

8825 AIRPORT HIGHWAY

HOLLAND, OH 43528

(SPRINGFIELD TOWNSHIP)



SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE OR LEASE

3,400 Square Feet Available



GENERAL INFORMATION

| | |
|-----------------------|-------------------------------------|
| Sale Price: | \$525,000 |
| Lease Rate: | \$5,000/mo. + utilities & insurance |
| Building Size: | 3,400 square feet |
| Number of Stories: | 1 |
| Year Constructed: | 2000 |
| Condition: | Excellent |
| Lot Dimensions | Triangular |
| Acreage: | 1.692 |
| Closest Cross Street: | At Old Airport Highway |
| County: | Lucas |
| Zoning: | C-2 General Commercial |
| Parking: | 5 striped spaces with fenced yard |
| Curb Cuts: | 2 along Old Airport Highway |
| Street: | 4 lane, 2 way |



For more information, please contact:

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Office Space: | Approximately 500 sf |
| Shop Space: | Approximately 2,900 sf |
| Exterior Walls: | Metal with metal interior skin |
| Structural System: | Pre-engineered metal |
| Roof: | Metal |
| Floors: | Concrete |
| Floor Coverings: | Partial epoxy in warehouse; Carpet and tile in office |
| Ceiling Height: | 14' to 15' eaves; 16' to 17' peak |
| Basement: | No |
| Heating: | Co-ray-vac in warehouse |
| Air Conditioning: | Window unit in office |
| Power: | 200a/240V, single phase |
| Restrooms: | 1 unisex plus janitor's sink in shop |
| Security System: | No |
| Overhead Doors: | 2 – 14' x 12' (drive-thru) |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Pylon along Airport Highway plus billboard (currently leased) |

UTILITIES

| | |
|-----------------|-----------------------------|
| Electric: | Toledo Edison |
| Gas: | Ohio Gas |
| Water: | Well |
| Sanitary Sewer: | Septic |
| Storm Sewer: | Swale along Airport Highway |

BUILDING INFORMATION

| | |
|-----------------------|----------------|
| Current Occupant: | Owner |
| Sign on Property: | Yes |
| Showing Instructions: | Contact agents |

LEASE DETAILS

| | |
|--------------------------|--|
| Term: | 3 ± years |
| Security Deposit: | Negotiable |
| Options: | Negotiable |
| Improvements Allowance: | To be determined |
| Tenant Responsibilities: | Utilities, suite janitorial, insurance |

2025 REAL ESTATE TAXES

| | |
|---------------------|--------------------|
| TD: | 65 |
| Parcels: | 20221 and 20344 |
| Assessor Number: | 28-027-032 and 053 |
| Total Annual Taxes: | \$8,429.18 |

Comments:

- Fenced lot with 3 gates
- Concrete apron
- Exterior lighting
- Clear span
- Compressed air lines
- Three small offices

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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