

# 931 INTERCHANGE DR HOLLAND, MI 49423 FOR LEASE



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BROKERAGE



## THE PROPERTY

- Premium truck service building located in Holland at the M-40 and I-196 interchange.

## HIGHLIGHTS

- 11,188 SF
- \$12.50 / SF NNN
- 20' Ceiling height
- 12 Overhead doors
- 4 Drive through bays (14'x16')
- 4 (14'x 14') Drive in bays
- 400 amps, 240 V, 3 Phase
- Trench floor drains
- Dedicated wash bay
- Radiant heat in drive-in bay

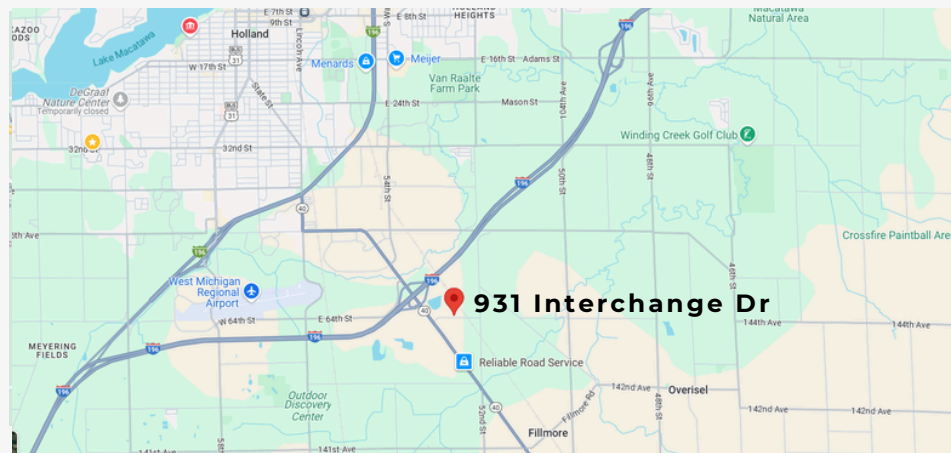
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SOURCE: GOOGLE MAPS



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**11,188**  
Square Feet

**\$12.50/SF**  
Lease Rate

**NNN**  
Lease Type

## Truck Repair/ Service Facility for Lease

Located at the M-40 and I-196 interchange on the south side of Holland, MI, this well-maintained truck repair and service facility offers excellent access to major transportation routes. The property features a 20' clear ceiling height, twelve (12) overhead doors, and one (1) dedicated wash bay, making it ideal for truck maintenance and service operations. Equipped with 400 amps of 480v/3-phase power, air lines, radiant heating, and trench floor drains, the facility is designed for efficiency and productivity.

Available immediately, this is a rare opportunity to secure a high-quality facility in a prime Holland location.





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## Lease Info

|                   |   |
|-------------------|---|
| Lease Rate        | \$12.50 / SF Annually   |
| Square Footage    | 11,188  |
| Lease Rate/ Month | \$11,654  |
| Overhead Doors    | 12  |
| Ceiling Height    | 20 Feet   |
| Date Available    | Upon Lease signing  |
| Lease Type        | NNN   |
| Lessee Pays       | All expenses including but not limited to: utilities, refuse, janitorial, taxes and insurance, mechanical systems and building/ maintenance, Snow removal and Landscaping to be billed pro rata along with assessments. |



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## FOR LEASE



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### Building Info

|                    |                                    |
|--------------------|------------------------------------|
| Total Building     | 11,188                             |
| Acreage   SF       | 2.5   44,431                       |
| Parcel Number      | 53-02-10-400-019                   |
| Overhead Doors     | 12                                 |
| Drive-through Bays | 4                                  |
| Parking            | Several Tractor and Trailer Spaces |
| Signage            | Building and Monument              |
| Year Built         | 1975                               |
| Office Space       | 730 SF                             |
| Ceiling Height     | 20 Feet                            |



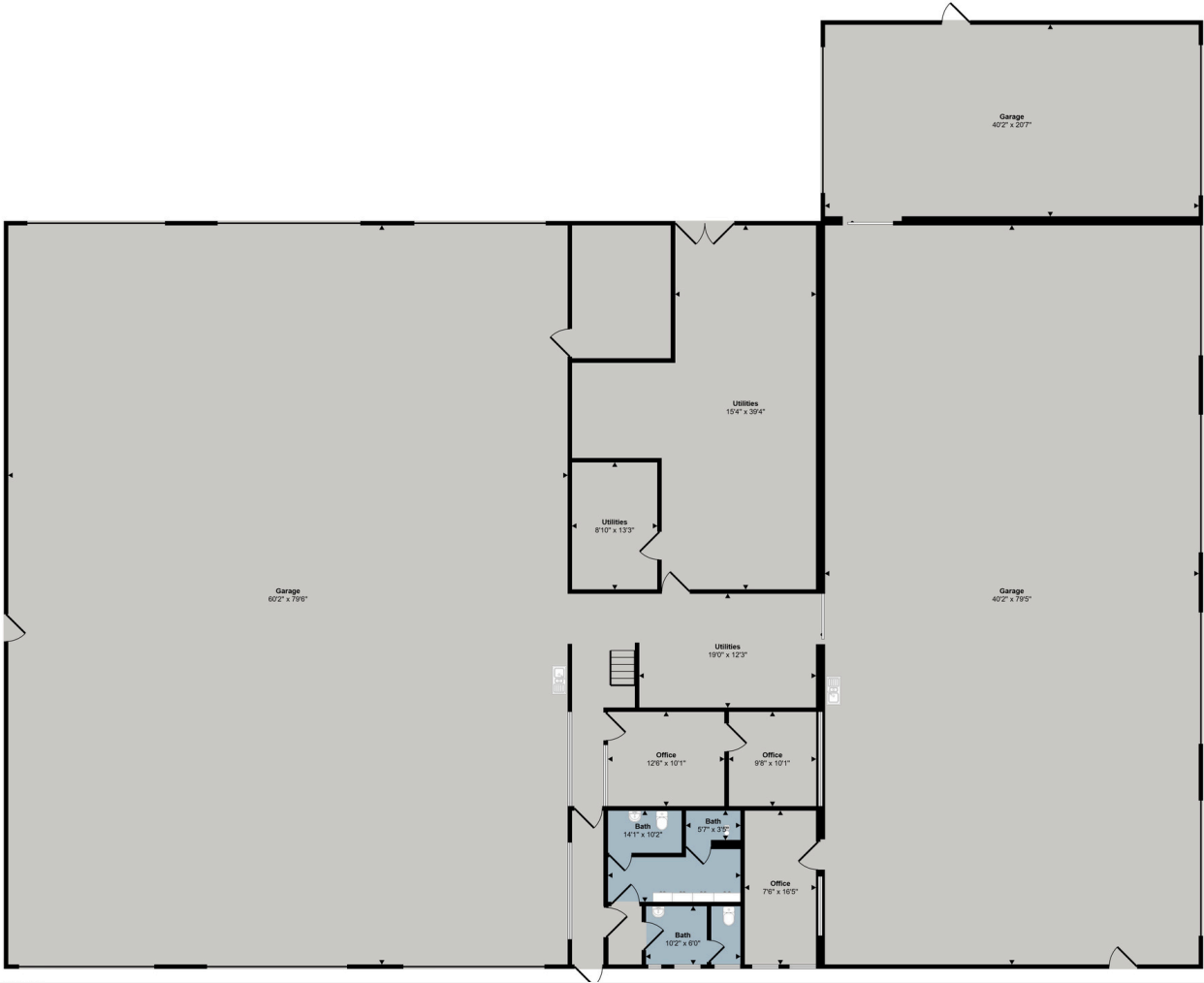
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## FOR LEASE

### Floor Plan



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Premises



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Additional photos



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