



Asking Price:

\$4,699,000

FOR SALE

# 10845 Chicago Drive Zeeland, MI

55,500 SF Industrial Warehouse

## Property Highlights

- 55,500 SF (150' x 370')
- ± 16,000 SF Office
- (4) Truck Docks
- (1) 14' Overhead Door
- 24' Eave Height
- 25' x 50' Bays
- 480/208V, 3-Phase, 800 Amps
- Located in Holland Charter Township, Ottawa County
- Zoned Light Industrial (I-1)

## CONTACT US



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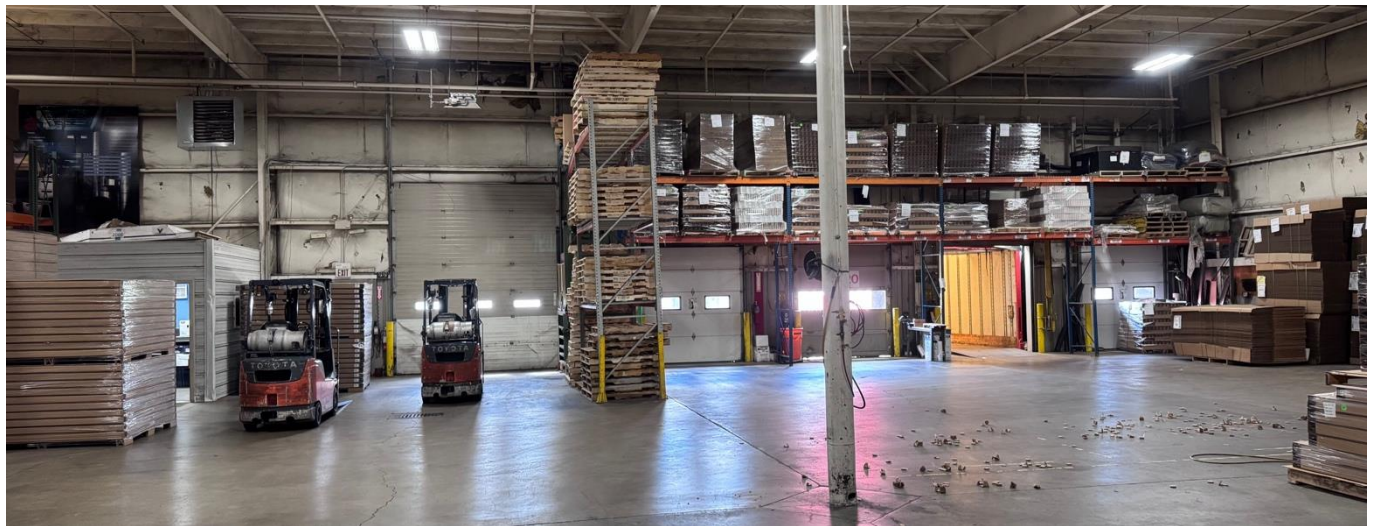
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55,500 SF INDUSTRIAL WAREHOUSE FOR SALE

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# Exterior and Interior Photos



# Building Specifications



## Property Details

<b>Property:</b>	10845 Chicago Dr
<b>Gross SF:</b>	55,500 SF (150' x 370')
<b>Office SF:</b>	± 16,000 SF
<b>Year Built:</b>	1980
<b>Bay Spacing:</b>	25' x 50'
<b>Eave Height:</b>	24'
<b>Doors:</b>	(1) 14' Overhead Door
<b>Docks:</b>	(4) Truck Docks
<b>Power:</b>	480V/208 3-Phase, 800 Amp
<b>Sprinklers:</b>	Yes - Fire Protection
<b>Municipality:</b>	Holland Charter Township, Ottawa County
<b>Parcel Id:</b>	70-16-23-100-104
<b>Acreage:</b>	5.49 Acres

## Financials

<b>Sale Price:</b>	\$4,699,000
<b>Price/SF:</b>	\$84.66/SF
<b>Assessed Value (2025):</b>	\$2,231,500

## Location Highlights

- Located in an industrial corridor with prominent users including Gentex, Holland Litho Printing, IFR Inc, Xylem and many others.
- Less than 0.6 miles from Business I-196 & 2.8 miles from US-31.

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# Property Aerial



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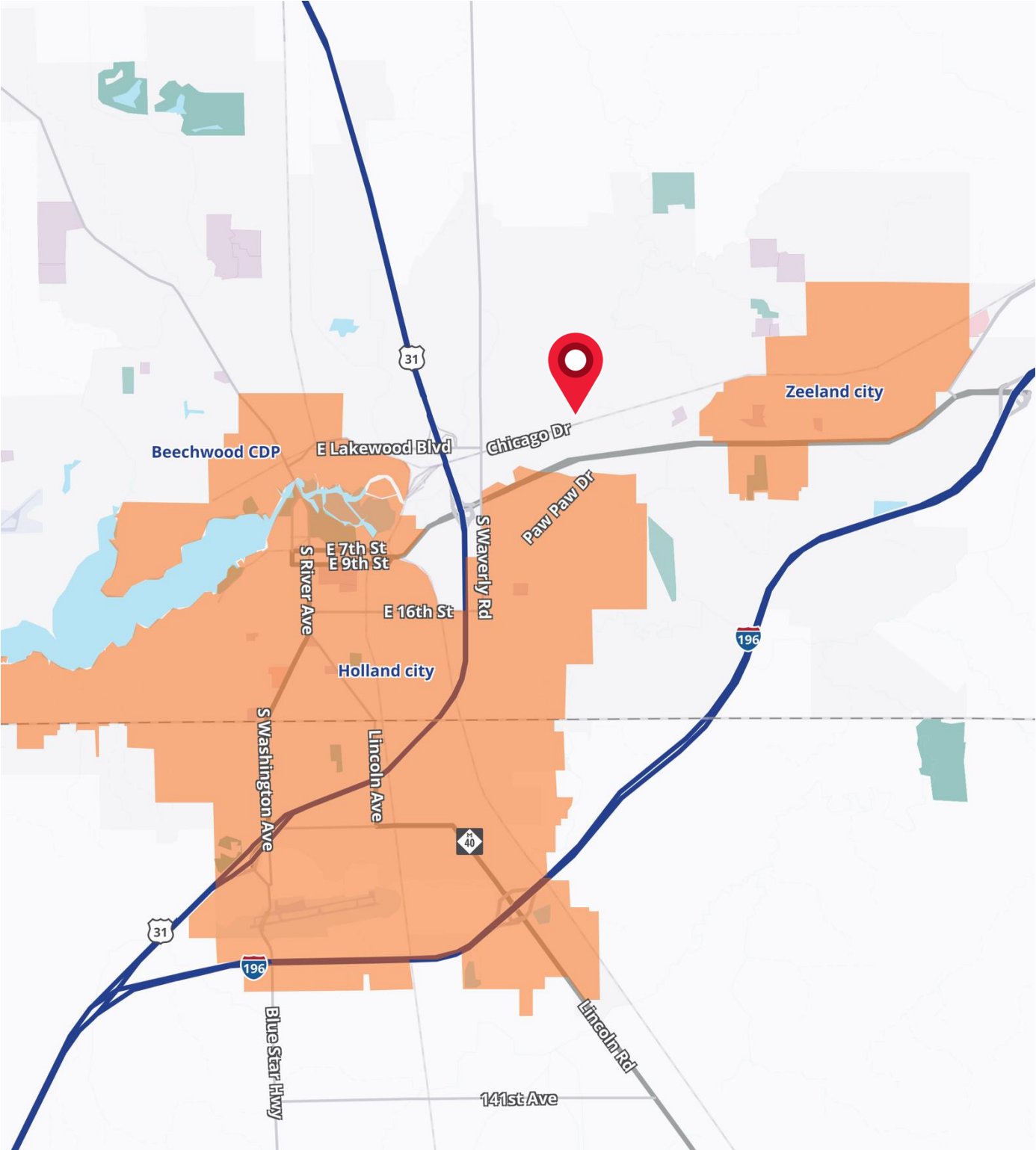
# Parcel Outline



55,500 SF INDUSTRIAL WAREHOUSE FOR SALE



# Location Map



# Demographics

2026 SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	3,649	42,112	88,454
Total Households	1,324	16,713	33,616
Total Family Households	1,007	11,090	22,225
Average Household Size	2.74	2.48	2.55
Median Age	43.7	38.1	36.4
Population Age 25+	2,597	28,725	58,623
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.33%	0.80%	0.61%
2020 – 2025 Population: Annual Growth Rate (CAGR)	0.12%	0.93%	0.67%
2026 POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	48.5%	49.3%	49.5%
Female Population / % Female	51.5%	50.7%	50.5%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$86,083	\$79,487	\$78,159
Average Household Income	\$105,534	\$100,999	\$99,342
Per Capita Income	\$40,031	\$39,707	\$37,847
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	209	2,044	3,986
Total Daytime Population	5,030	58,058	116,336
Daytime Population: Workers	3,385	39,596	76,747
Daytime Population: Residents	1,645	18,462	39,589

#### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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