



VACANT LAND
For Sale

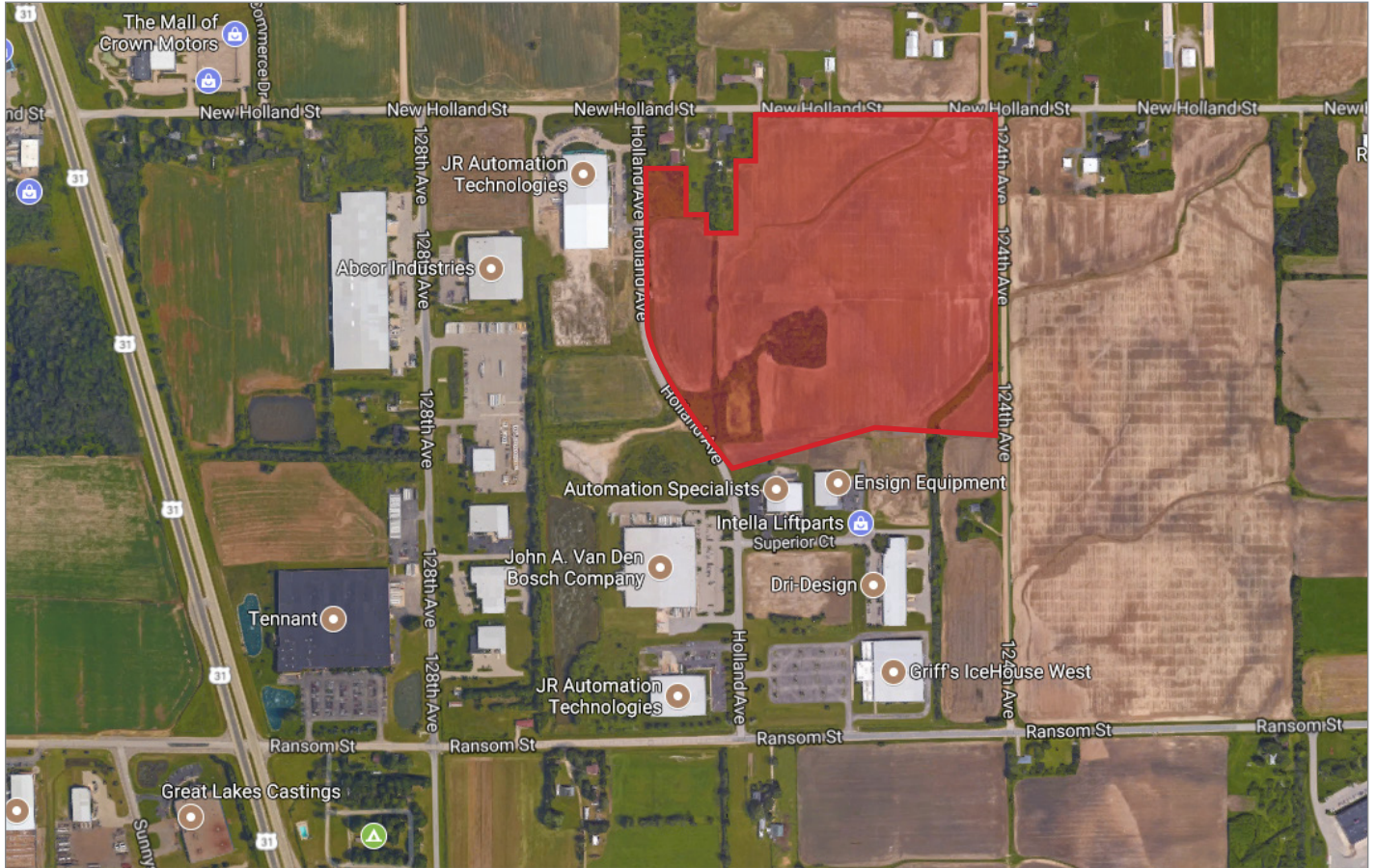
Holland Commerce Park
Holland, MI 49424



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Holland Commerce Park, Holland, MI



3.5-48.3 acre industrial lots for sale on the north side of Holland, just East of US-31. Known as North Holland Commerce Park, this property features many benefits over the typical vacant lot. Streets have been improved with curb, gutter, and overhead lighting. There are two entrances to the park, from the North and the South. All utilities are underground including city water and sewer, gas, and high-speed DSL. The park is in a Public Act 198 tax district which significantly lowers real and personal property taxes. There are restrictive covenants in place to provide an aesthetically pleasing community throughout the future. Lot sizes can vary depending on buyer's needs.

Neighboring Businesses

- > JR Automation
- > Automation Specialists
- > Ensign Equipment
- > VandenBosch Feeds
- > Mammoth, Inc.
- > Dri-Design
- > Edge Ice Arena
- > Tennant
- > Holland Special Delivery
- > Abcor Industries
- > Global Performance Parts
- > Intella Liftparts

Location Info

Directions:

East of US-31, between New Holland Street and Ransom Street

Proximity to (approximately):

US-31	0.50 miles
I-196	5 miles
M-6	17 miles

Downtown Holland:	4 miles
Downtown Grand Rapids:	30 miles
Tulip City Airport:	7 miles
Park Township Airport:	6 miles

Holland Commerce Park, Holland, MI



Offering Highlights

- > Zoned for industrial use
- > North and south entrances
- > Paved all-weather interior road with concrete curb and gutter
- > Convenient to US-31
- > Close to local airports and approximately 35 miles from Gerald R. Ford Airport
- > Building and use restrictions to maintain quality and integrity of the park
- > All utilities underground
- > City water and sewer
- > Various size parcels available
- > Any parcel can be split to meet specific needs
- > 198 Tax Abatement District
- > Parcels are ready to build

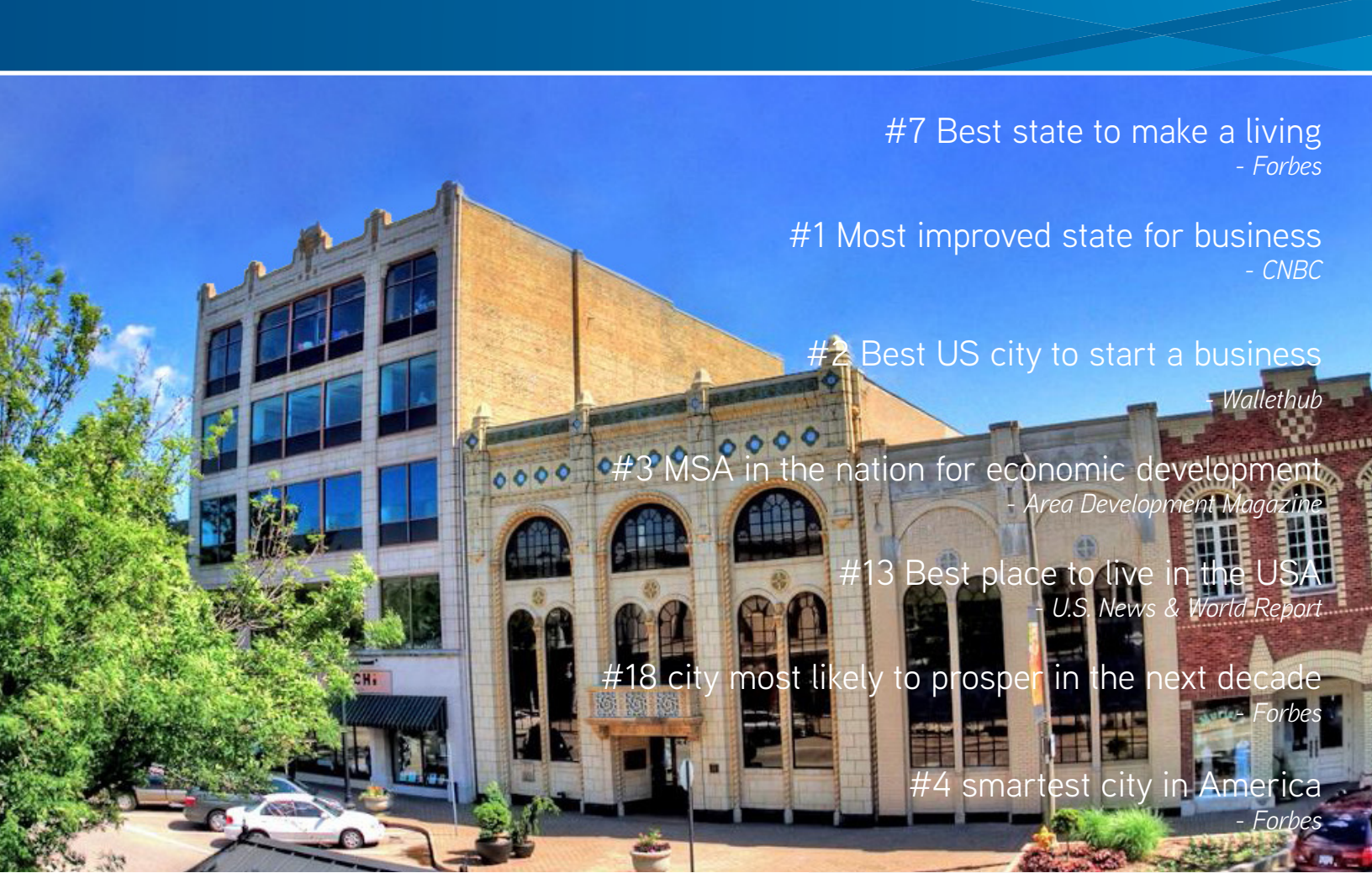
Utility Source

Electric:	Holland Board of Public Works
Telephone:	Choice
Natural Gas:	Semco
Sanitary Sewer:	Holland Charter Township
Storm Sewer:	Ottawa County Drain Commission/Road Commission
Water:	Holland Charter Township



Parcel Information

Parcel	PP#	Acres	Price/Acre	Sale Price
1	70-16-04-100-036	4.20	\$40,000	\$168,000
2	70-16-04-100-036	3.50	\$40,000	\$140,000
3	70-16-04-100-041	7.60	\$40,000	\$304,000
4	70-16-04-100-041	6.20	\$40,000	\$248,000
4 & Part of 5	70-16-04-100-041	10.00	\$40,000	\$400,000
3, 4, & Part of 5	70-16-04-100-041	15.00	\$40,000	\$600,000
3, 4, & 5	70-16-04-100-041	20.00	\$37,500	\$750,000
2, 3, 4, & 5	70-16-04-100-041 & 036	23.50	\$35,000	\$822,500
6	70-16-04-100-041	20.60	\$35,000	\$721,000
3, 4, 5, & 6	70-16-04-100-041	40.60	\$32,500	\$1,319,500
1, 2, 3, 4, 5, & 6	70-16-04-100-041 & 036	48.30	\$35,000	\$1,690, 500



#7 Best state to make a living
- Forbes

#1 Most improved state for business
- CNBC

#2 Best US city to start a business
- Wallethub

#3 MSA in the nation for economic development
- Area Development Magazine

#13 Best place to live in the USA
- U.S. News & World Report

#18 city most likely to prosper in the next decade
- Forbes

#4 smartest city in America
- Forbes

West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the seven counties of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo. Throughout history, the area has been known primarily for its diverse manufacturing base and highly skilled labor. As the area progresses into the 21st century, health care has emerged as the major economic driver. The region is also known for a burgeoning food and beverage industry, as well as cultural events such as ArtPrize, which every year attracts artists and art fans from all over the world.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone. Some of the major corporations in West Michigan include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. In fact, more than 130 international companies call West Michigan home. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

The lower-than-average cost of living, close proximity to the scenic shores of Lake Michigan, and abundance of amenities create a vibrant and productive environment. Building on its strong traditions of entrepreneurship, innovation, community involvement, family orientation and a famous work ethic West Michigan is thriving.

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