

INDUSTRIAL PARK
VACANT LAND

For Sale

Holland Charter Township
Industrial Park



26 Acres

5.83
Acres

9.96
Acres



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Holland Charter Township Industrial Park



Street	Lot	Permanent	Acres	Price/Acre	Sale Price
Hallacy	1	70-16-05-300-042	26.00	\$37,000	\$962,000
Hallacy	2	70-16-05-400-057	9.96	\$45,000	\$448,200
Driesenga	3	70-16-05-400-053	5.83	\$47,000	\$274,010

Holland Charter Township Industrial Park

Offering Highlights

- › Designed as a State of Michigan Certified Business Park
- › Zoned for industrial use
- › 12" water mains
- › 10" & 12" sanitary sewers
- › Boulevard entrance (two 24' lanes)
- › Paved all-weather interior road with concrete curb and gutter
- › Adjacent to CSX Railroad
- › Five miles to seaport
- › Adjacent to US-31, 4 lane divided highway
- › Four and six miles to local airports
- › Protection covenants
- › All utilities underground
- › Various size parcels available
- › Any parcel can be split to meet specific needs
- › Tax abatements available

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

Tax Information

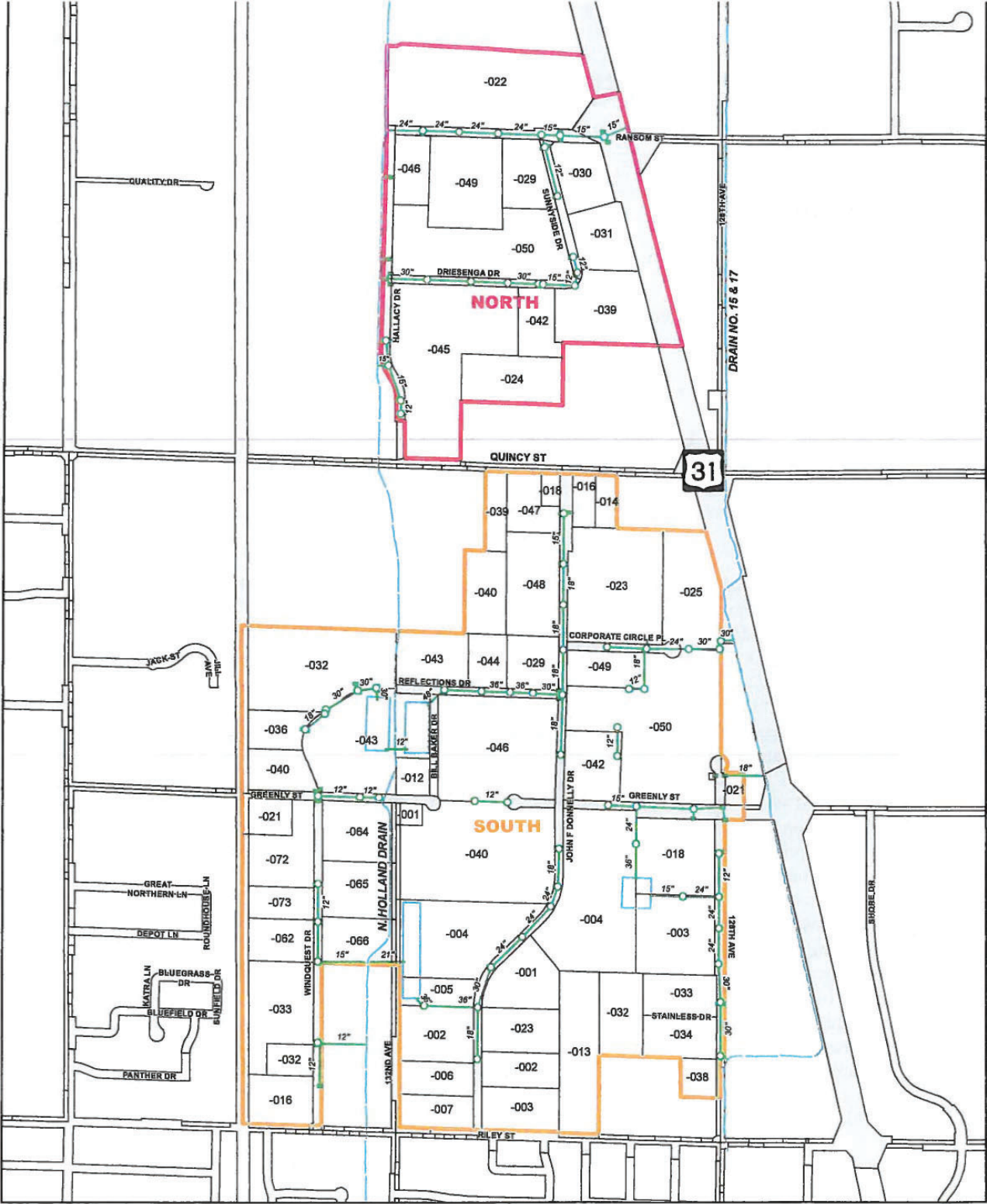
SEV:	N/A
Taxable Value:	N/A
Taxes:	Estimates Available
Possession:	At closing
Sale Terms:	Cash/Conventional
Municipality:	Holland Charter Township
Zoning:	I-2, General Industrial

PARCELS MAY BE SPLIT OR COMBINED TO MEET YOUR SITE REQUIREMENTS

**AVAILABLE SIZES:
4.39-26 +/- Acres**

Lakeshore industrial sites for sale in Holland Charter Township Industrial Park on Holland's North side. Each Holland Charter Township Industrial Park is certified by the Michigan Economic Developers Association. The certification assures high quality and services. A certified park offers specific advantages including covenants, utilities, roads, lighting, landscaping and setbacks. High-quality/high-profile settings.

Drainage Map



SCALE: 1" = 1,000'

- LEGEND**
- PROPOSED HOLLAND TWP. IND. PARK DRAIN (NORTH)
 - PROPOSED HOLLAND TWP. IND. PARK DRAIN (SOUTH)
 - R.O.W./EASEMENT
 - CATCH BASIN
 - MANHOLE
 - STORM SEWER
 - DRAIN
 - REGIONAL DETENTION POND

OTTAWA COUNTY DRAIN COMMISSIONER
OTTAWA COUNTY, MICHIGAN
**HOLLAND TOWNSHIP
INDUSTRIAL PARK DRAIN (NORTH & SOUTH)
DRAIN BOUNDARY**

Prestin & Newhof
20180504

Holland Charter Township Industrial Park

Quincy Street, Holland, MI

Informational Links

> **ZONING: I-2 GENERAL INDUSTRIAL DISTRICT**

<http://www.hct.holland.mi.us/code-of-ordinances>

> **TAX INCENTIVES:**

<http://www.LakeshoreAdvantage.com>

Abatements on Property Taxes (PA 198, 1974):

Property tax incentives are available to eligible businesses to renovate or expand existing manufacturing plants, or to build new plants. The law also allows local communities to use this incentive for high-tech firms or research and development centers that provide high-salaried jobs. The abatements can reduce property taxes, real and personal, (excluding land) for up to 12 years. For an obsolete plant or machinery that is being replaced or restored, the company may be eligible for a 100% exemption from property tax on the value of the improvement. For a new plant, PA 198 allows local units of government to reduce the local millage by 50% and the state to abate the 6-mill statewide education tax. Terms and conditions vary in each community.

Personal Property Tax Abatement (PA 328, 1998):

Michigan Public Act 328 allows certain communities, of which Holland is officially designated, to abate all new personal property taxes in certain geographic areas in order to stimulate economic development. Abatements include all millage, state and local. The act allows all new personal properties installed by an eligible business after local approval to be 100% exempt from personal property taxes for a specified period determined by the Holland Charter Township. After receiving a resolution from the Board of Trustees, the Michigan State Tax Commission takes final action on this request for abatement. The Holland Charter Township has criteria that must be met in order to qualify for this abatement.



#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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