



**INDUSTRIAL**  
**16,800 - 21,000 SF**

[www.LakeshoreCommercial.com](http://www.LakeshoreCommercial.com)

44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

MIKE NAGELKIRK  
• DIR +1 616 355 3151  
• MOB +1 616 836 1122  
• [MIKE@LAKESHORECOMMERCIAL.COM](mailto:MIKE@LAKESHORECOMMERCIAL.COM)

## LISTING INFORMATION

**NEW CONSTRUCTION -  
37,800 SF INDUSTRIAL WAREHOUSE**

Located in Prime South Holland Industrial Park at the NE corner of Waverly Road & E 48th St with easy access to US 31 and I-196.

Lease in it's entirety or with proposed division as Suite C (21,000 sf) with 2,000 sf office or as Suite D (16,800 sf) with 1,500 sf office. Building ceiling height of 24'-27'. Each suite will have two loading docks, one overhead, central HVAC, natural gas/propane, a sprinkler system, and ample power to suit needs. Any amount of power can be delivered per BPW, as long as they know in advance what power is needed.

Build Time: 8 months from lease execution

Suite	C	D
Lease Rate	\$7.25/SF	\$7.25/SF
Lease Type	NNN	NNN
Terms	Negotiable	Negotiable
Number of Units	1	1
Available SF	21,000 SF	16,800 SF
Lot Size	368,563 SF	
Zoning	I-1	
APN	53-02-03-300-021	
Lot Frontage	1,553 ft	
Lot Depth	0 ft	
Waterfront	No	
Power	Yes	

### UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes

## HIGHLIGHTS

- Subject to Landlords approval of tenant, tenant's credit report and use
- 60 Month Lease
- \$7.25 SF/NNN
- CPI < 3.5%

## BUILDING INFORMATION

Building Size	37,800 SF
Ceiling Height	27 ft
Minimum Ceiling Height	24 ft
Number of Floors	1
Year Built	2025
Framing	Steel
Roof	Metal
Number of Buildings	1

FOR LEASE · 721 E 48th Street · Holland, MI 49423



PHOTOS



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PHOTOS



**AERIAL**



## YOUR PREMIER BROKER IN WEST MICHIGAN



**MIKE NAGELKIRK**  
ADVISOR

DIRECT (+1) 616-355-3151  
CELL (+1) 616-836-1122  
MIKE@LAKESHORECOMMERCIAL.COM



**CALEB DRIESENKA**  
ADVISOR

DIRECT (+1) 616-355-3149  
CELL (+1) 616-283-8205  
CALEB@LAKESHORECOMMERCIAL.COM



**DREW DURHAM**  
PRINCIPAL

DIRECT (+1) 616-355-3148  
CELL (+1) 616-566-2039  
DREW@LAKESHORECOMMERCIAL.COM



**JASON DEWITT**  
PRINCIPAL

DIRECT (+1) 616-355-3156  
CELL (+1) 616-836-2856  
JASON@LAKESHORECOMMERCIAL.COM



**JIM EDEWAARD, CCIM**  
ADVISOR

DIRECT (+1) 616-355-3144  
CELL (+1) 616-403-6131  
JIM@LAKESHORECOMMERCIAL.COM



**KRIS DEPREE**  
PRINCIPAL

DIRECT (+1) 616-355-3141  
CELL (+1) 616-212-5576  
KRIS@LAKESHORECOMMERCIAL.COM



**TOM POSTMA**  
PRINCIPAL

DIRECT (+1) 616-355-3145  
CELL (+1) 616-283-2411  
TOM@LAKESHORECOMMERCIAL.COM

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.