

# 1362 Lincoln Avenue

Holland, MI 49423

± 52,500 SF Available Immediately



## Contact Us

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# Distribution Space

## Available Now

This industrial property sits on 4.48 acres and features 23 dock doors, one grade-level door (12' x 14'), and a generous clear height of 19' – 21'. With 400 amp / 480 V / 3 Phase electrical service and LED lighting equipped with motion sensors, this facility is designed for efficiency. Additional amenities include a breakroom, restrooms. The property is zoned I - Industrial, is equipped with a wet sprinkler system, and is close proximity to 196 highway interchange. Lease rate is competitively priced at \$6/SF NNN and is available immediately.

# Property Features

## \$6.00/SF NNN

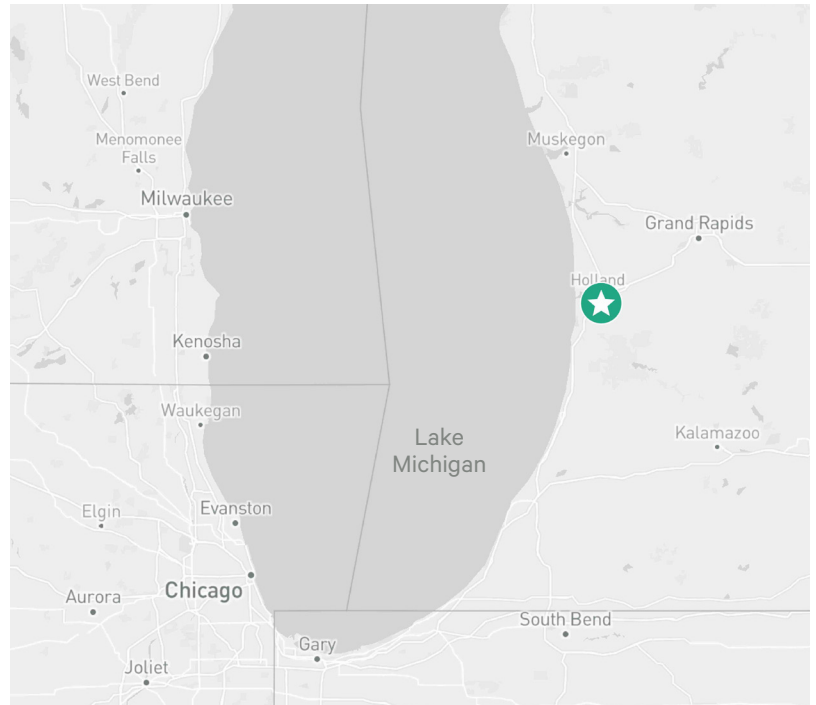
Lease Rate

## 52,500

Square Footage

## 4.48

Acres



Municipality	City of Holland	Column Spacing	25' x 50'
Warehouse Space	52,500 SF	Electrical Service	400 amp / 480 V / 3 Phase
Additional Space	Breakroom and restrooms included	Zoning	I - Industrial
Dock Doors	23	Sprinkled	Yes, wet system
Grade Level Doors	1 (12' x 14')	Lights	LED w/ motion sensors
Clear Height	19' - 21'	HVAC	Gas forced air

### Comments:

- + Up to an additional 5,800 SF of office space can be included
- + NNN Expenses: \$1.68/SF
- + Close proximity to 196 highway interchange

# Interior Photos

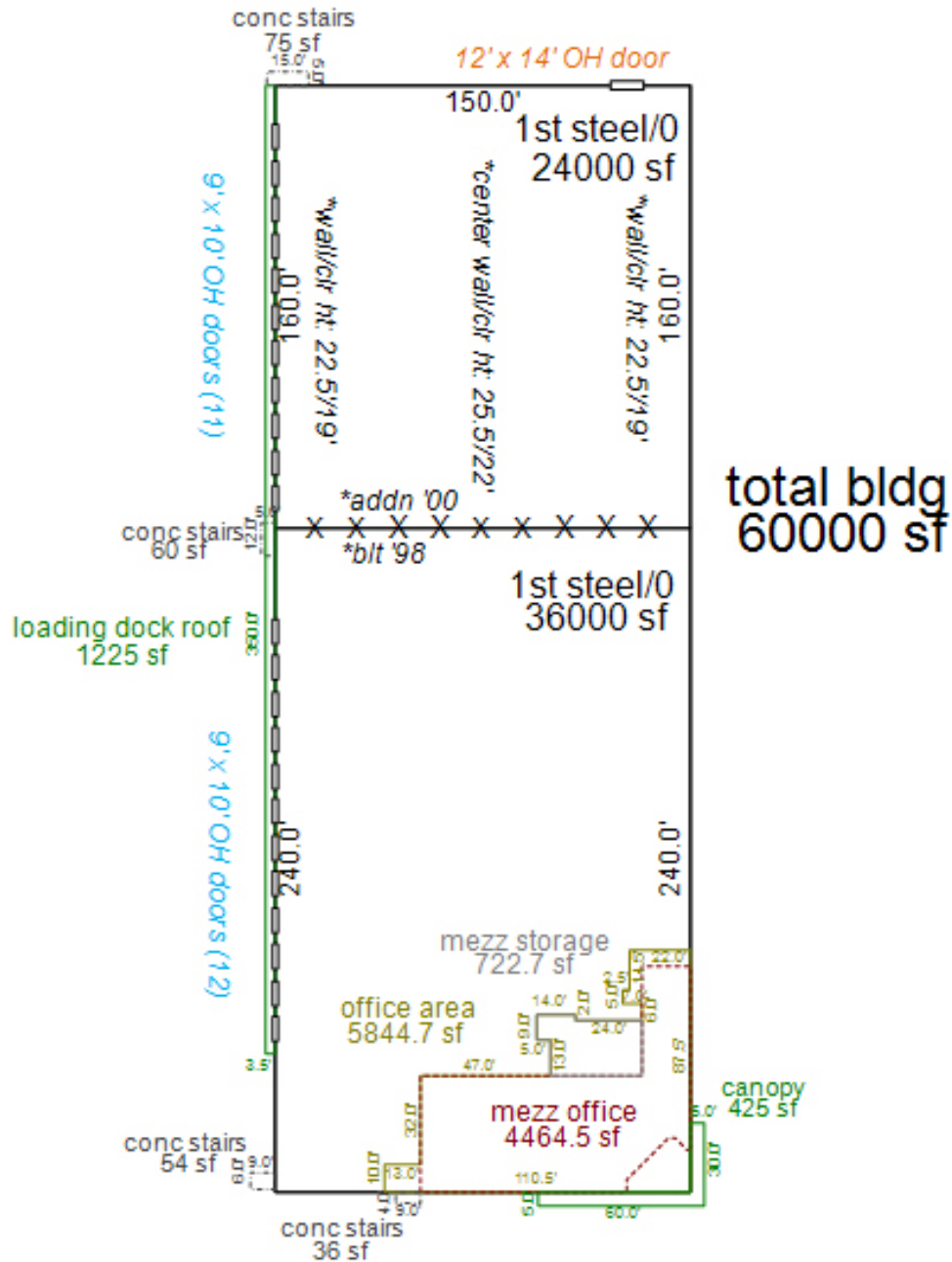


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# Floor Plan



# Map

