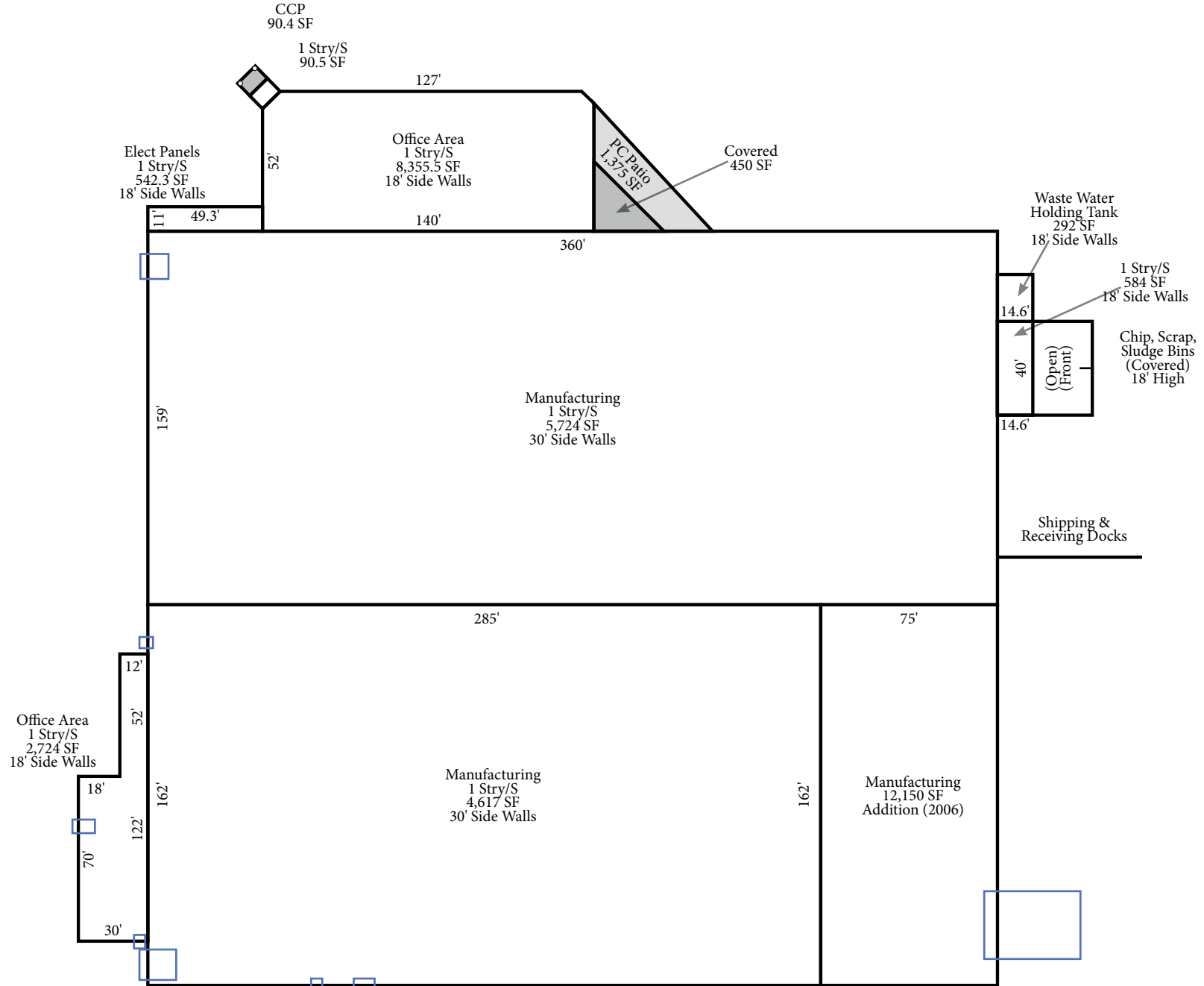
PARCEL MAP



SITE PLAN



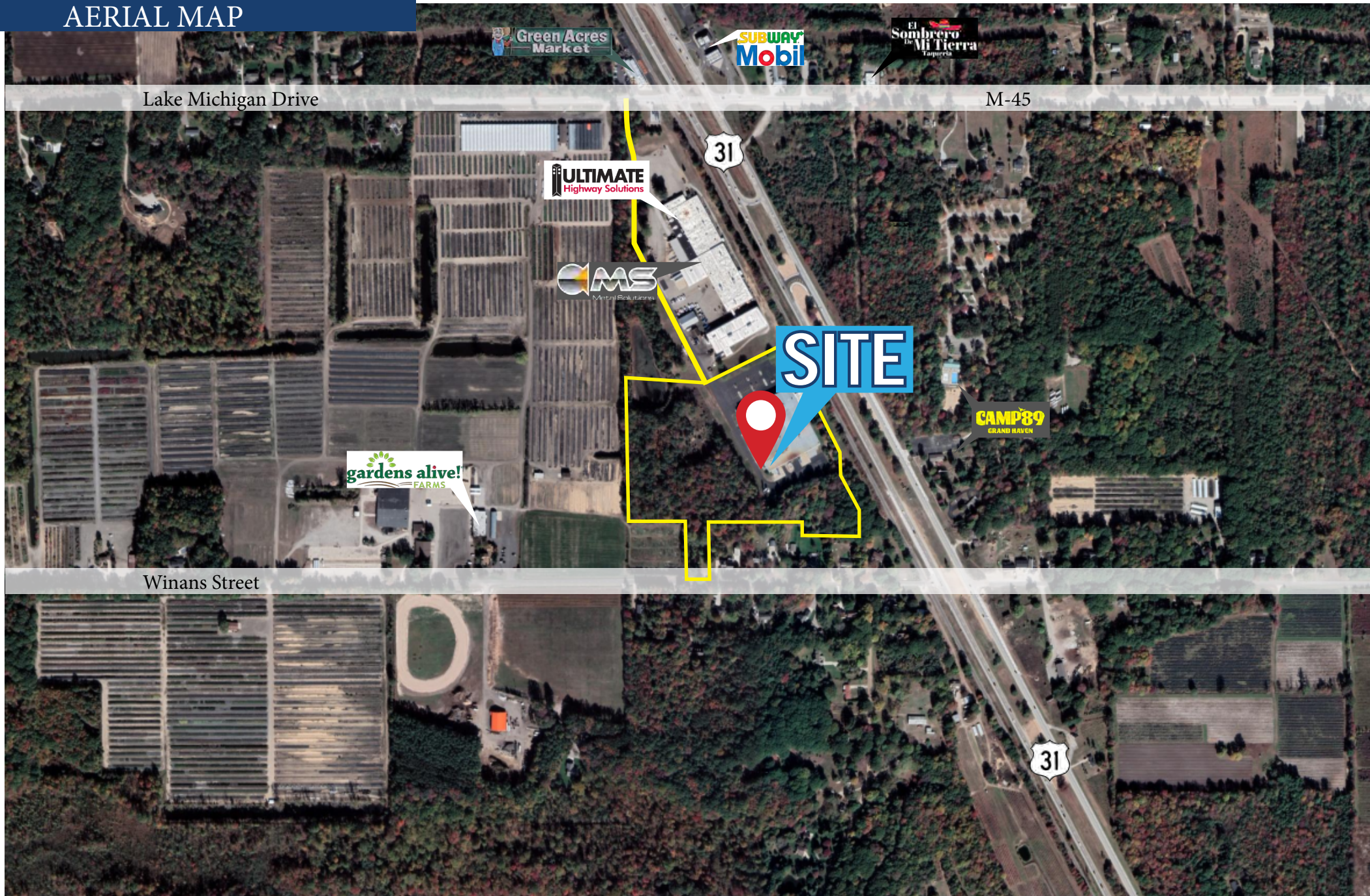
FLOOR PLAN



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AERIAL MAP



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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.