

**Lease Rate:**

\$4.70 - \$5.50/SF
NNN

FOR LEASE

414 E 40th St Holland MI

23,000 - 56,800 SF of Industrial Suites Available

Property Highlights

- **56,800 Total SF Available**
 - Suite 4A - **33,800 SF**
 - Suite 4B - **23,000 SF**
- **Excellent Loading Access** - Features (2) truck docks, (1) drive-in door, and (1) flex door
- **Efficient Layout** - 40' x 40' column spacing and up to 28' eave height provide maximum operational flexibility
- **Manufacturing-Ready Infrastructure** - Includes (1) 5-ton crane and bus duct distribution throughout
- **Employee-Friendly Amenities** - Includes (2) large restrooms and (4) additional small restrooms
- **Established Industrial Location** - Strategically located in a thriving industrial corridor

CONTACT US



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23,000 - 56,800 SF INDUSTRIAL SPACE FOR LEASE

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Available Suites



Suite	Space Available (SF)	Lease Rate (\$/SF)	Monthly Rate
Suite 4A	33,800 SF	\$5.50/SF	\$15,491
Suite 4B	23,000 SF	\$4.70/SF	\$9,008
Suite 4 (Combined)	56,800 SF	\$4.95/SF	\$23,430

Building Specifications



Property Details

Building Size	141,167 SF
Available SF	56,800 SF
Office SF	±1,800 SF
Restrooms	6 - 2 Large & 4 Small
Lot Size	8.89 Acres
Built	1977
Flex Doors	1
Drive-in Doors	1
Dock Doors	2
Deck Height	18'-28'
Bay Size	40 x 40 Bays
Cranes	1 Crane – 5 Tons
Power	Ample Power Available
Buss Duct	Yes
PP NO	53-02-04-300-015
Municipality	City of Holland

Suite 4A

Suite Availability	33,800 SF
Deck Height	28'
Restrooms	2 (Large)
Drive-in Door	1
Dock Doors	2
Cranes	1 Crane – 5 Tons
Power	Ample Power Available
Buss Duct	Yes

Suite 4B

Suite Availability	23,000 SF
Office SF	±1,800
Deck Height	18'
Restrooms	4 (Small)
Flex Door	1
Power	Ample Power Available
Buss Duct	Yes

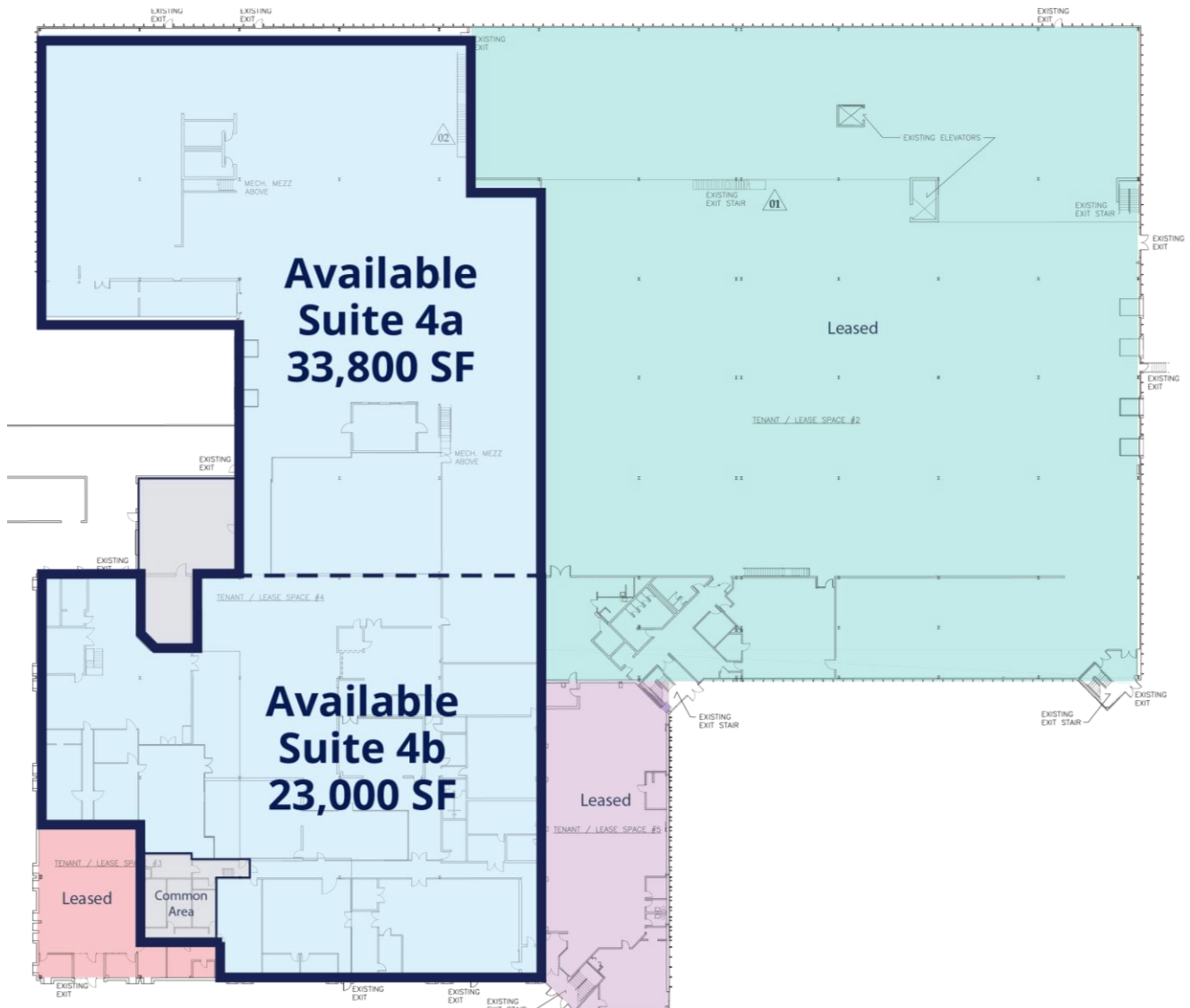
Financials

Lease Rate	\$4.70 - \$5.50/SF
Lease Type	NNN

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Floor Plan

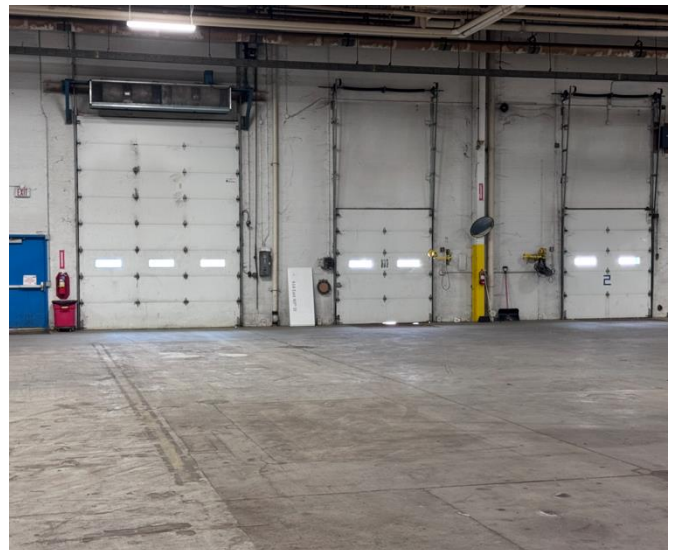
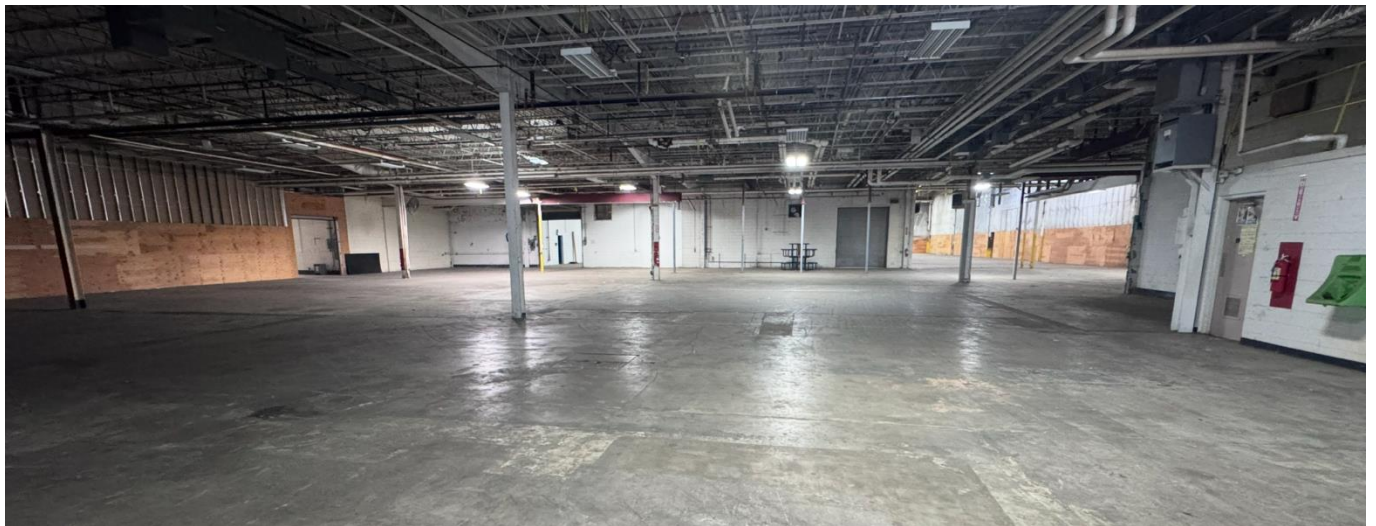


Suite 4A	Suite 4B
33,800 SF	23,000 SF

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Interior Photos



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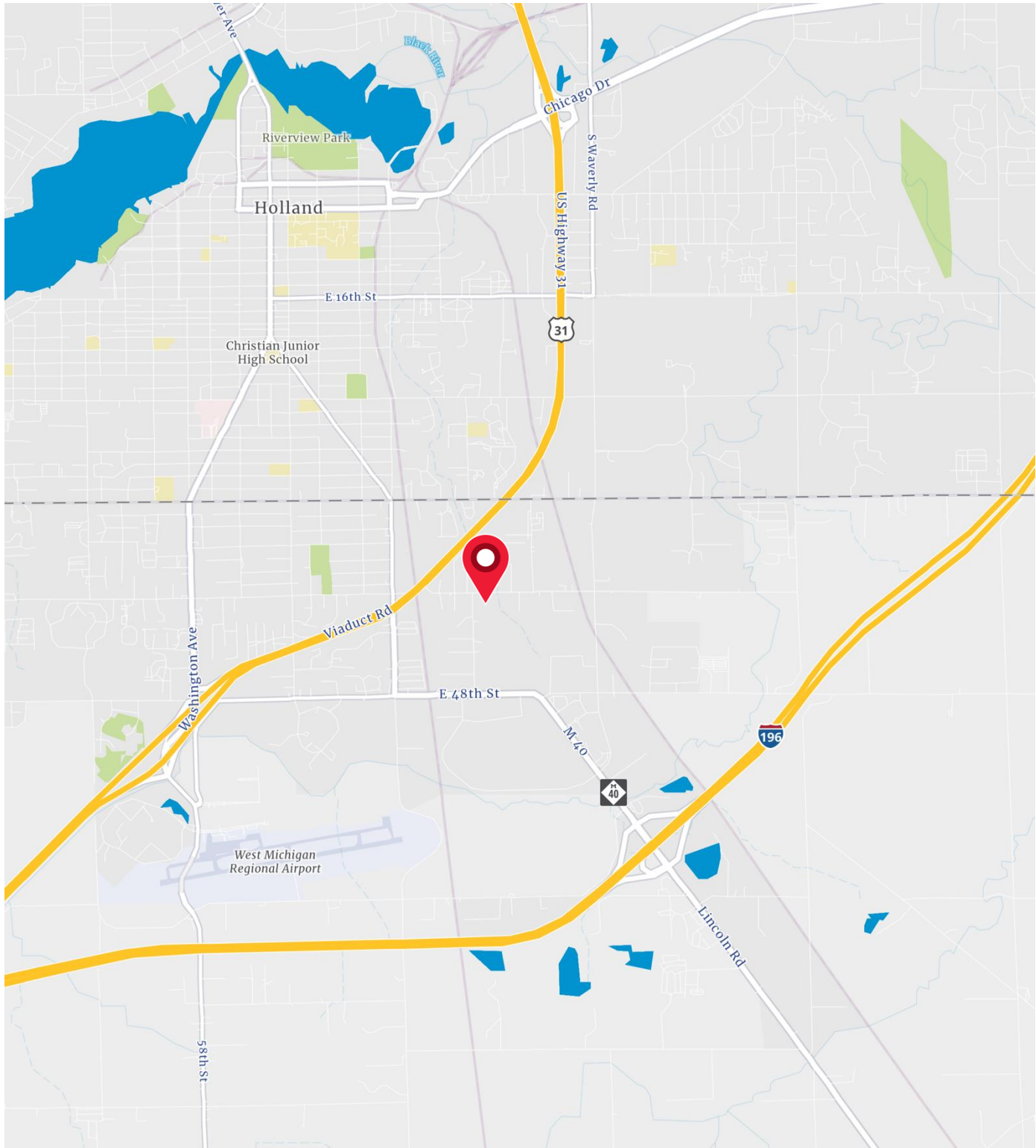
Office Photos



23,000 - 56,800 SF INDUSTRIAL SPACE FOR LEASE

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Location Map



23,000 - 56,800 SF INDUSTRIAL SPACE FOR LEASE

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Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,358	37,429	83,984
Total Households	1,943	14,583	33,083
Total Family Households	1,153	8,834	21,626
Average Household Size	2.18	2.39	2.46
Median Age	42.0	36.6	38.4
Population Age 25+	3,127	24,319	56,992
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.13%	0.40%	0.56%
2020 – 2026 Population: Annual Growth Rate (CAGR)	0.08%	0.45%	0.42%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.42%	0.68%	0.49%
Households	0.79%	1.09%	0.88%
Families	0.60%	0.88%	0.70%
Median Household Income	0.89%	1.94%	2.27%
CURRENT YEAR POPULATION BY SEX			
Male Population	2,087	18,059	41,466
Female Population	2,271	19,370	42,518
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$75,291	\$80,004	\$83,307
Average Household Income	\$87,761	\$99,631	\$109,441
Per Capita Income	\$37,427	\$39,081	\$43,241
SUMMARY BUSINESS DATA			
Total Daytime Population	8,153	51,615	98,236
Daytime Population: Workers	6,063	33,222	56,255
Daytime Population: Residents	2,090	18,393	41,981

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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