

# FOR SALE

Holland Commerce Park  
Holland, MI 49424

**LAKE SHORE**  
COMMERCIAL REAL ESTATE



Looking for one parcel, or many, this location is ideal for your industrial needs. This fast growing area east of US-31 on Holland's north side is perfectly situated for your business needs. Options of 3.8 - 36.98 acres with easy access to US-31, near Downtown Holland and Zeeland.



**INDUSTRIAL VACANT LAND**  
**3.8 - 36.98 ACRES**

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## SALE INFORMATION

<u>Parcel</u>	<u>APN</u>	<u>Acres</u>	<u>Price per Acre</u>	<u>Sale Price</u>
1	70-16-04-100-055	3.8	\$55,000	\$209,000
3	70-16-04-100-052	7.78	\$50,000	\$389,000
4	70-16-04-100-053	6.27	\$50,000	\$313,500
5	70-16-04-100-054	6.83	\$45,000	\$307,350
6	70-16-04-100-056	12.3	\$30,000	\$369,000
3-5	70-16-04-100-052,-053,-054	20.88	\$48,364	\$1,108,850
3-6	70-16-04-100-052,-053,-054,-056	33.18	\$41,557	\$1,378,850
1, 3-6	70-16-04-100-052,-053,-054,-55,-056	36.98	\$40,802	\$1,508,860

## LOCATION

### Directions:

East of US-31, between New Holland Street and Ransom Street

### Proximity:

US-31 - .5 Miles

I-196 - 5 miles

M-6 - 17 Miles

Downtown Holland - 4 Miles

Grand Rapids - 30 Miles

## UTILITY SOURCE

**Electric:** Holland Board of Public Works

**Telephone:** Choice

**Natural Gas:** SEMCO

**Sanitary Sewer:** Holland Charter Township

**Storm Sewer:** Ottawa County Drain Commission/Road Commission

**Water:** Holland Charter Township

## LAND HIGHLIGHTS

- All front foot assessments paid
- Zoning I-1- Light Industrial District
- North and South entrances off Ransom Street and New Holland Street
- Paved all weather interior road with concrete curb and gutter
- Close proximity to US-31
- Close to local airports
- Building and use restriction to maintain quality and integrity of the park
- All utilities underground
- Municipal water and sewer installed
- 198 Tax Abatement District
- Parcels are ready to build



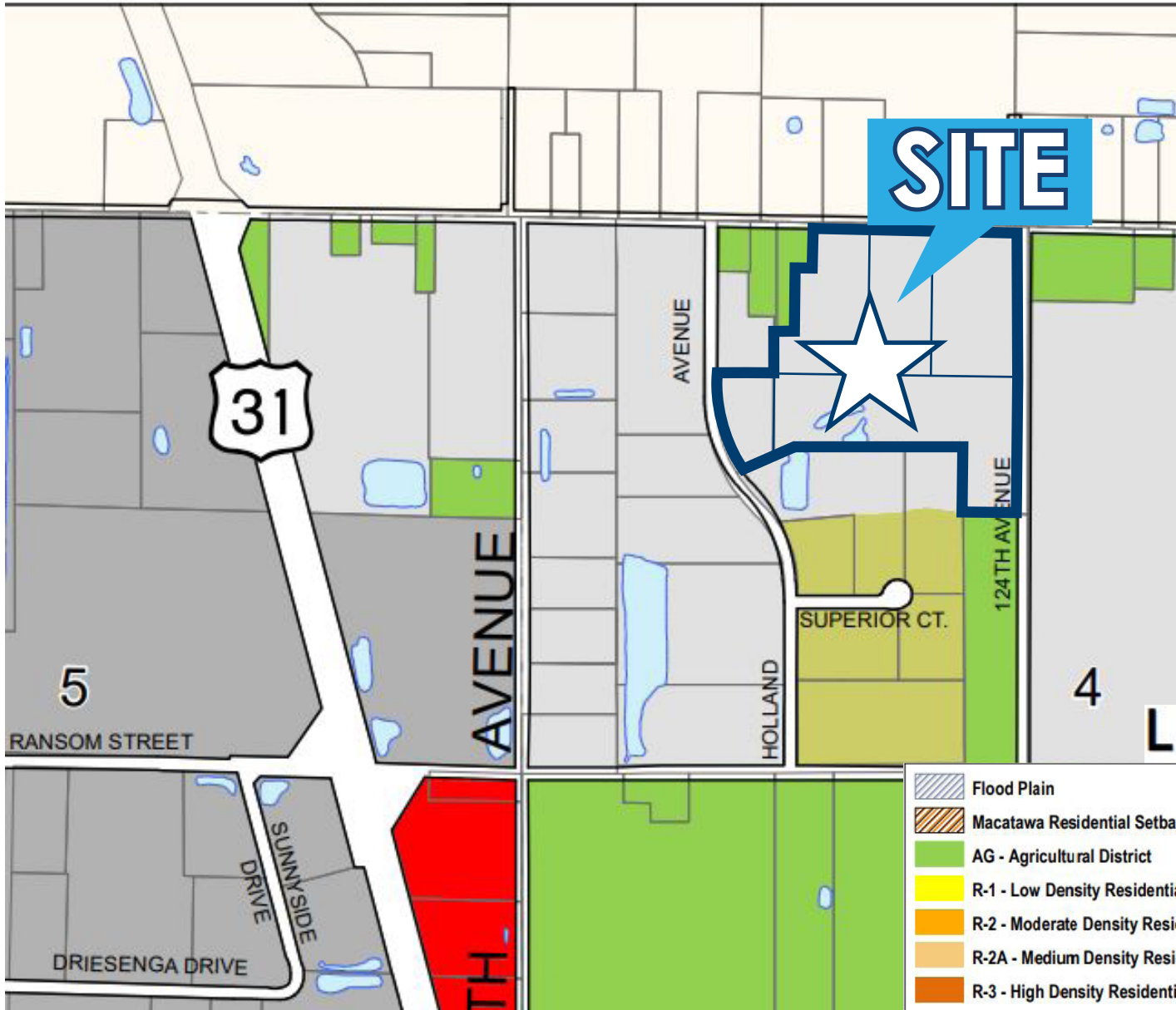
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## ZONING MAP

View Zoning Map at:

[https://www.hct.holland.mi.us/images/stories/hollandcharter/Forms/HCT\\_Zoning\\_36x42\\_2024-01-01.pdf](https://www.hct.holland.mi.us/images/stories/hollandcharter/Forms/HCT_Zoning_36x42_2024-01-01.pdf)



Holland Charter Township  
Ottawa County, Michigan

### ZONING

January 1, 2024

Preis & Newhof  
This map is intended to provide only  
Holland Charter Township and is not intended  
to be used for any other purpose.  
2023.01

For more information on what is allowed in the Light Industrial District, click the link below to go to the Holland Charter Township Code of Ordinances  
[www.hct.holland.mi.us/code-of-ordinances](http://www.hct.holland.mi.us/code-of-ordinances)

## LEGEND

	Flood Plain		C-1 - Neighborhood Commercial District
	Macatawa Residential Setback Overlay		C-2 - Community Commercial District
	AG - Agricultural District		C-3 - Highway Commercial District
	R-1 - Low Density Residential District		O-S - Office and Service District
	R-2 - Moderate Density Residential District		I-1 - Light Industrial District
	R-2A - Medium Density Residential District		I-2 - General Industrial District
	R-3 - High Density Residential District		Planned Unit Development

## AERIAL MAP





## YOUR PREMIER BROKER IN WEST MICHIGAN



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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.