



**INDUSTRIAL CONDO**  
13,068 SF

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## LISTING INFORMATION

Sale Price	\$1,350,000
Total SF	13,068 SF
Price per SF	\$103.30/SF
Property Type	Condo - Industrial
Term	Cash/Conventional
Taxing Authority	Holland Charter Township
County	Ottawa
(2025) SEV	\$557,900
(2025) Taxable Value	\$264,289
(2025) RE Taxes	\$13,162
Minimum Ceiling Height	18' (15' Clear Height)
Number of Floors	1
Year Built	1996
Number of Buildings	1
Zoning	I-1
APN	70-16-04-157-003
Power	480V, 3Phase

## BUILDING HIGHLIGHTS

- (1) Loading Dock
- 1,458 SF Mezzanine
- Easy access to US-31
- Signage available
- Private offices
- Break room
- Conference room
- 2 Restrooms
- 50 Parking spaces for auto and trucks
- 1,404 SF Office space
- 11,664 SF Manufacturing space

This functional industrial building is conveniently located within an established industrial park, surrounded by complementary manufacturing facilities. This building has Condo Unit 3, for 13,068 SF available for sale. This includes 1,404 SF of quality office space and 11,664 SF of very clean manufacturing space with one loading dock, air conditioned office and manufacturing, clear height of 15', private offices, breakroom, and conference room, as well as about 1,458 SF of mezzanine space.

## BUILDING INFORMATION

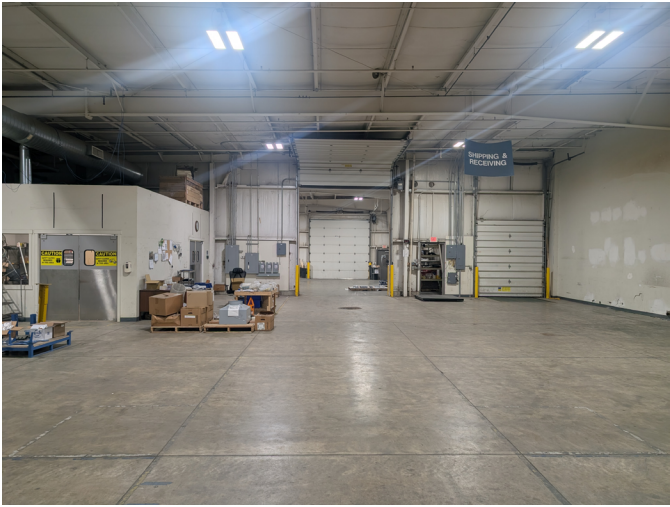
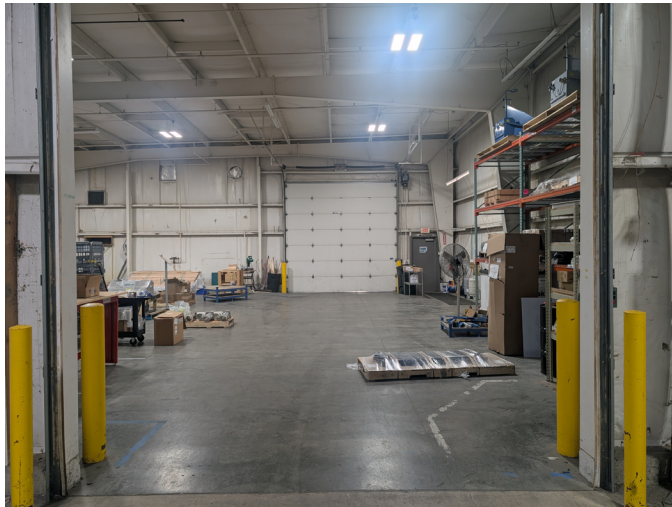
Total Building SF	28,958 SF
Available SF	13,068 SF (Condo Unit)
Industrial SF	11,664 SF
Office SF	1,404 SF
Acerage	2.941 Acres
Lot Dimensions	Condo
Frontage	350
Year Built	1996
Mezzanine SF	1,000+ SF
Construction	Pre Engineered Steel
Roof	Flat
Ceiling Height	18' (15' Clear Height)
Fire Suppression	Yes
Security System	Yes
Heating	Gas - Forced Air
Bathrooms	Yes, 2

Air Conditioning	Yes (Office/Manufacturing)
Lighting	Yes
Back-Up Generator	No
Driveway	Paved/Asphalt
Parking Spaces	50 (Auto/Truck)
Expandable	No
Outside Storage	No
Present Use	Manufacturing
Signage	Yes
Gas	SEMCO Gas Company
Electric	SEMCO Gas Company
Water/Sewer	Holland Board of Public Works
Elevator	No
Railroad Siding	No
Power	480 Volts, 3 Phase
Lease Expiration	9/30/2026, or Sooner

FOR SALE · 4518 128th Avenue · Holland, MI 49424



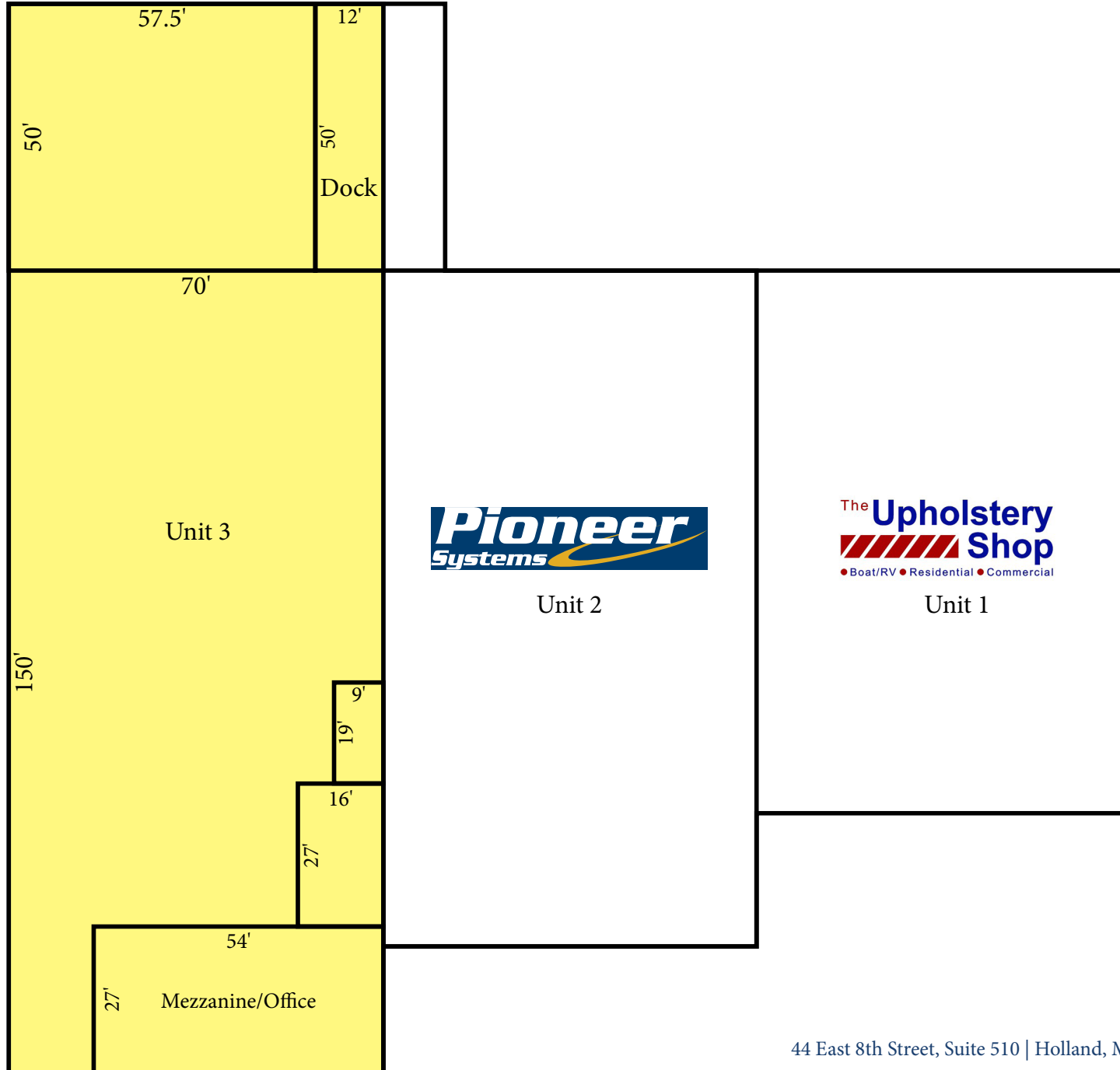
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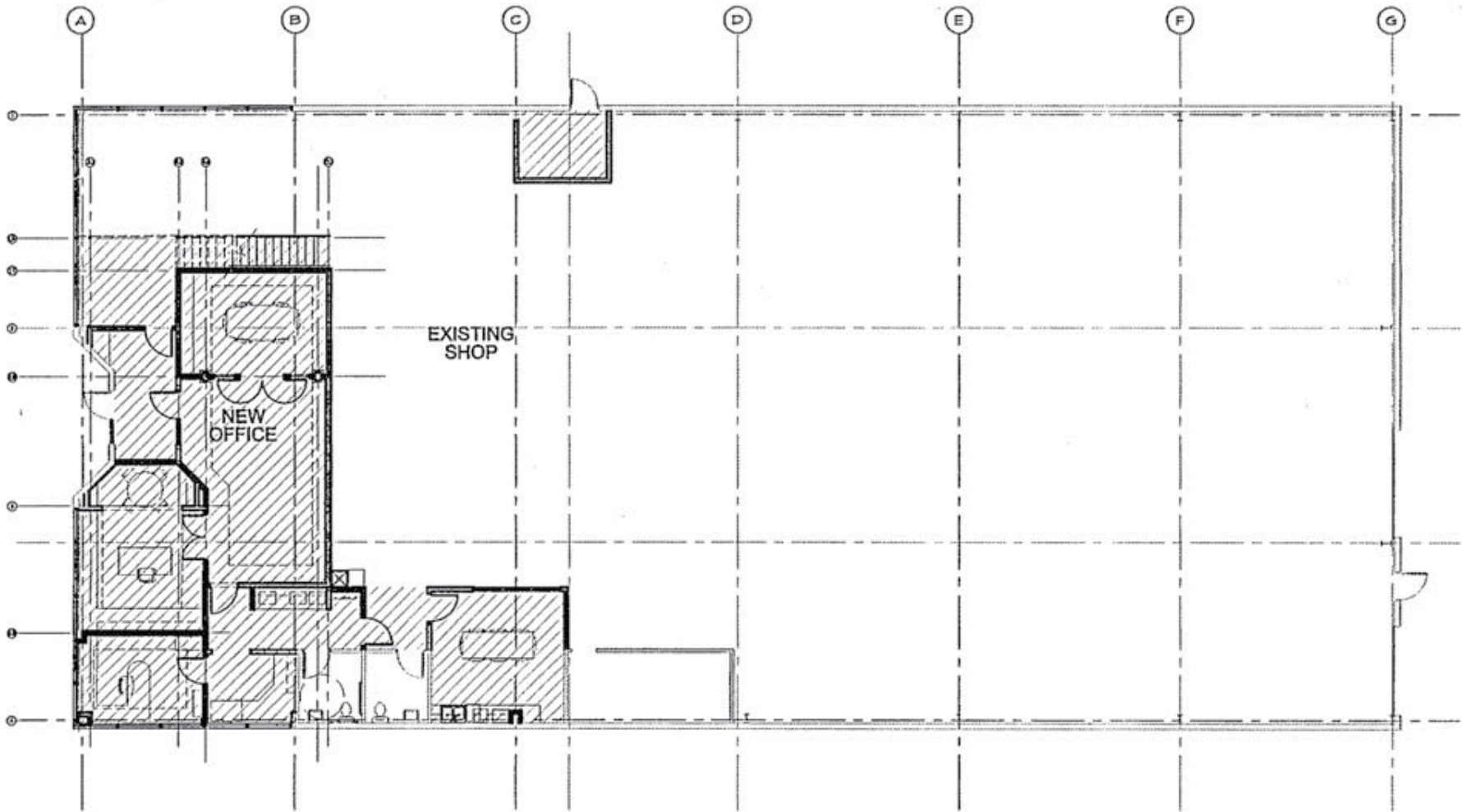
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LAYOUT



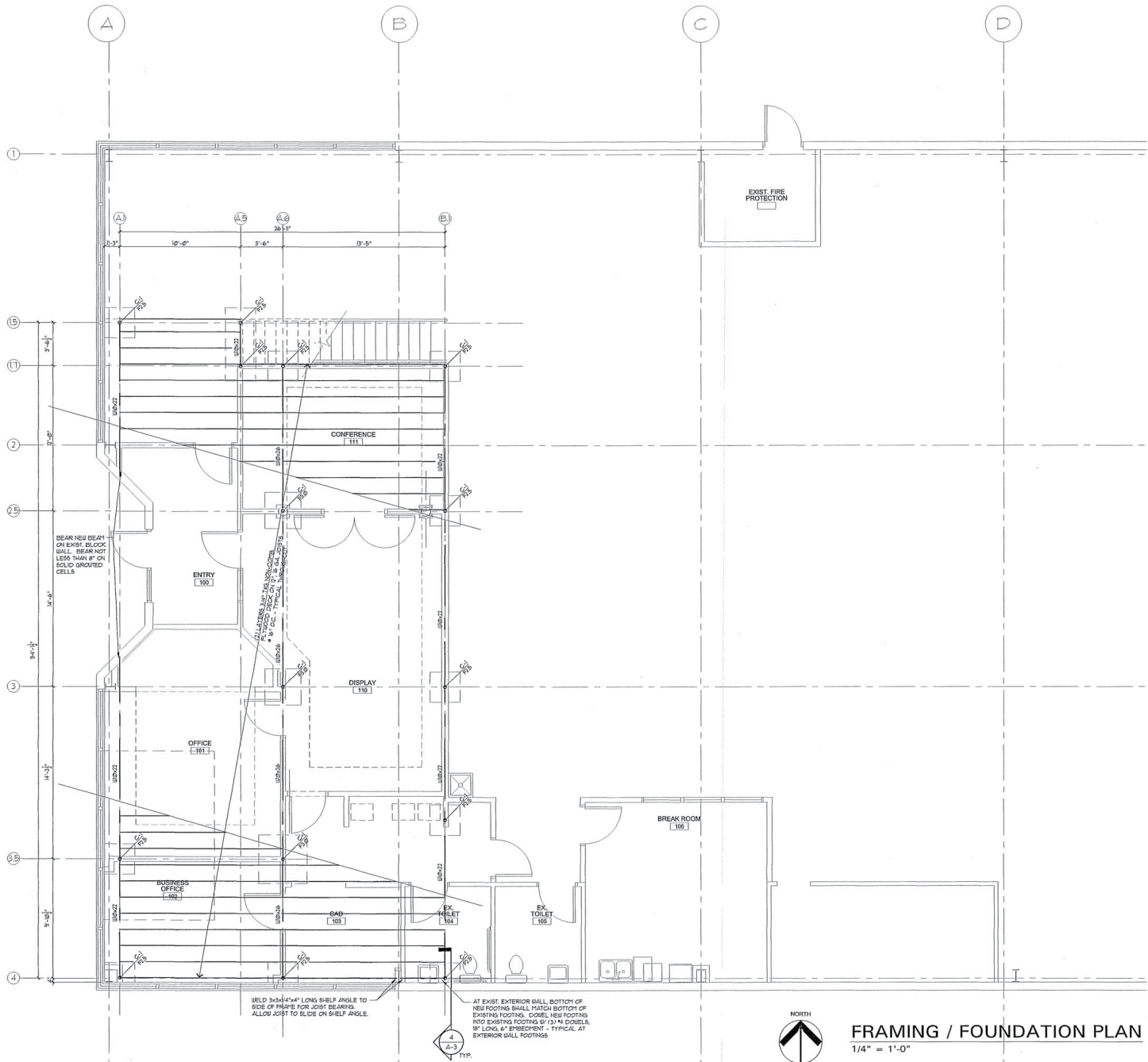
FLOOR PLAN



OVERALL FLOOR PLAN

1/16" = 1'-0"

**MEZZANINE**





**AERIAL MAP**



**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.