

FOR SALE
2336 112th Avenue
Holland, MI 49424



INDUSTRIAL BUILDING 15,000 SF

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LISTING INFORMATION

Recently renovated 15,000 SF industrial building on 2.69 Acres located between Holland and Zeeland. This building includes 5,000 SF of office space, 10,000 SF of warehouse space. This property has space to potentially expand the building on-site. This building has easy access to Chicago Drive, and less than 2 miles away from US-31.

SALE INFORMATION

Total SF	15,000 SF
Price	\$1,980,000
Price/SF	\$132/SF
Acres	2.69 Acres
Terms	Cash/Conventional
County	Ottawa
Taxing Authority	Holland Charter Township
Zoning	I-1
APN	70-16-23-100-098
(2025) SEV	\$766,100
(2025) Taxable Value	\$653,968
(2025) RE Taxes	\$33,510

HIGHLIGHTS

- Built in 2009
- Fully renovated as of 2020
- 2 Overhead doors
- 1 Truck dock
- 400 amp electric service
- 16'-18' Ceiling Height
- Kitchen/breakroom
- 50 Parking spots
- Outdoor employee patio
- Office and Warehouse bathrooms
- Updated offices
- AC in warehouse
- Convenient and quiet location
- Clean building
- 5,000 SF office space



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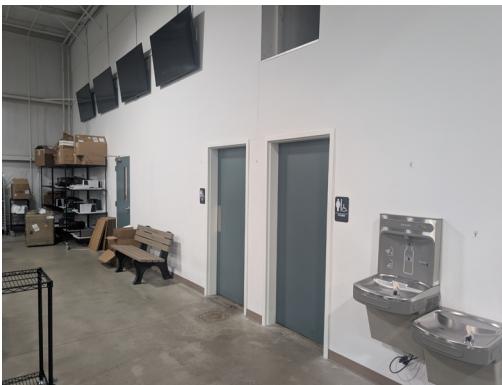
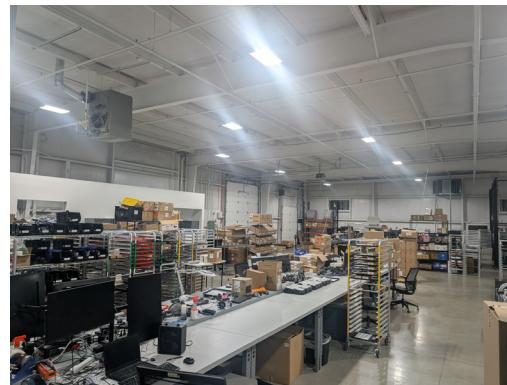
OFFICE PHOTOS



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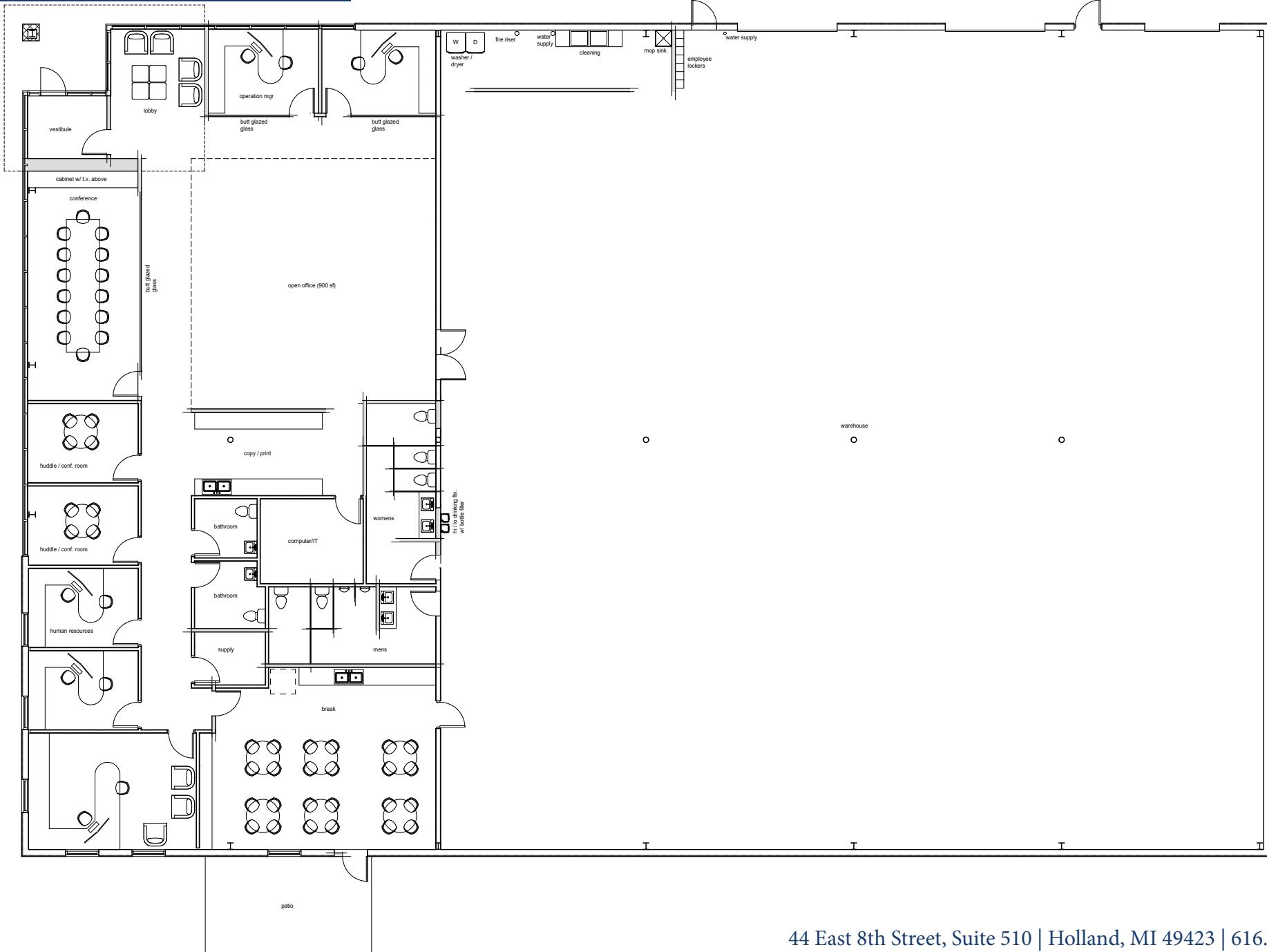
WAREHOUSE PHOTOS



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LAYOUT



SURVEY

112TH AVENUE

 NW COR
SECTION 23
T5N, R15W

S89°30'25"E 352.47'

EASEMENT FOR INGRESS, EGRESS & UTILITIES
S89°30'25"E 310.00'

8 Terms, conditions and provisions which are recited in Quit Claim Deed recorded in Liber 8, 3883, Page 361. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY, AND IS NOT SHOWN ON THIS SURVEY.)

9 Terms, conditions and provisions which are recited in Declaration of Driveway Easement recorded in Liber 2977, Page 936, and re-recorded in Liber 3022, Page 219. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)

10 Terms, conditions and provisions which are recited in Utility Line Easement recorded in Liber 2987, Page 971. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)

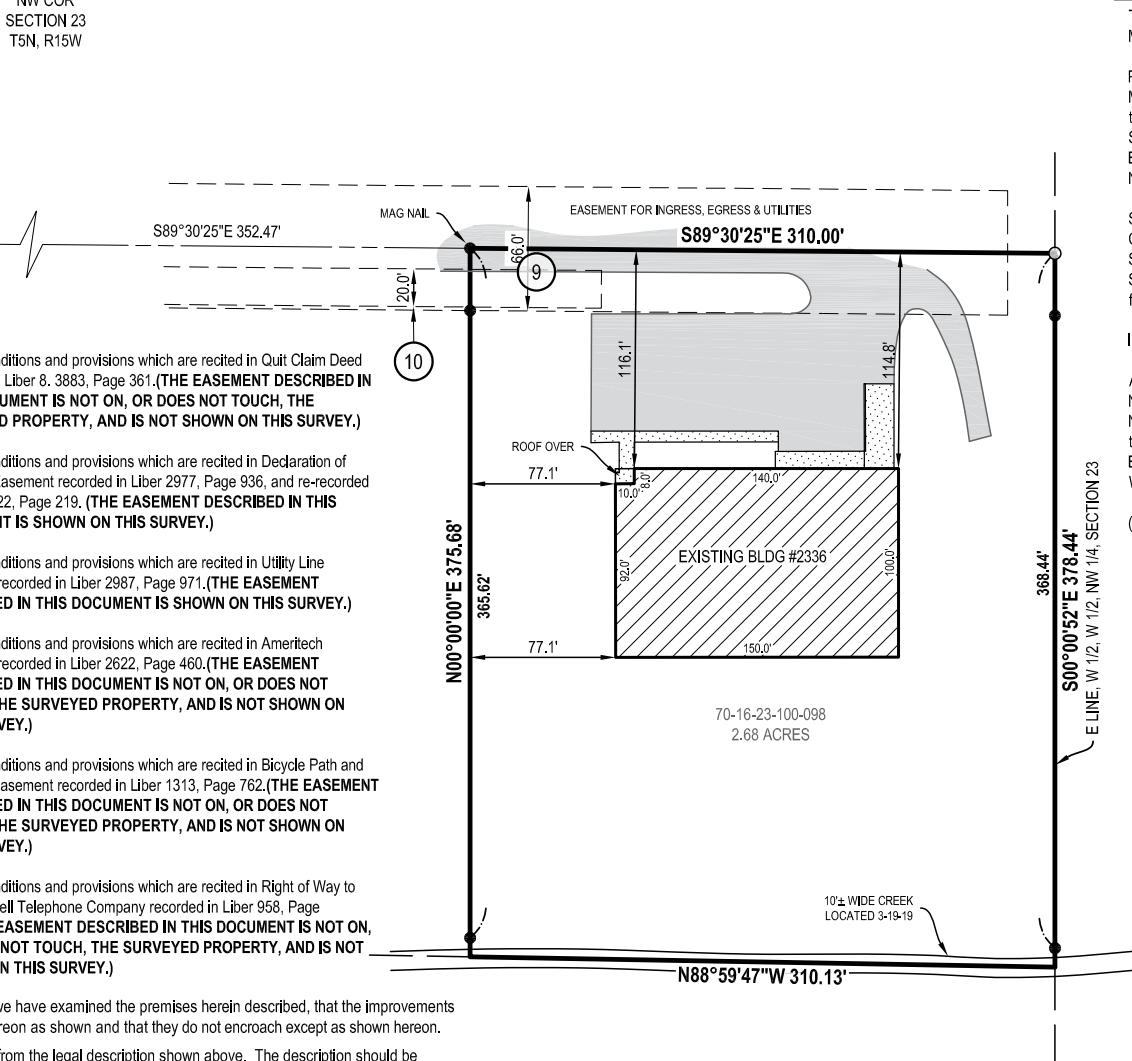
11 Terms, conditions and provisions which are recited in Ameritech Easement recorded in Liber 2622, Page 460. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY, AND IS NOT SHOWN ON THIS SURVEY.)

12 Terms, conditions and provisions which are recited in Bicycle Path and Walkway Easement recorded in Liber 1313, Page 762. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY, AND IS NOT SHOWN ON THIS SURVEY.)

13 Terms, conditions and provisions which are recited in Right of Way to Michigan Bell Telephone Company recorded in Liber 958, Page 331. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY, AND IS NOT SHOWN ON THIS SURVEY.)

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown herein.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



DESCRIPTION

The land referred to in this commitment is described as follows: Township of Holland, County of Ottawa, State of Michigan

Part of the Northwest 1/4 of Section 23, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as: Commencing at the Northwest corner of Section 23; thence South 00°00'00" West along the West line of said Section 433.00 feet; thence South 89°30'25" East parallel with the North line of said Section 352.47 feet to the Point of Beginning; thence South 89°30'25" East 310.00 feet; thence South 00°00'52" East 378.44 feet along the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section; thence North 88°59'47" West 310.13 feet; thence North 00°00'00" East 375.68 feet to the Point of Beginning.

Subject to and together with a 66.0 foot wide easement for ingress, egress and utilities described as: Commencing at the Northwest corner of said Section; thence South 00°00'00" West along the West line of said Section 400.00 feet to the Point of Beginning of said easement; thence South 89°30'25" East 637.46 feet; thence South 00°00'52" East 66.00 feet; thence North 89°30'25" West 637.48 feet; thence North 00°00'00" East 66.00 feet along the West line of said Section to the Point of Beginning.

Ingress, Egress and Utility Easement

A 66.0 foot wide easement for ingress, egress and utilities being part of the Northwest 1/4 of Section 23, Town 5 North, Range 15 West, Holland Township, Ottawa County, Michigan, described as: Commencing at the Northwest corner of said Section; thence South 00°00'00" West along the West line of said Section 400.00 feet to the Point of Beginning of said easement; thence South 89°30'25" East 637.46 feet; thence South 00°00'52" East 66.00 feet; thence North 89°30'25" West 637.48 feet; thence North 00°00'00" East 66.00 feet along the West line of said Section to the Point of Beginning.

(ATA National Title Commitment No. 70-18624457-HOL, dated March 6, 2019)

LEGEND



By: 
Scott A. Hedges Licensed Professional Surveyor No. 47953

SCALE: 1" = 80'	0'	40'	80'
Colliers International Tom Postma 44 E. 8th Street, Suite 510 Holland, MI 49423			
Bracken Properties, LLC 2336 112th Avenue			
DRAWN BY: hm REV. BY:	DATE: 3-19-19 REV. DATE:	PRJ #: 19200354	
		1 OF 1	

NEDERVELD
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Holland
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Grand Rapids, Indianapolis, St. Louis

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AERIAL MAP



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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.