



FOR LEASE

13467
QUINCY ST
HOLLAND, MI 49424



RARE OPPORTUNITY TO OCCUPY A LARGE MANUFACTURING FACILITY WITH RAIL CAPABILITIES & 2.5 MEGAWATTS OF POWER!

294,370 SF industrial/manufacturing space available on Holland's north side. This property comes equipped with efficient dock access located throughout the building, multiple office spaces, expansion opportunities, power and air distribution throughout, and the ability to add a dedicated rail spur. **Currently there are 2.5 megawatts of power being supplied to the building, with additional power being available with infrastructure upgrades.** This 32-acre property is located on the corner of Quincy Street and 136th Avenue and has ease of access to US-31 and the entire West Michigan manufacturing community.

AVAILABLE SF

97,500 SF - 294,370 SF

LEASE PRICE/SF

\$5.75 NNN

ACREAGE

32.85 ACRES

Duke Suwyn SIOR, CCIM

Direct 616 327 2615

Mobile 616 581 7777

Duke.Suwyn@AdvantageCRE.com

Trent Wieringa SIOR

Direct 616 327 2618

Mobile 616 481 3868

Trent.Wieringa@AdvantageCRE.com

3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546

616 327 2800

www.AdvantageCRE.com

PROPERTY INFORMATION



PROPERTY INFORMATION

BUILDING SF
UP TO 294,370 SF
 See page 4 for breakdown

POSSESSION
IMMEDIATE

LEASE TYPE
NNN

LESSOR PAYS
ROOF & STRUCTURAL

LESSEE PAYS
 All expenses including but not limited to: utilities, refuse and snow removal, taxes & insurance, mechanical systems and building/grounds maintenance & repairs.

Building Information	Total Building	457,400 SF
	Industrial Area	415,400 SF
	Office Area	42,000 SF
	Acreage	32.854 Acres
	Parcel Number	70-16-05-300-033
	Year Built	1968 - 2002 (see page 20)
	Railroad Siding	CSX Available
	Construction	Block/steel
	Roof	Ballasted & EPDM
	Cranes	No
	Fire Suppression	0.37 gpm/2,000 SF & 0.19 gpm/2,400 SF
	Heating	Roof top units, Air handling Units, Make-up air units
	Air Conditioning	Office only
Lighting	LED	

Driveway Surface	Asphalt
Parking Spaces	502 employee spaces
Expandable	Yes
Rail Siding	Estimated 4 car siding at 270 feet long with a stop and deceleration
Outside Storage	1 Building
Signage	Monument and building
Zoning	I-2
Taxing Authority	Holland Charter Township
Gas	SEMCo Energy Gas Company
Fiber/Internet	Multiple
Electric	Consumers Energy
Water/Sewer	City of Holland
Annual Taxes (2025)	\$498,015

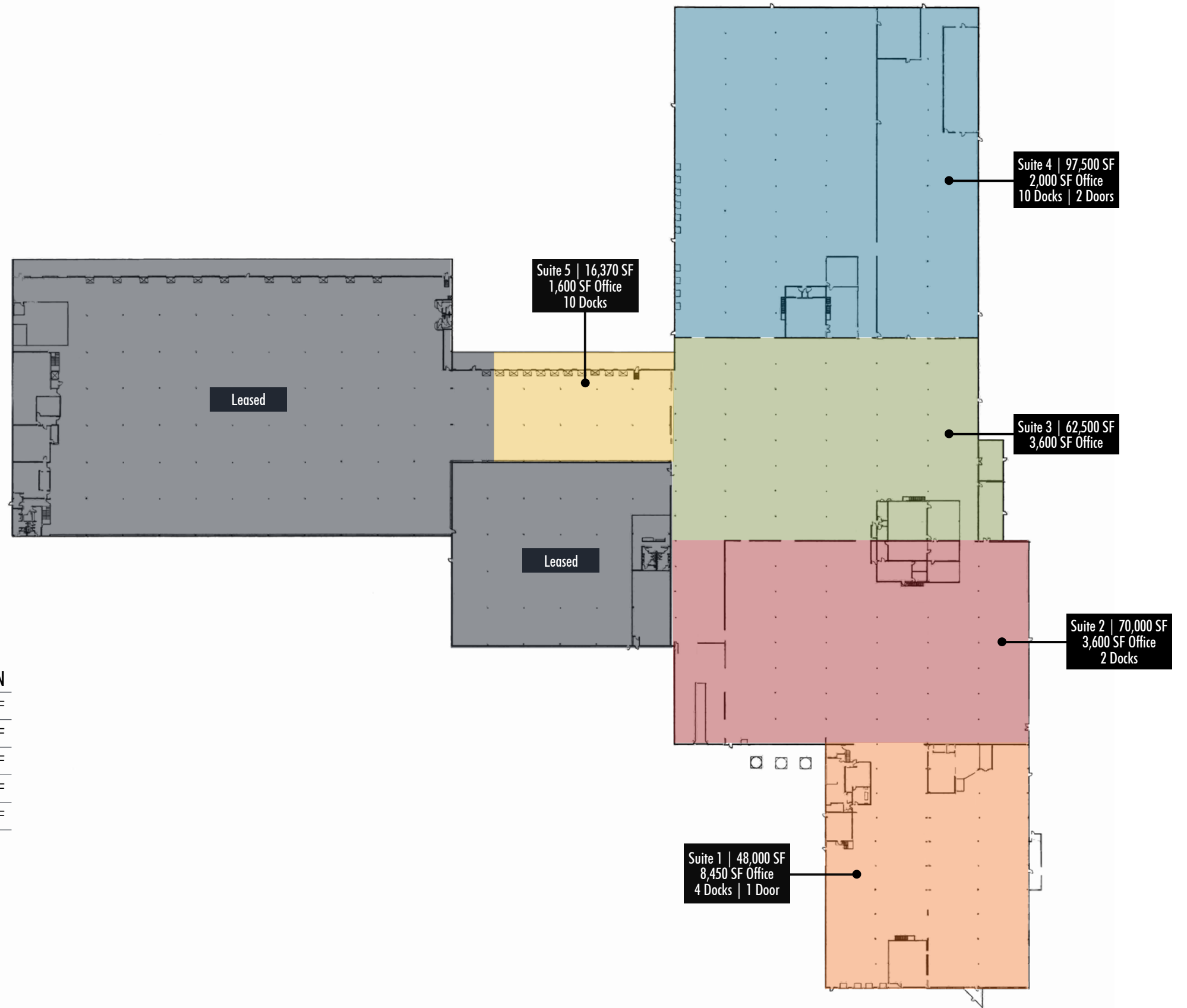
Industrial Space Information	Industrial Area	~ 275,120 SF
	Ceiling Height	18' - 26'
	Column Spacing	25' x 50'
	Floors	Concrete
	Floor Drains	No
	Air Lines	Yes
	Power	Total = 3500 kVA (~7000 Amps 480v/3-Phase)
	Docks	26+
	Drive-in Doors	3
	Heating	Forced Air
	Air Conditioning	Office only
	Shop Office	Yes
	Breakroom/Kitchen	Yes
Restrooms	Multiple	

Office Space Information	Office, Breakroom, Restroom Area	~ 19,250 SF
	Ceiling Height	8' - 12'
	Private Offices	Yes
	Conference Room	Yes
	Heating	Forced Air
	Air Conditioning	Yes
	Fire Suppression	Yes
	Telecom Room	Yes
	Breakroom/Kitchen	Yes
Restrooms	Yes	

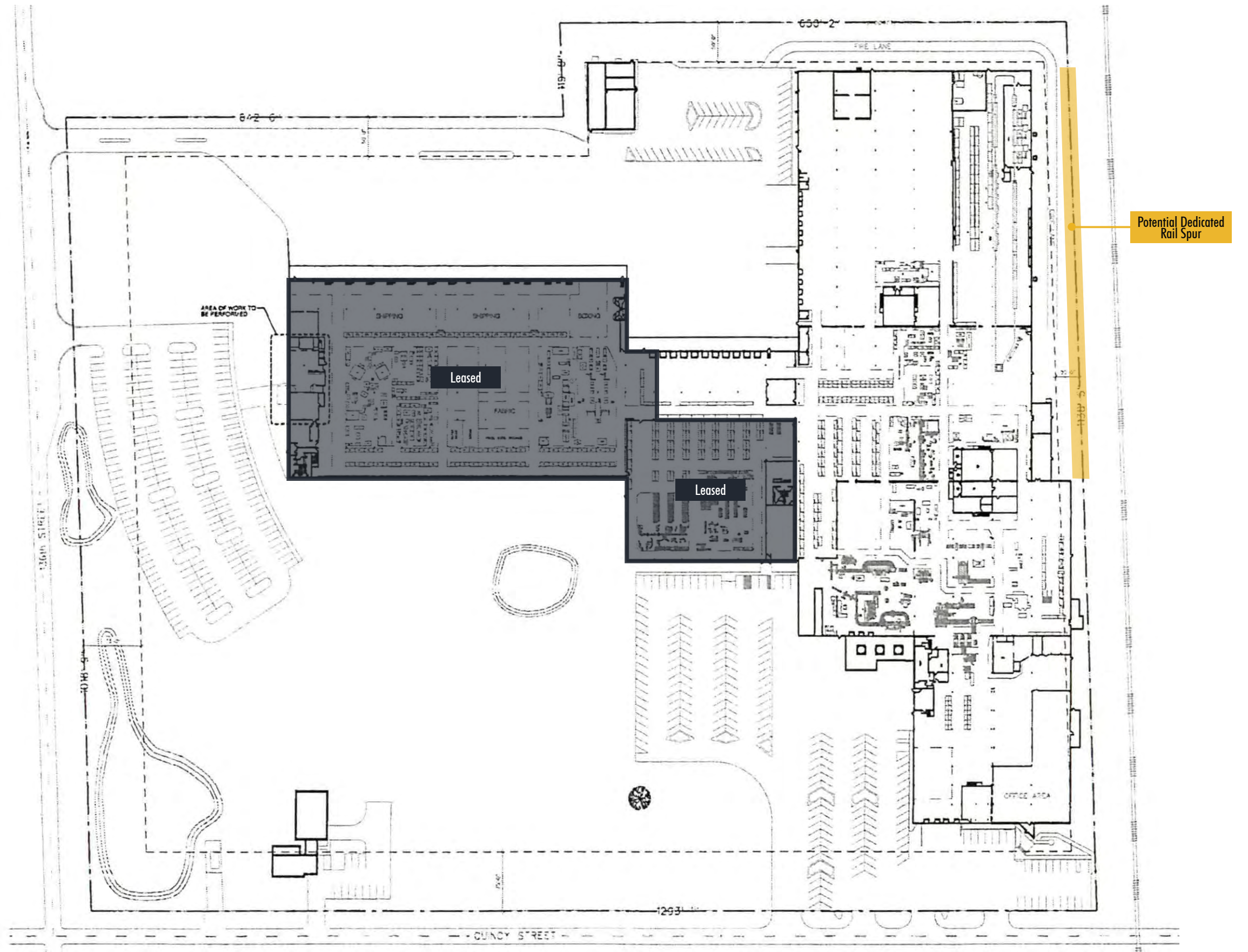
FLOOR PLAN

LEASE INFORMATION



Space	Total SF	Office SF	Docks	Doors	Price/SF, NNN
Suites 1, 2	118,000 SF	12,050 SF	6	1	\$5.75/SF
Suites 1, 2, 3, 5	196,870 SF	17,250 SF	16	1	\$5.75/SF
Suite 4	97,500 SF	2,000 SF	10	2	\$5.75/SF
Suites 1, 2, 3, 4, 5	294,370 SF	19,250 SF	26	3	\$5.75/SF
Suites 3, 4, 5	176,370 SF	7,200 SF	20	2	\$5.75/SF



SITE PLAN



ELECTRIC SITE BENEFITS

LEGEND – Electric	
	Proposed Site
	Three Phase Electric Distribution Lines



DISTRIBUTION SYSTEM

Predicted reliability of up to 99.99% for 4.8/8.32 kV system.

The distribution system is located on-site.

Current available capacity is 1.1MW. Additional capacity may be available with system upgrades.

46 kV System

- Predicted reliability of up to 99.991%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
- The 46 kV system is located approximately 2.1 miles east of the site.
- Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

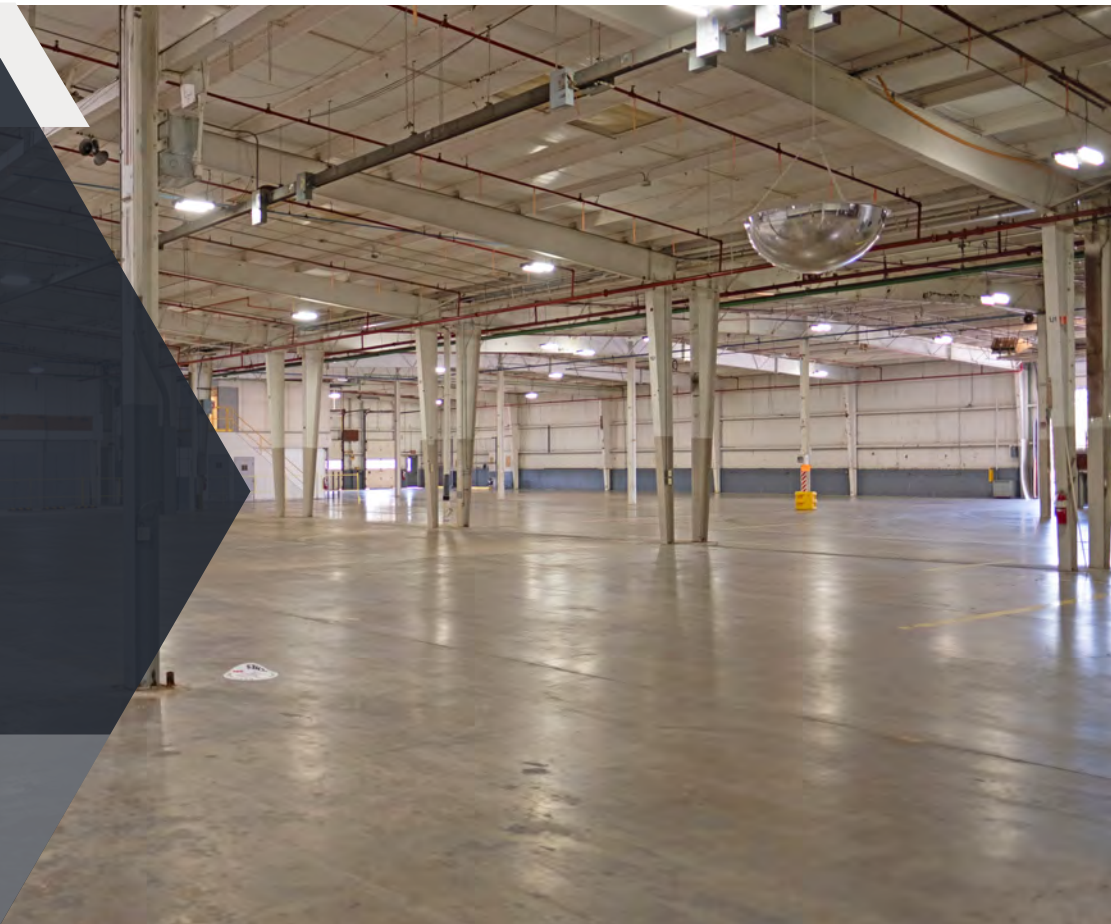
138 kV System

- Predicted reliability of up to 99.996%. The predicted reliability percentage represents the estimated amount of time the facility is in service.
- The 138 kV system is located approximately 2.0 miles north of the site.
- Facilities will be sized to meet the energy needs of the customer and available system capacity determined at the time of a specific request.

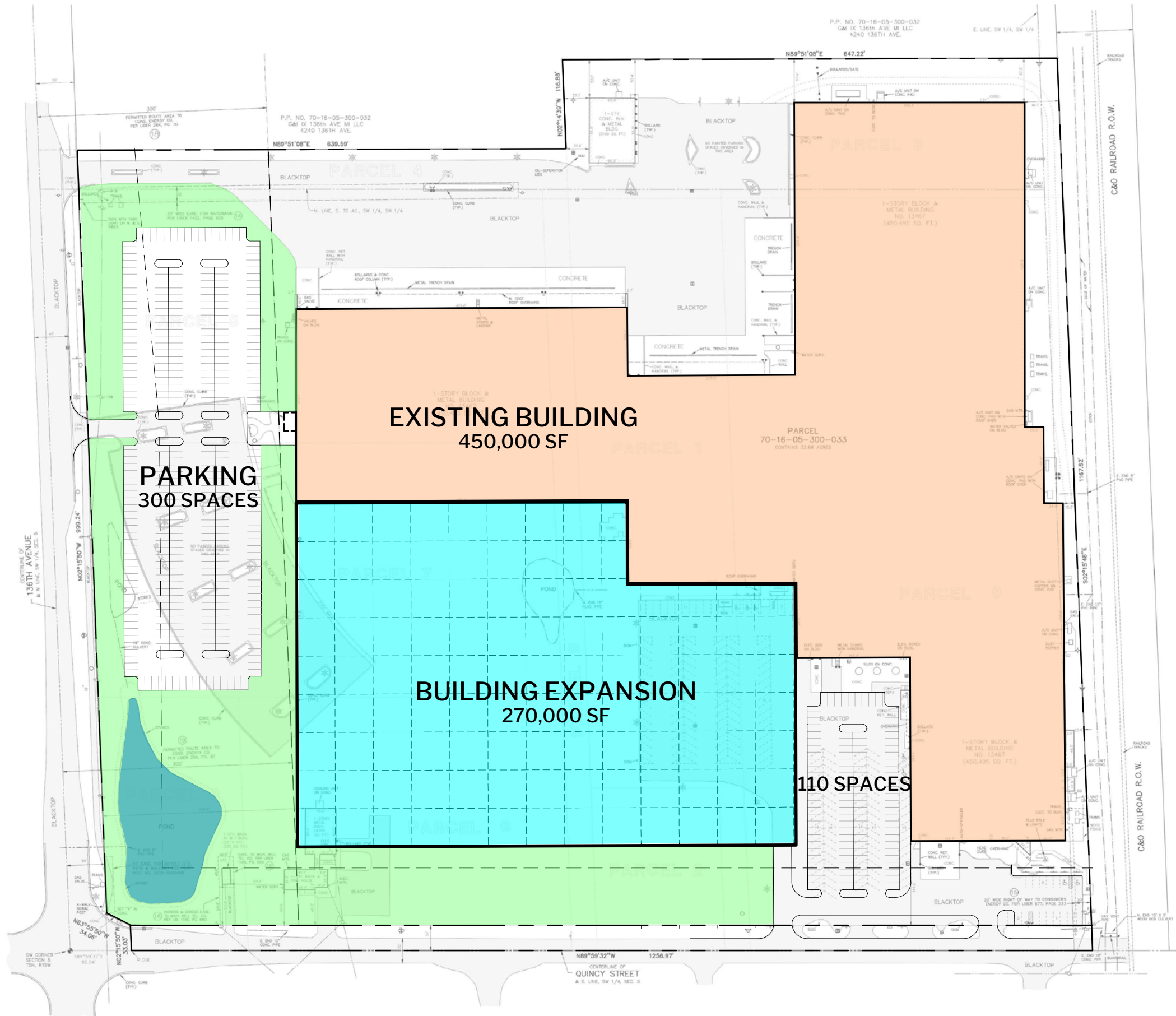
PROPERTY PHOTOS



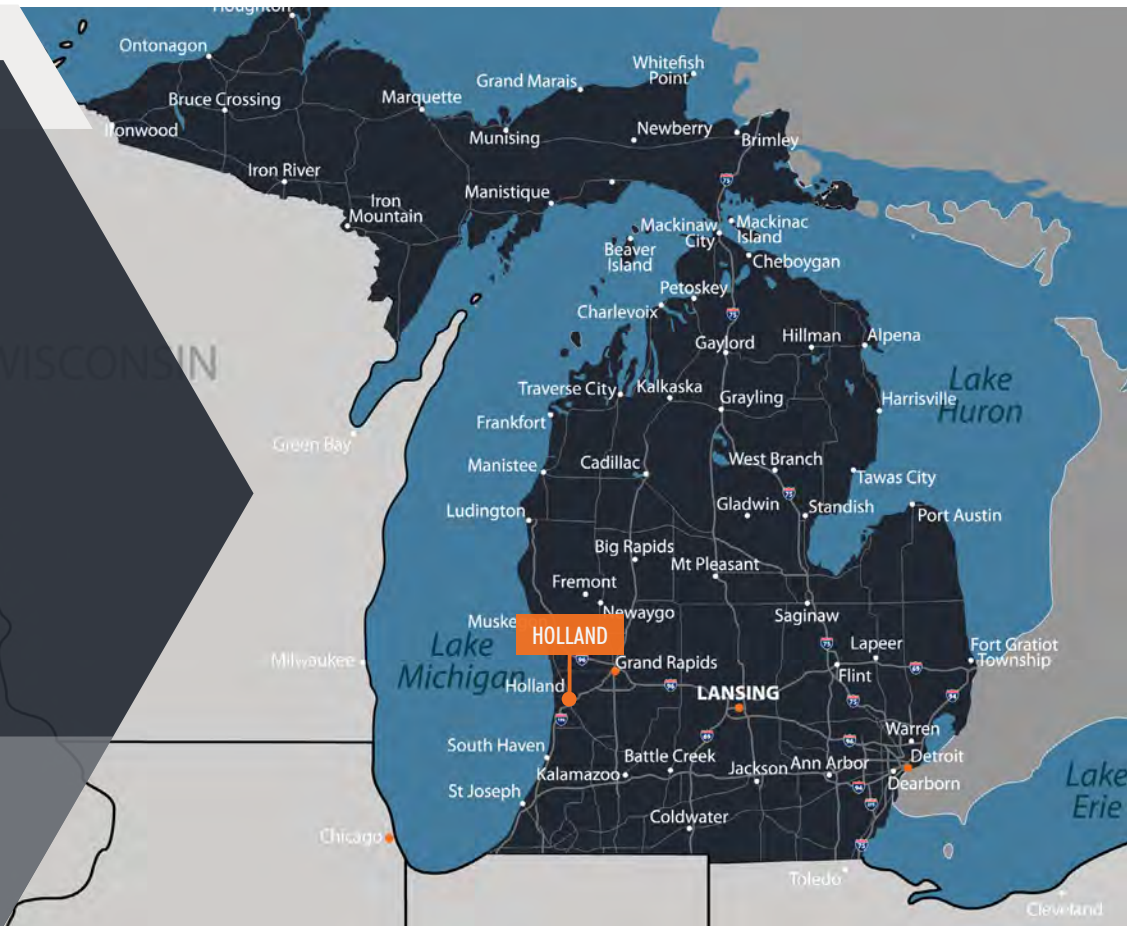
PROPERTY PHOTOS



**POSSIBLE
EXPANSION
720,000 SF**



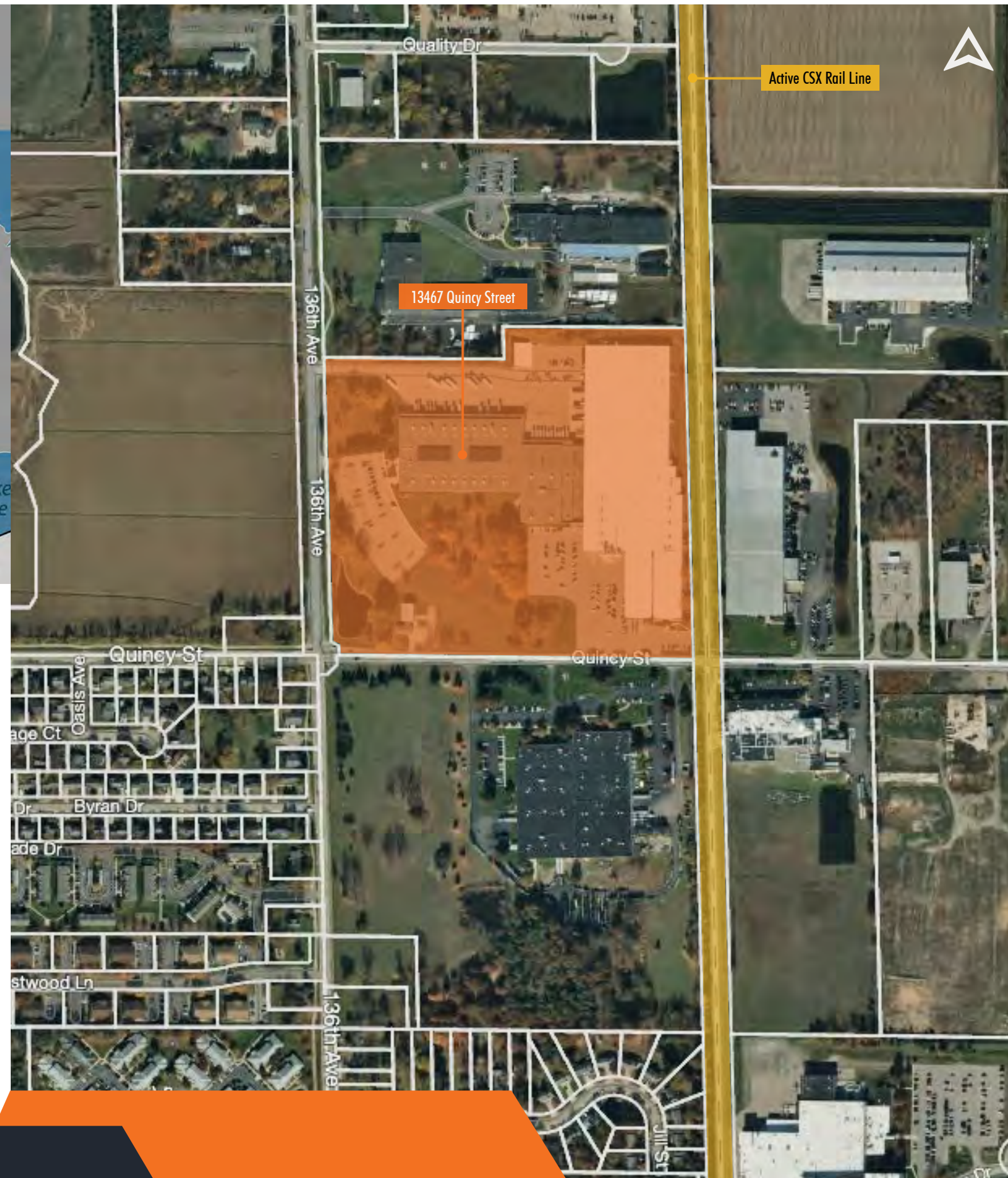
SITE MAPS



SITE PROXIMITY

- DOWNTOWN HOLLAND
4 Miles
- WEST MICHIGAN REGIONAL AIRPORT
9 Miles
- DOWNTOWN GRAND RAPIDS
25 Miles
- GERALD R FORD INTERNATIONAL AIRPORT
36 Miles

- LANSING
92 Miles
- DETROIT
182 Miles
- CHICAGO
157 Miles
- INDIANAPOLIS
239 Miles



AREA AERIAL



AREA OVERVIEW



WEST MICHIGAN OVERVIEW

West Michigan, made up of seven counties including Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newago, is home to over 1.4 million people. Strategically located within a reasonable distance from major markets such as Chicago and Detroit. This advantageous location facilitates efficient transportation and distribution of goods and services. Economics isn't the only reason this location stands out; the area boasts beautiful sandy beaches along the Lake Michigan shoreline. Popular beach towns like Grand Haven, Holland, and Muskegon attract tourists and residents alike for their picturesque lakeside views, water activities, and summer festivals.

Along with the Beauty of the coast, West Michigan is home to the gem that is Grand Rapids. Grand Rapids stands as Michigan's second-largest city, attributed in part to a thriving economy and a reputation as an educational and healthcare hub, with a youthful population that is drawn to the vibrant culture and bustling social scenes.

West Michigan is home to several universities, colleges, and vocational schools that provide a steady stream of skilled graduates. The region's workforce, cultivated by esteemed educational institutions, fuels diverse industries, while its business-friendly environment, brimming with incentives and support, welcomes growth. With a culture of innovation nurtured within entrepreneurial ecosystems, West Michigan offers more than just economic promise. Its high quality of life, lower cost of living, and commitment to sustainability form a holistic tapestry that appeals to those seeking both professional success and personal fulfillment.



The Competitive Edge Smart Manufacturing

2023 **Largest Manufacturing Employers** in the Lakeshore Region:

- | | |
|--|----------------------------------|
| 1. Gentex Corporation | 9. LG Energy Solution |
| 2. MillerKnoll | 10. Tyson Foods |
| 3. Perrigo | 11. JR Automation |
| 4. Magna International (Mirrors and Glass) | 12. PADNOS |
| 5. Haworth | 13. Royal Technologies |
| 6. JBS USA, LLC | 14. Tiara Yachts |
| 7. Shape Corp. | 15. Yanfeng Automotive Interiors |
| 8. Request Foods | |

Top **4** technologies adopted: robotics/automation, cybersecurity, cloud computing, and systems integration



Insights Summary

Companies are nimble and overcoming talent shortages with automation. A majority of employers report adopting key technologies like **cybersecurity and robotics/automation**. However, rapid advancements in technology may be contributing to the downward trend of employers feeling prepared to adopt smart manufacturing technologies.

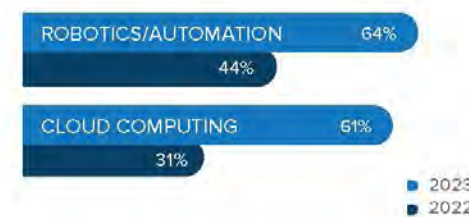
Adopting Technology

63%

of companies reported being very or somewhat prepared to adopt Smart Manufacturing technologies

Barriers for Smart Manufacturing Implementation

Cost is the number one barrier to begin implementing smart manufacturing into current manufacturing, and second is the **lack of staff expertise** for Allegan and Ottawa counties.



Smart Manufacturing Expertise in West Michigan's Lakeshore Region

Manufacturers of all sizes in West Michigan have implemented Industry 4.0 technology solutions to increase their profitability, efficiency, and improve employee safety. These technologies will help our region's employers to be better positioned for the future of manufacturing.

Over **50 companies** in our region within the smart manufacturing supply chain make up nearly **3,500 jobs**.

The lakeshore region's smart manufacturing supply chain which includes custom technology and automation solutions manufacturers, consumer goods manufacturers and bulk material handling solutions manufacturers serves nearly **40 industries**.



68% of the respondents rated worker productivity as good or great, regardless of level of preparedness to adopt Smart Manufacturing.

62% 

A majority of those companies indicated a high level of satisfaction with worker productivity identified themselves as either prepared or somewhat prepared for smart manufacturing.

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Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Updated 2/26/2026

Duke Suwyn SIOR, CCIM
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Trent Wieringa SIOR
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Trent.Wieringa@AdvantageCRE.com

3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
616 327 2800
www.AdvantageCRE.com