

FOR SALE

Interchange Drive,
Holland, MI 49423

LAKESHORE
COMMERCIAL REAL ESTATE



84.75 Acres

HNW RAIL LINE

52ND STREET

INTERCHANGE DRIVE

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INDUSTRIAL / VACANT LAND
409,405 SF / 71.6 - 156.43 Acres

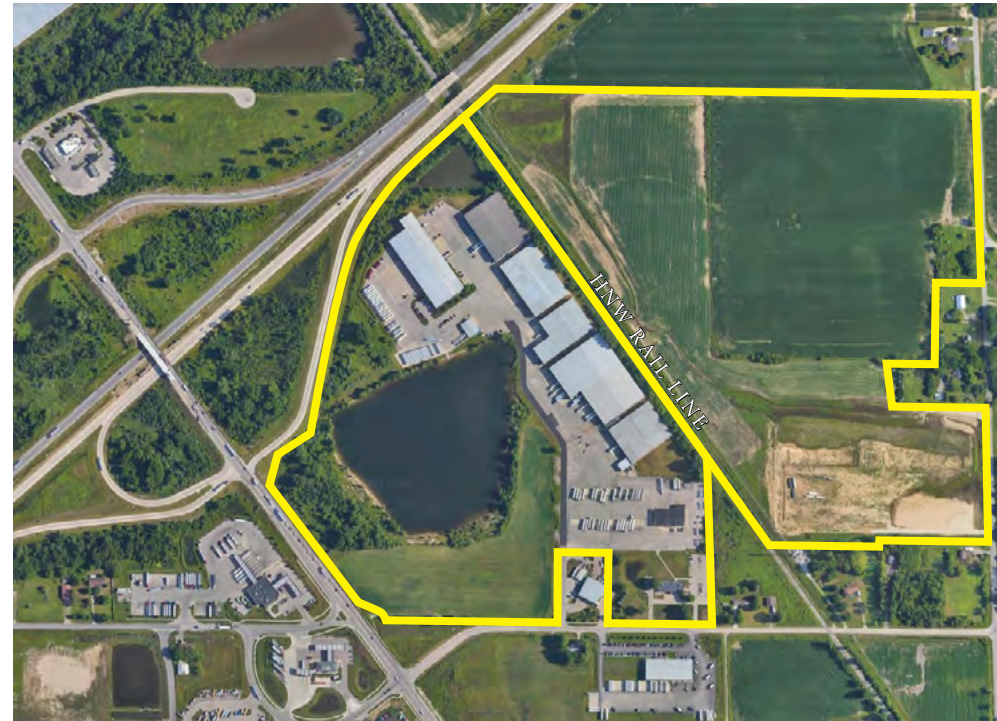
www.LakeshoreCommercial.com
44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

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SALE INFORMATION - ALL

Acreage	156.43 Acres
Total SF	409,405 SF
Price	\$29,000,000
Price per SF	\$70.83/ SF
Terms	Cash/Conventional
Taxing Authority	City of Holland/ Fillmore Township
County	Allegan
Zoning	Industrial
Taxable Value (2024)	\$ 4,163,628
Assessed Value (2024)	\$ 8,540,032
RE Taxes (2023)	\$ 232,353.75 (\$.57/SF)
Opportunity Zone Property	www.LakeshoreAdvantage.com



<u>TENANTS:</u>	<u>LEASE EXPIRATION</u>	<u>SQUARE FEET</u>
Great Lakes Warehouse	6/1/2025	315,792 SF
Zip Xpress	9/30/2031	71,500 SF
Green Transportation, Inc	9/30/2031	4,500 SF
Service Shop	Vacant	11,188 SF
Office	Vacant	6,375 SF

For information on the annual income for each tenant, contact the listing agent.

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SALE INFORMATION - WAREHOUSE

Acreage	71.6 Acres
Total SF	409,405 SF
Price	\$26,380,000
Price per SF	\$64.43/SF
Terms	Cash/Conventional
Taxing Authority	City of Holland
County	Allegan
Zoning	
• 03-02-10-400-016, 019	Industrial
• 03-02-10-400-017	CMU
Taxable Value (2024)	\$4,224,347
Assessed Value (2024)	\$ 7,670,100
RE Taxes (2023)	\$235,742.12
APN	03-02-10-400-016, -17, -19



03-02-10-400-017: Zoned CMU (Corridor Mixed Use)

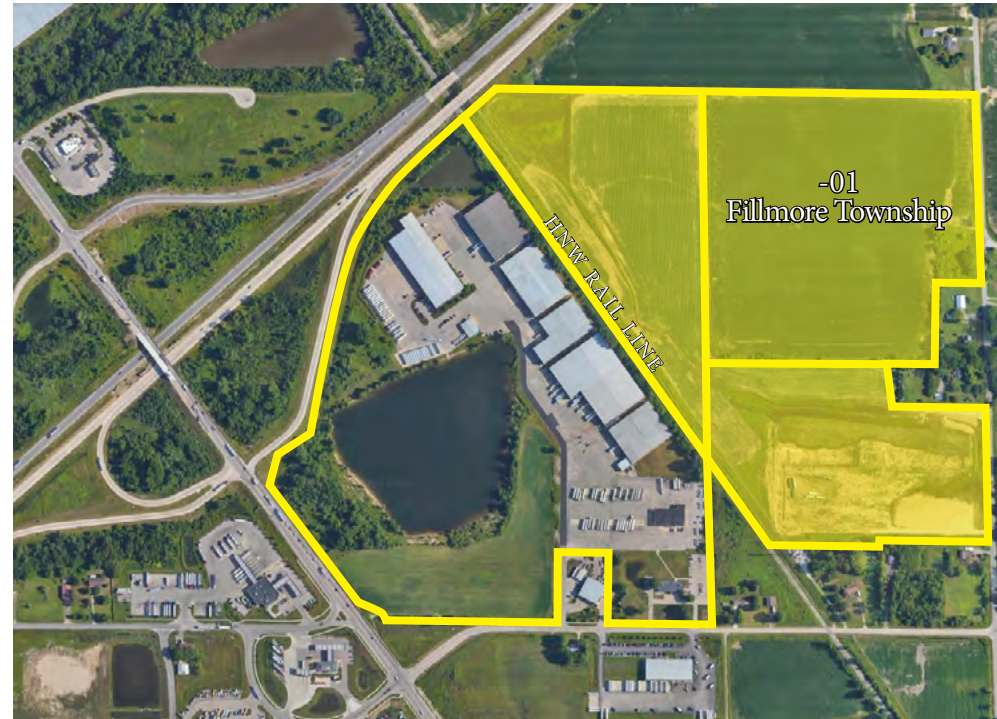
- 32.18 Acres with approximately 14 acres of build-able land.
- Double sided billboard ground lease located along M-40.

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SALE INFORMATION - VACANT LAND

Acreage	84.75 Acres
Price	\$2,880,000
Price per Acre	\$33,982/Acre
Terms	Cash/Conventional
Taxing Authority	City of Holland/ Fillmore Township
County	Allegan
Zoning	Industrial
Taxable Value (2024)	\$320,493
Assessed Value (2024)	\$661,535
RE Taxes (2023)	\$12,449.72 (\$147/Acre)
APN	
• Fillmore Township	06-010-023-01
• City of Holland	03-02-10-400-014, -15



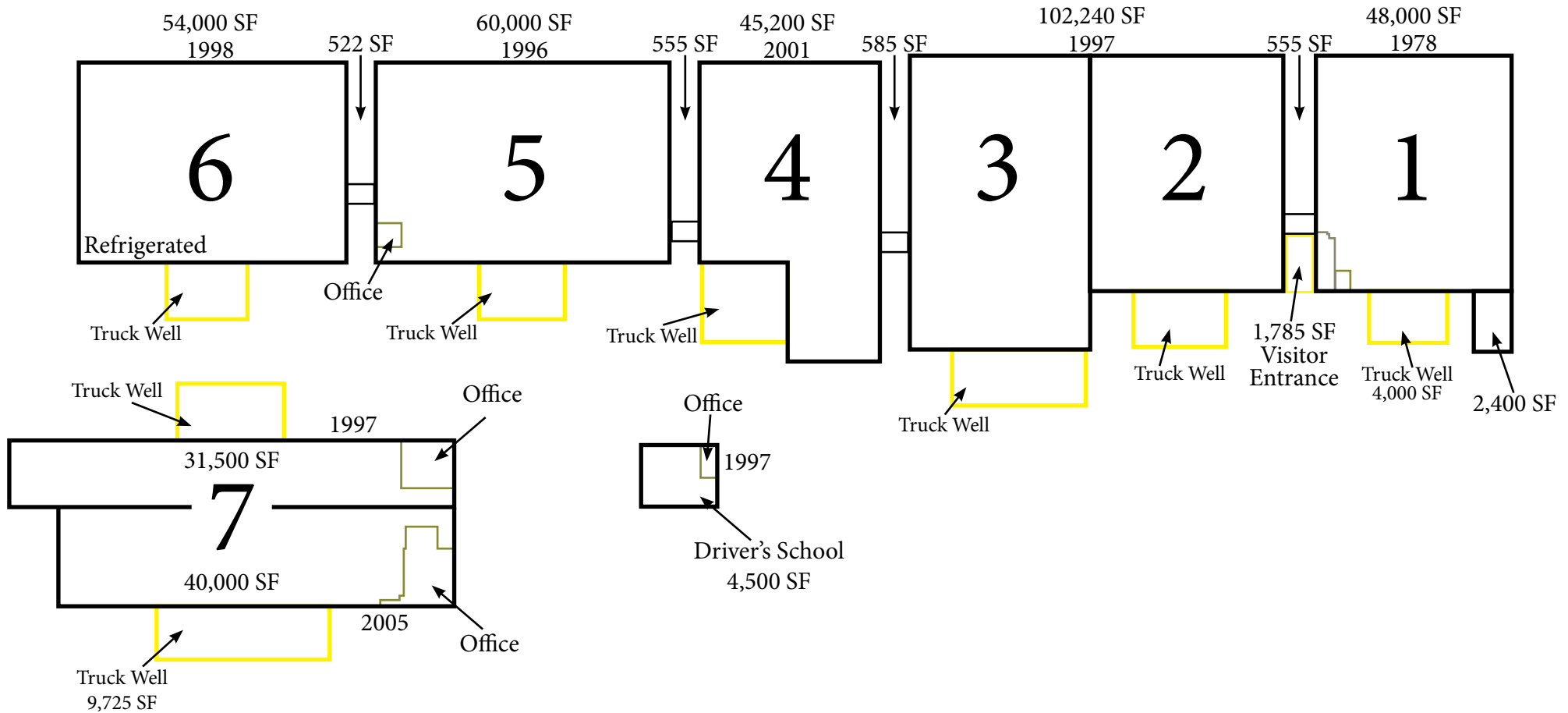
WAREHOUSE INFORMATION



<u>BUILDING</u>	<u>TENANT</u>	<u>SF</u>	<u>DOCKS / OH</u>	<u>EVE CEILING HEIGHT</u>	<u>CENTER CEILING HEIGHT</u>	<u>COLUMN SPACING</u>	<u>YEAR BUILT</u>	<u>OFFICE SF</u>	<u>NOTES</u>	<u>LEASE EXPIRATION</u>
Building 1:	Great Lakes Warehouse	50,955 SF	6 D / 3 OH	23'3"	25'7"	40 x 40	1978	500 SF	Unsprinkled	6/1/2025
Building 2:	Great Lakes Warehouse	102,240 SF	6 D / 1 OH	27'9"	30'6"	40 x 40	1997	1,785 SF	Unsprinkled	6/1/2025
Building 3:	Great Lakes Warehouse	45,735 SF	4D	25'	28'	30 x 58	2001	-	Sprinkled	6/1/2025
Building 4:	Great Lakes Warehouse	60,555 SF	6 D / 1 OH	27'	30'	50 x 50	1996	600 SF	Sprinkled	6/1/2025
Building 5:	Great Lakes Warehouse	54,522 SF	4D	27'	30'3"	45 x 50	1998	-	Refrigerated	6/1/2025
Building 6:	Zip Xpress/ Green Transportation	71,500 SF	22 D / 2 OH	31'/33'	31'/33"		1997 / 2005	6,000 SF	Sprinkled	9/31/2031
Building 7:	Green Transportation	4,500 SF	4 OH	16'	-		1997	750 SF	-	9/31/2031
Driving School:										
Shop:	Vacant	11,188 SF	12 OH	21.5'	21.5'		1978	730 SF	45 Trailer Spaces	
Office:	Vacant	6,375 SF	-	12'	12'		1978	6,375 SF	70 Parking Spaces	

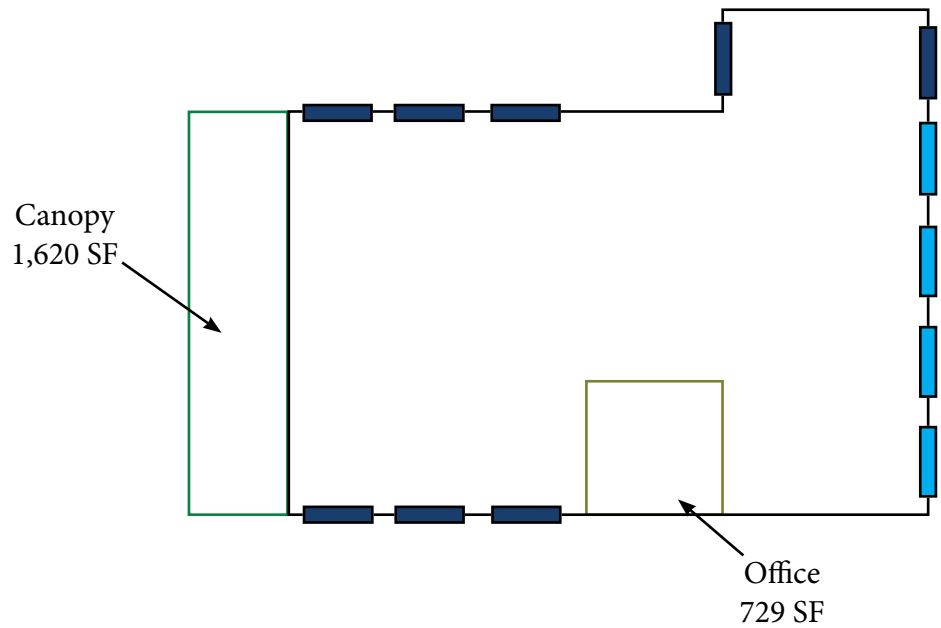
BUILDING INFORMATION

Great Lakes Warehousing, LLC: 315,842 SF
Buildings 1-6

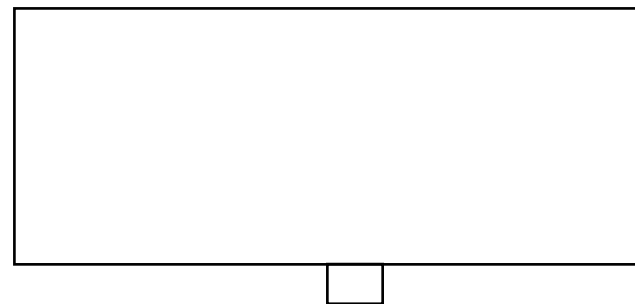


Zip Xpress/ Green Transportation: 71,500 SF
Building 7

BUILDING INFORMATION



Shop
11,188 SF
12 Overhead Doors
■ (8) 14 x 16'
■ (4) 14 x 14'



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PHOTOS - EXTERIOR

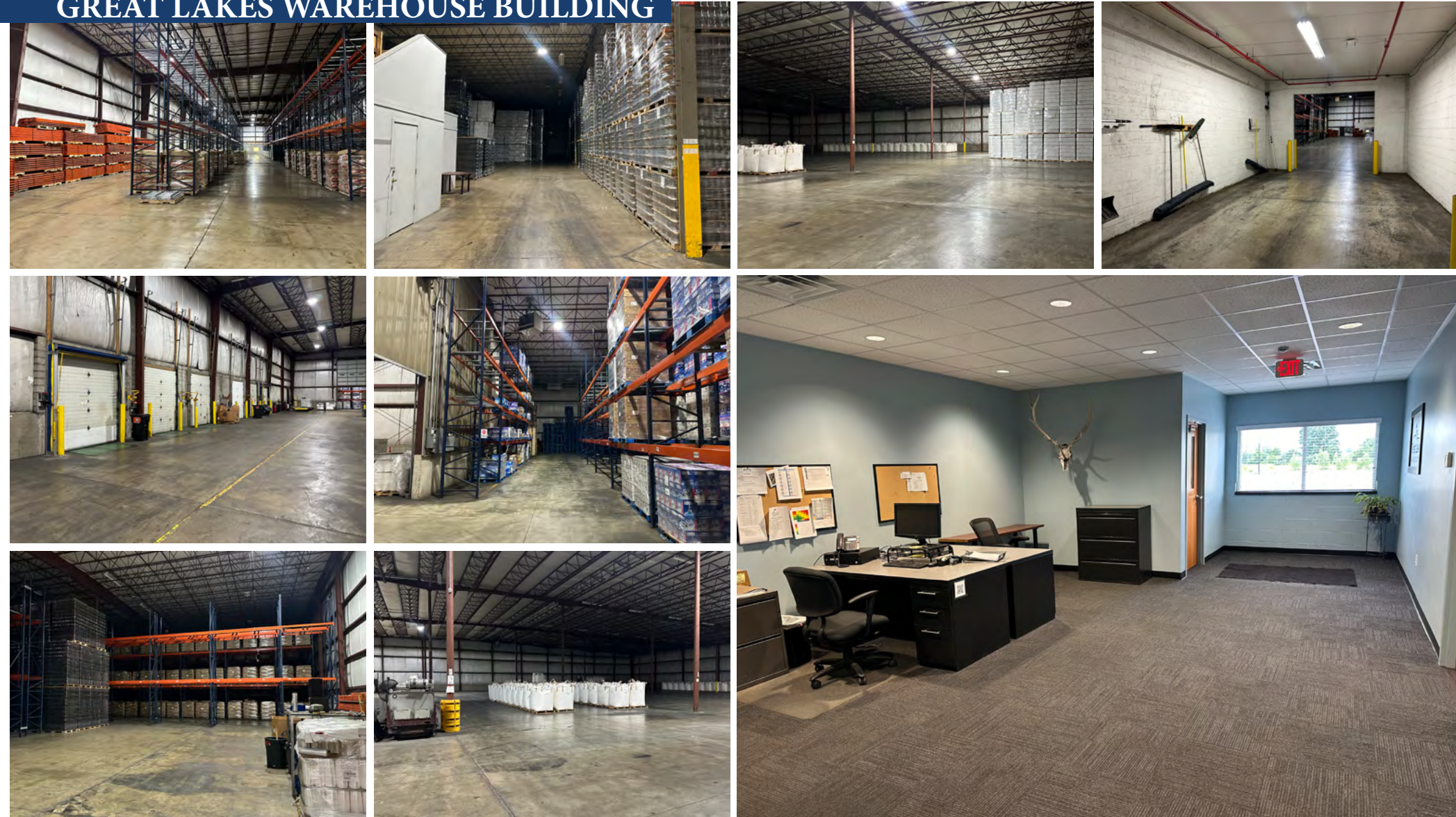


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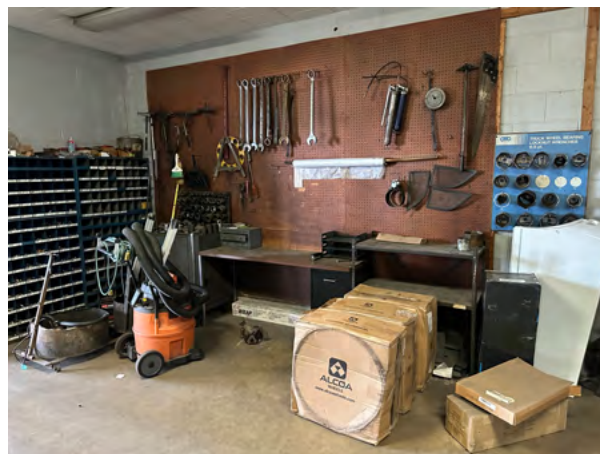
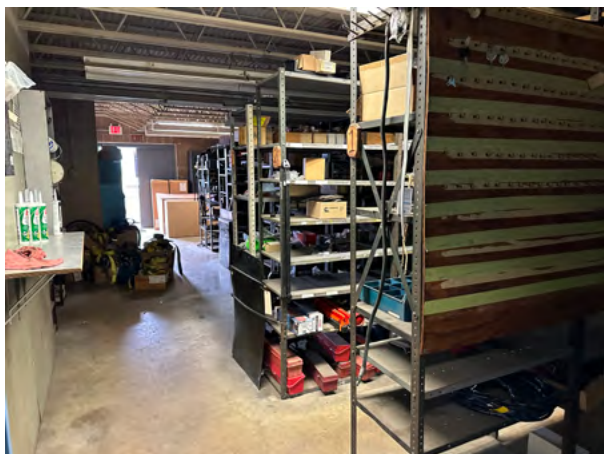
GREAT LAKES WAREHOUSE BUILDING



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SERVICE BUILDING



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OFFICE BUILDING



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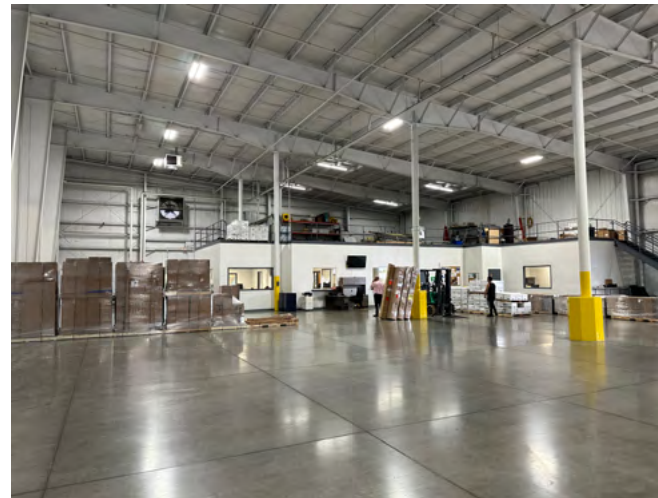
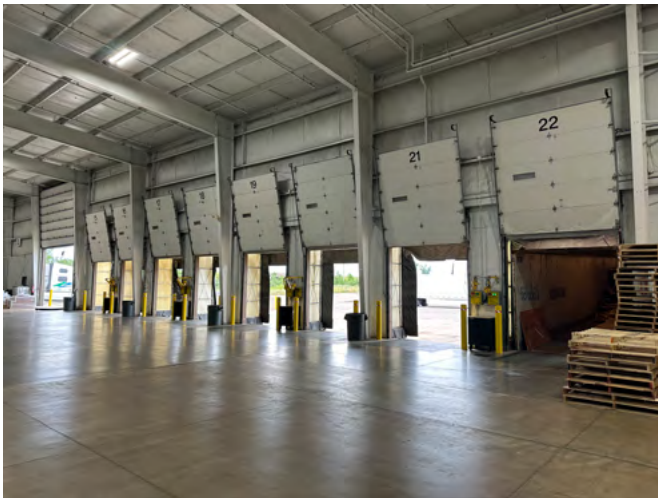
ZIP XPRESS BUILDING/ GREEN TRANSPORTATION, INC



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ZIP XPRESS BUILDING



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GREEN TRANSPORTATION, INC



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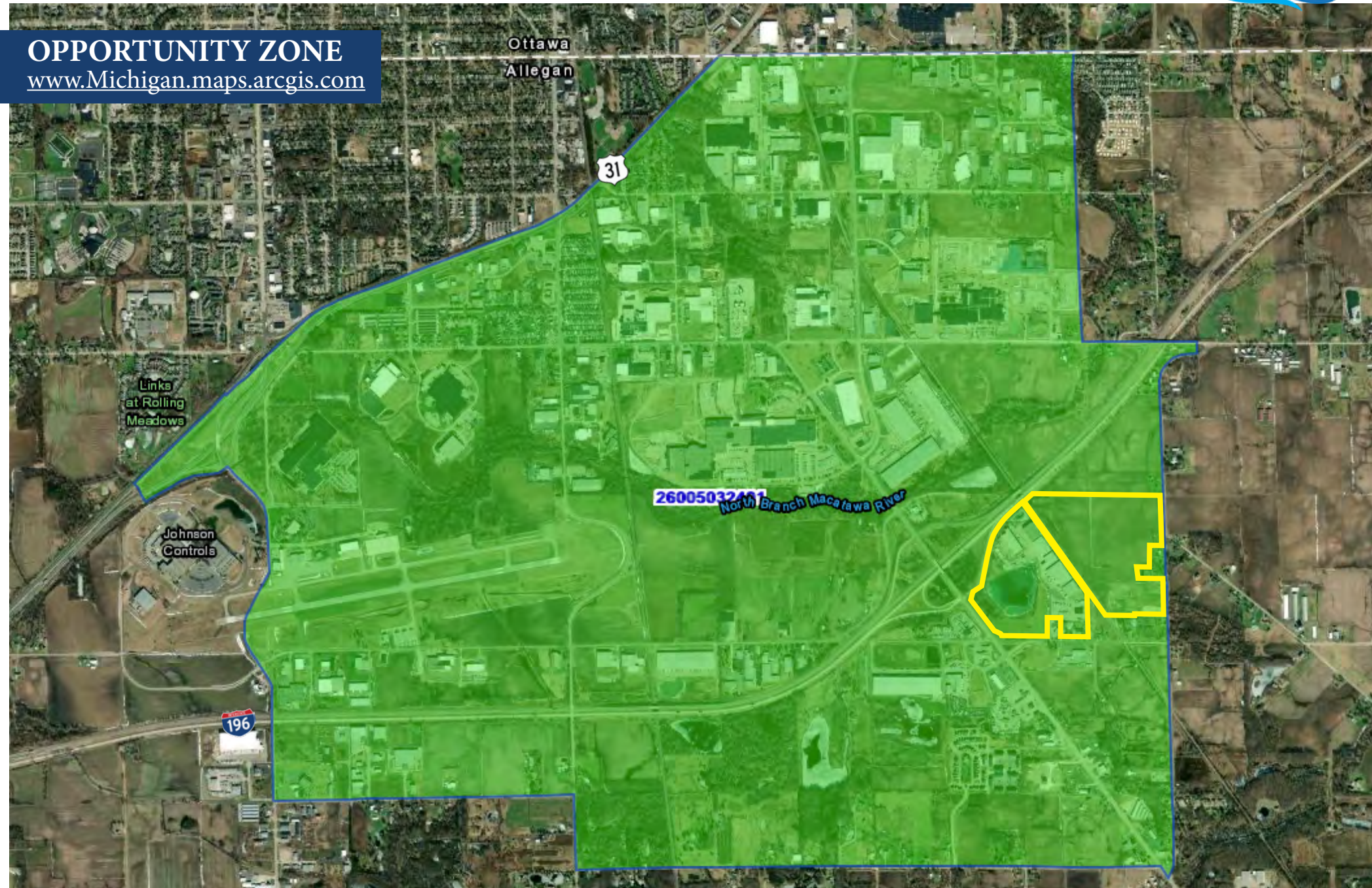
PARCEL MAP



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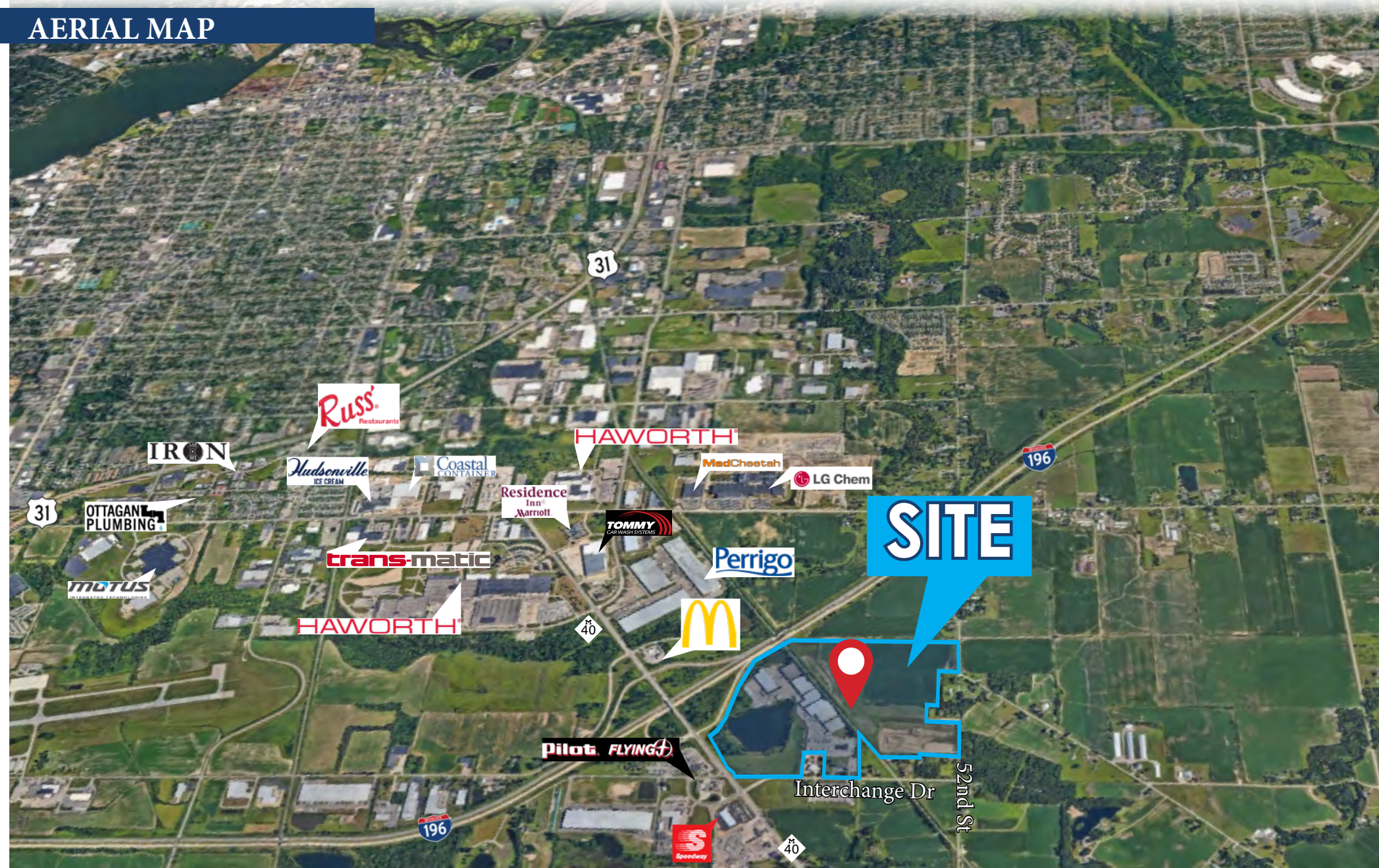
OPPORTUNITY ZONE
www.Michigan.maps.arcgis.com



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AERIAL MAP



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YOUR PREMIER BROKER IN WEST MICHIGAN

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.



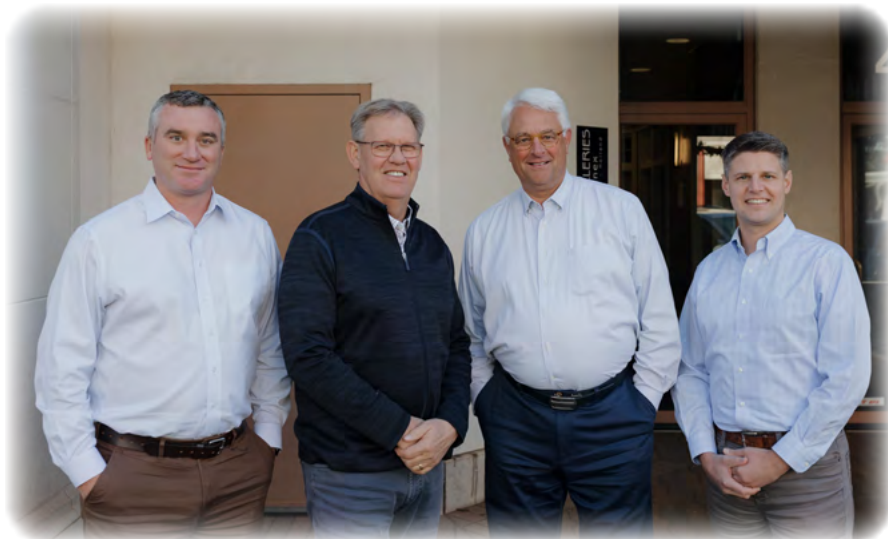
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