




# Available

4690 128th Ave, Holland, Michigan 49424

67,200 SF

 **JLL** SEE A BRIGHTER WAY

# 4690 128th Ave

This single-tenant industrial building in Holland, Michigan, is a rare opportunity for a user. The 67,200 SF facility, built in 1997, sits on 10.85 acres and includes approximately 1,000 SF of office space. Key features include heavy power, 21.5' to 25' clear heights, and excellent loading capabilities with eight docks and one drive-in door.



## Property Details

<b>Building Size</b>	67,200 SF
<b>Office Size</b>	±1,000 SF
<b>Land Size</b>	10.85 AC
<b>Clear Height</b>	21.5' - 25'
<b>Docks</b>	8 exterior docks
<b>Drive Ins</b>	1 total (9' w x 11' h)

<b>Power</b>	2,500a/480v 3-Phase
<b>Columns</b>	40' x 40'
<b>Sprinklers</b>	Wet
<b>Year Built</b>	1997
<b>Parking</b>	52 surface spaces
<b>Zoning</b>	I-1

# Location

The property is located in the Holland North Submarket of Holland, Michigan, an area with a 2025 estimated population of 140,401 within a 10-mile radius. The location offers excellent accessibility, situated near major roadways like US-31, which sees daily traffic volumes of over 30,000 vehicles. Manufacturing is the dominant local industry, accounting for 1,056 jobs within a 1-mile radius.

## Sale Price:

\$6,000,000 / \$89.29 PSF

## Sublease Rate:

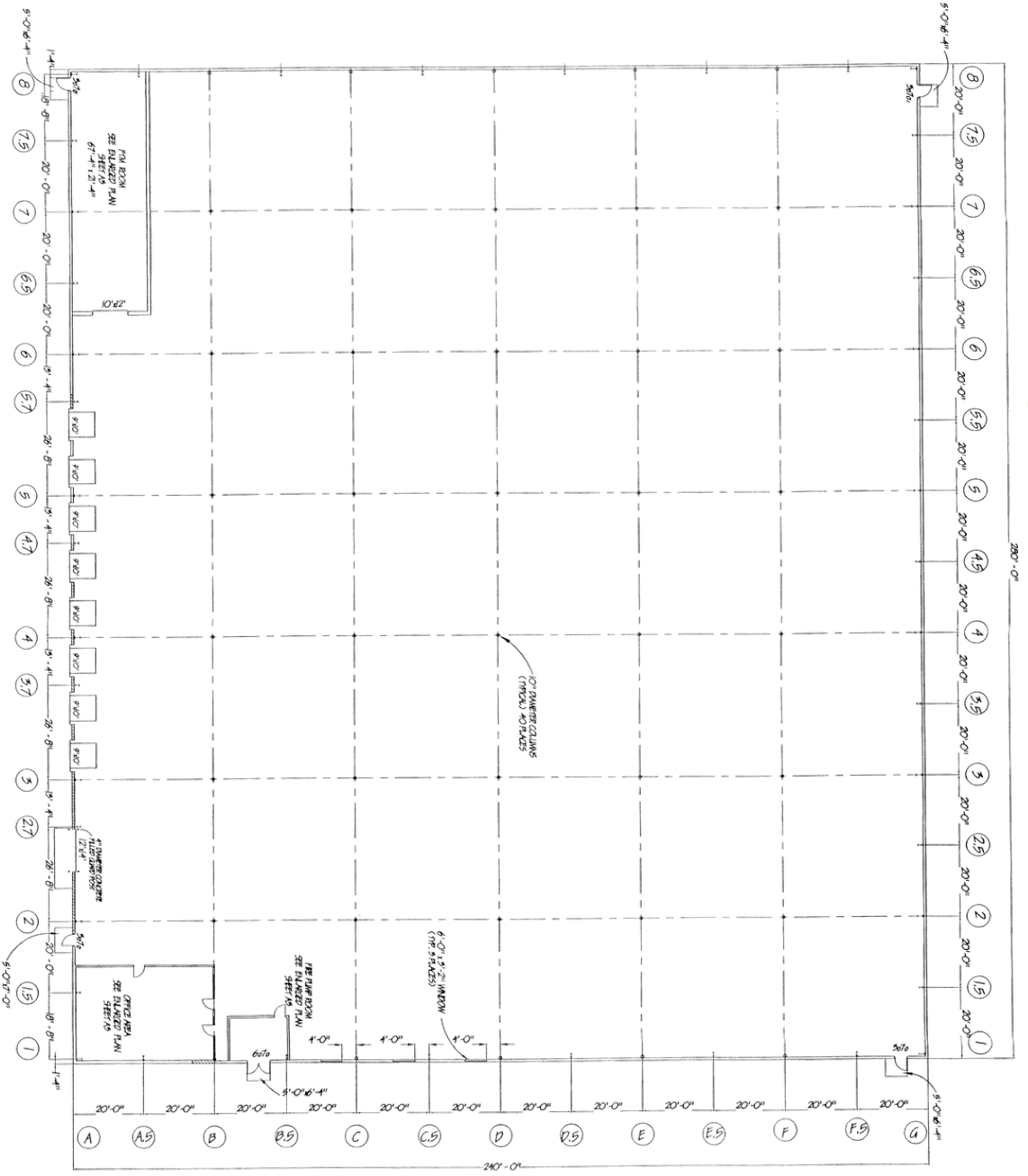
\$5.75/NNN

CAM: \$0.92 PSF

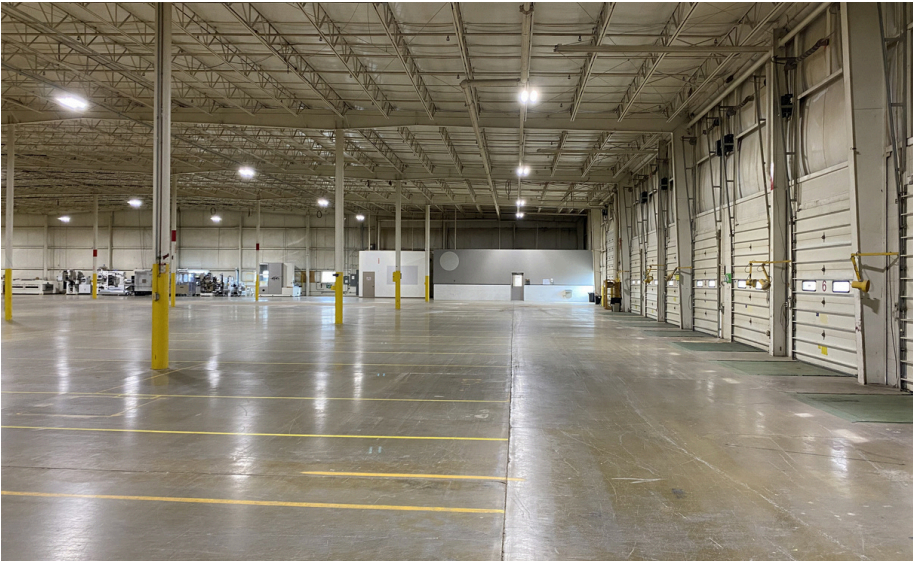
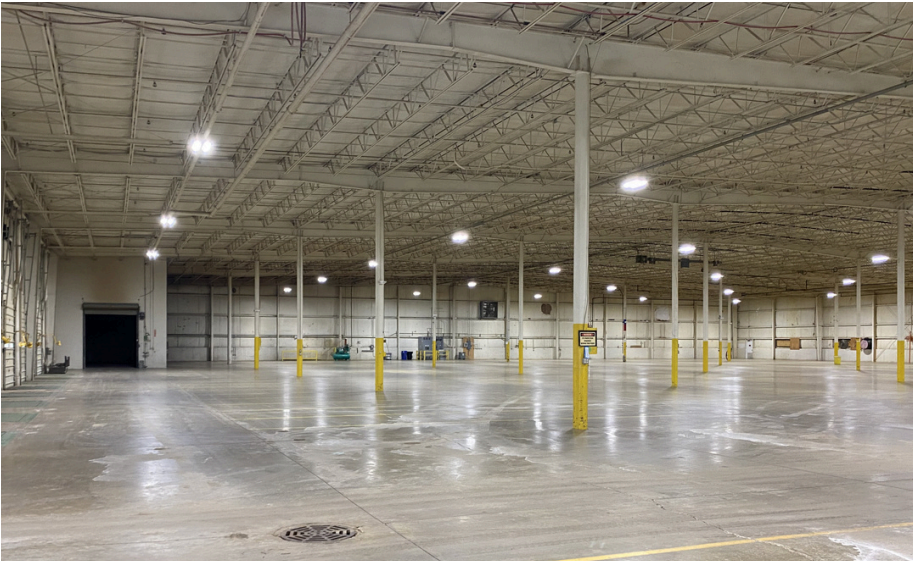
Sublease Exp: December 31, 2030



# Floor plan

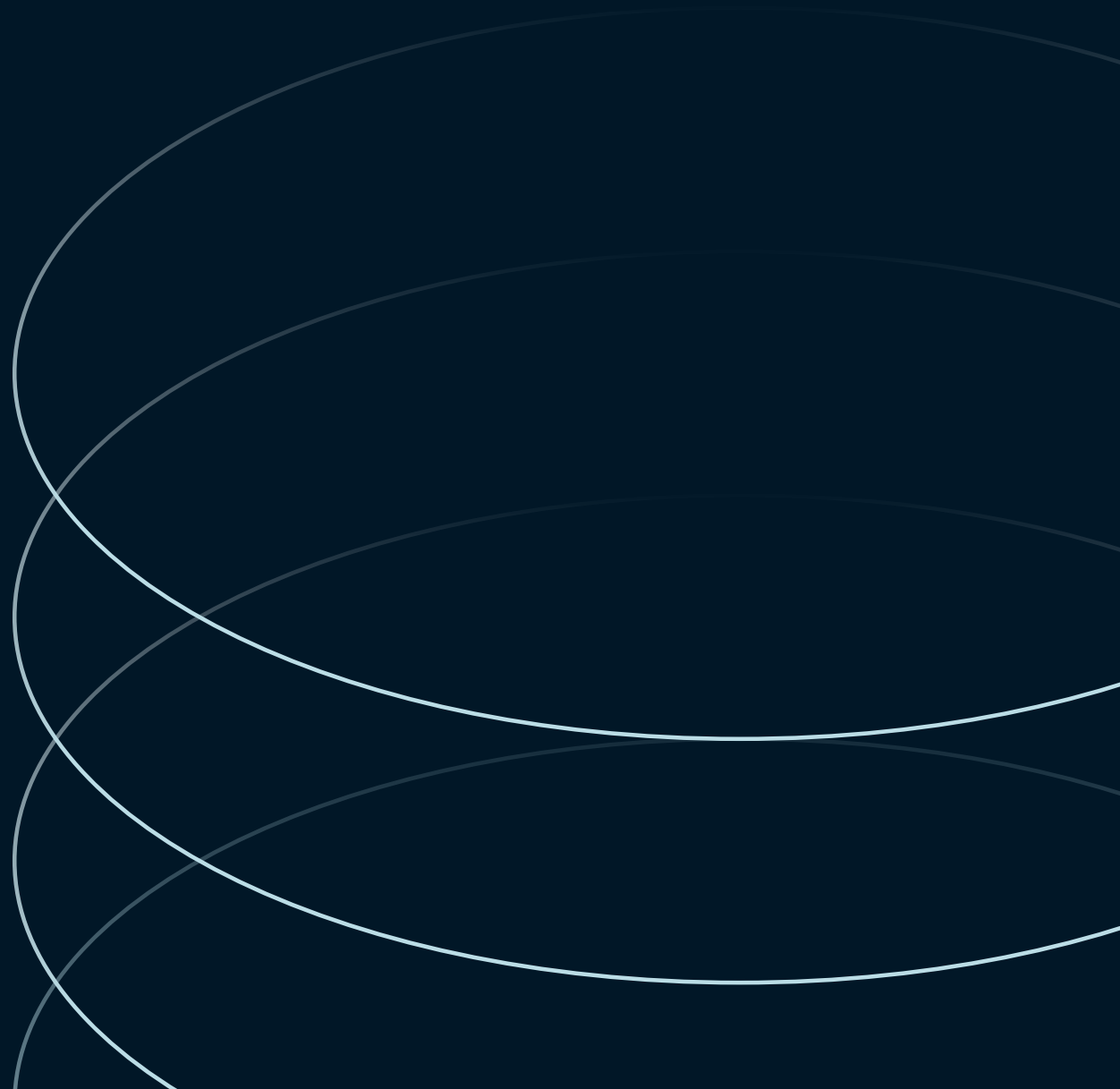


# Warehouse photos



# Office photos





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