

1590 ALBON ROAD
HOLLAND (SPRINGFIELD TWP), OH 43528

COMMERCIAL/FLEX
CONDOMINIUM FOR SALE
23,200 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SPRINGFIELD TWP COMMERCIAL/FLEX CONDO



GENERAL INFORMATION

Sale Price:	\$2,270,000
Building Size:	Unit 12 - 23,200 square feet
Number of Stories:	One
Year Constructed:	2014
Condition:	Very well-maintained
Closest Cross Street:	Airport Highway
Acreage:	3.5 acres – total acreage of complex
County:	Lucas
Zoning:	C-2 – Gen. Commercial
Parking:	94+ shared
Curb Cuts:	Two
Street:	2 lane, 2 way



*Lucas County Auditor lists address as 1532 Albon

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Metal
Structural System:	Steel frame trusses
Roof:	Metal panel - pitched
Floors:	Concrete
Floor Coverings:	Carpet/epoxy - offices
Ceiling Height:	20' to eaves 32' to peak
Basement:	No
Heating:	Office – 2 gas units Whse – 4 suspended gas units – 3 exhaust fans run side levers to pull air for circulation.
Air Conditioning:	Central – 2 ground mounted units
Power:	Multiple panels 225a/120/240v/3-phase
Restrooms:	Men's – 6 fixture (no showers) Women's – 9 fixture (no showers)
Sprinklers	Yes – wet system Risers are located in the mechanical room.
Elevator:	No
Signage:	Per code – Seller's sign is on the front entry glass side panels
Security:	Yes – currently monitored through Habitec

BUILDING INFORMATION

Current Tenant:	USA Insulation/ Mold Medics (seller)
Occupancy Date:	Upon closing
Sign on Property:	No
Key Available:	Schedule tours through listing agent

2025 REAL ESTATE TAXES

Parcel Number:	65-16837
Assessor Number:	28263001
Total Taxes:	\$53,977.88
Land value:	\$98,900
Improvement value:	\$1,777,800
Total value:	\$1,876,700

Comments:

- Located on Albon Road north of Airport Highway, adjacent to the Man Caves and Sky Zone.
- Utilities – 1 gas meter, 1 electric meter, 1 water meter.
- Condo dues for 2026 are \$21,600. For 2026, there is a trash discount for the previous year's trash savings in the amount of \$1,916.29.
- Overhead high-definition LED balusters.
- Condo includes approximately 5,700 SF of office space.
- Current owner doubled the size of the office area in 2023. Office area includes 11 private offices (2 are larger, executive offices), open office area, conference room, kitchen and storage.
- Shop space is approximately 17,500 SF.
- Current owner added a small storage area, temperature controlled. There is a drive thru bay on the west end of the building with two 16'x16' overhead doors.
- The upstairs room has high ceilings and access to the mezzanine, which is used for training.
- The property is currently occupied by USA Insulation/Mold Medics; however, the previous use was Glass City Athletics.
- Please contact Springfield Twp Zoning with questions – 419.865.0239.

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Drive thru bay



Common mechanical room – houses sprinkler risers, electric, gas and water meters



North side of property

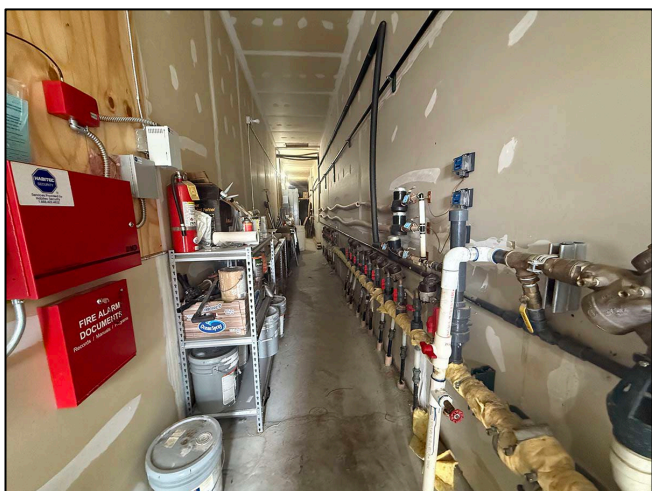


Parking lot

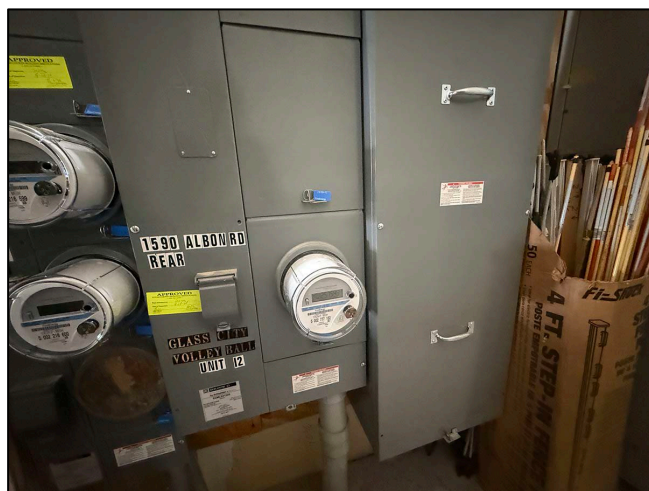
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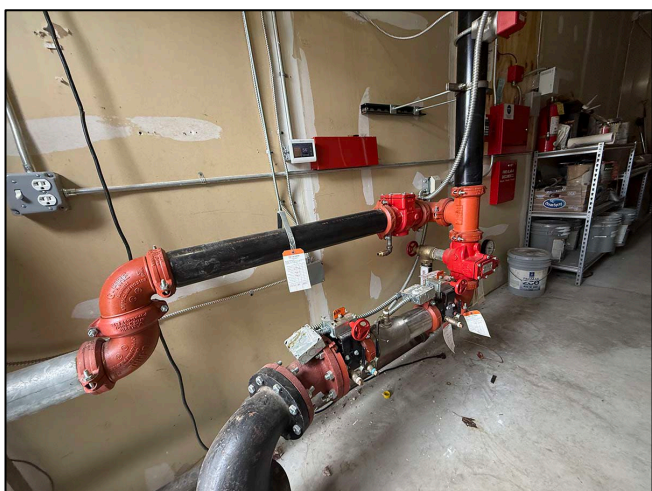
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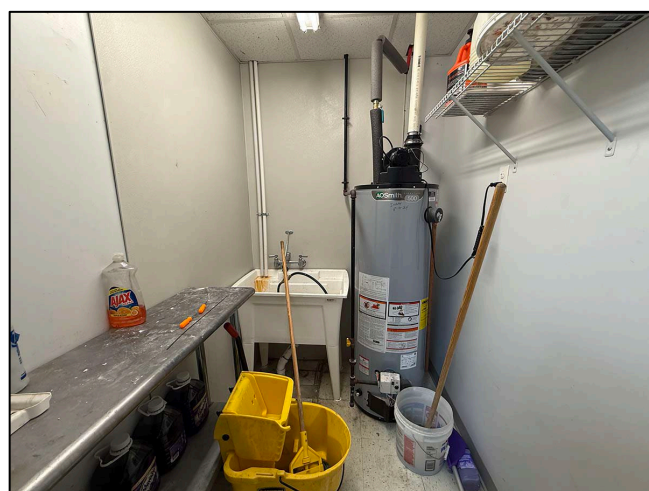
Common mechanical room



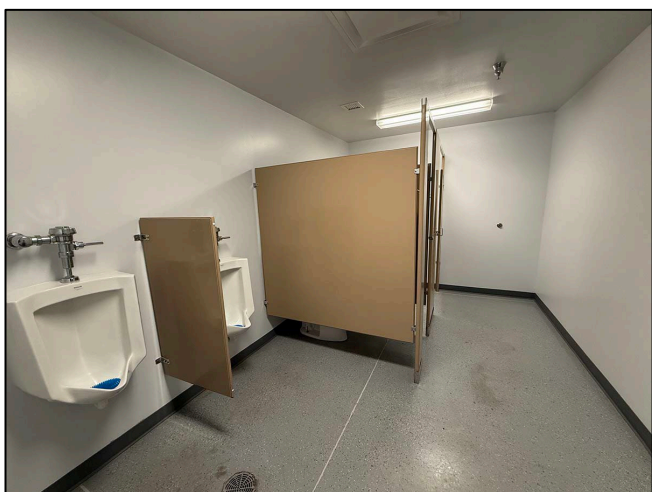
Common mechanical room



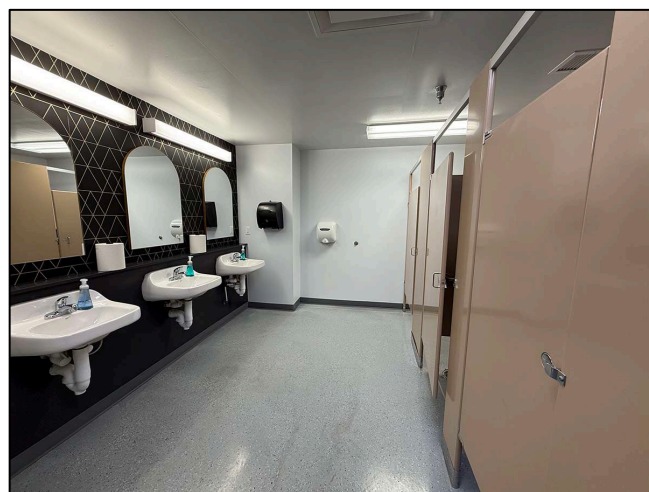
Common mechanical room/wet sprinkler system



Mechanical/storage room



Men's restroom



Women's restroom

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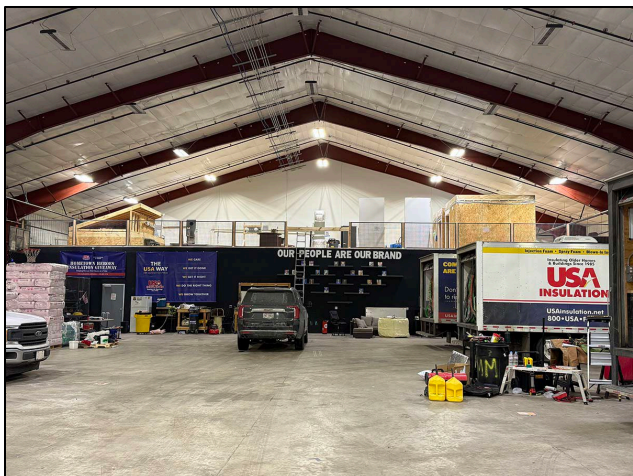
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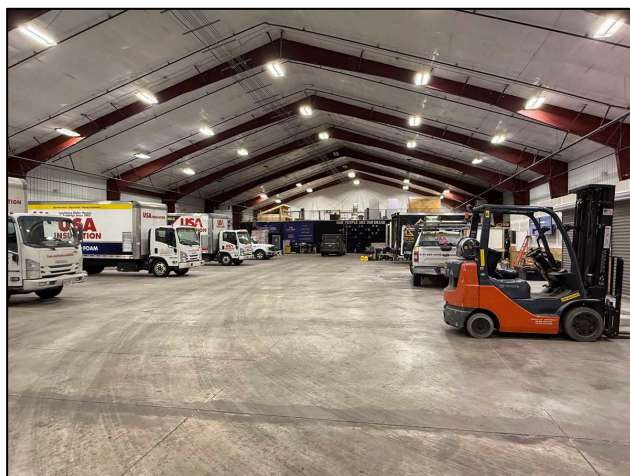
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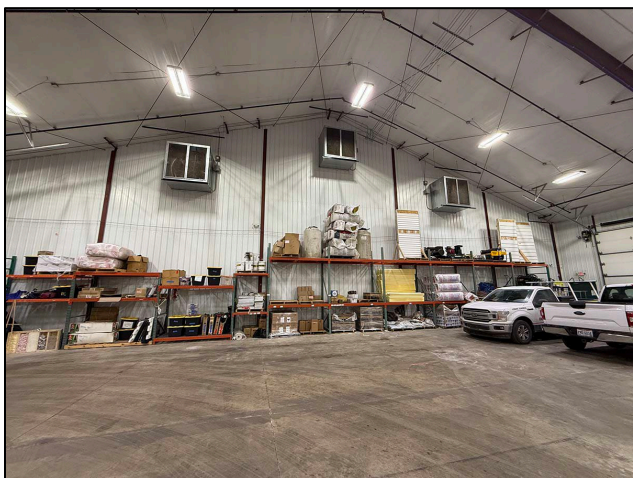
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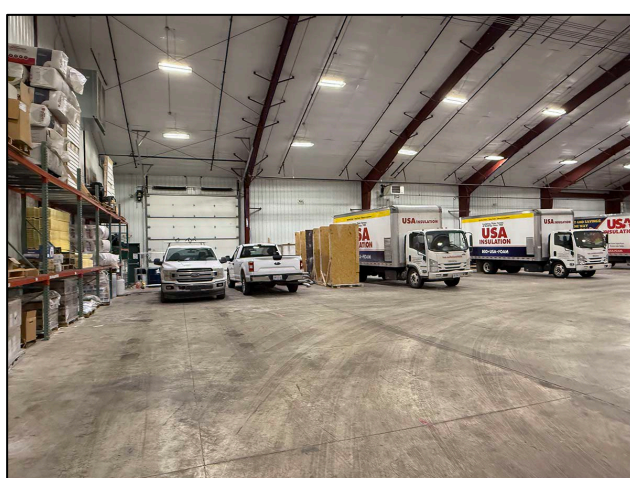
Mezzanine and shop



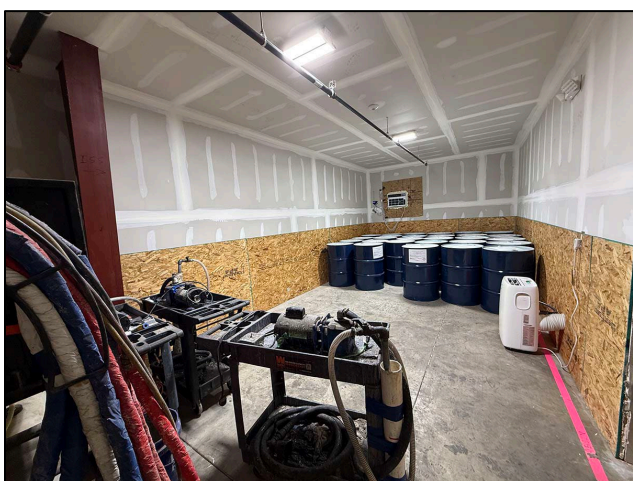
Shop



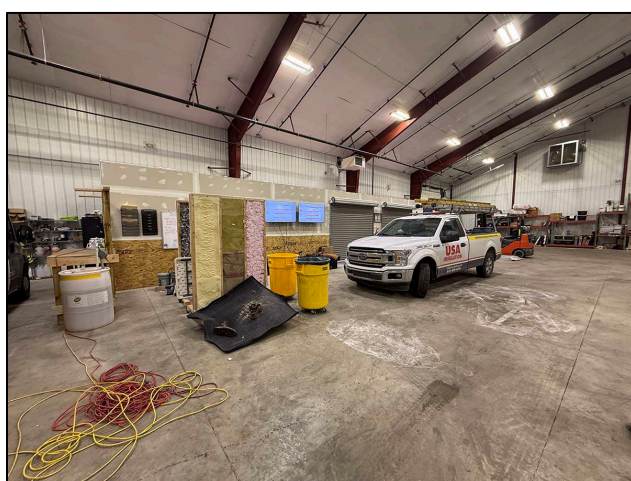
Exhaust fans



Drive thru bay



Temperature controlled storage

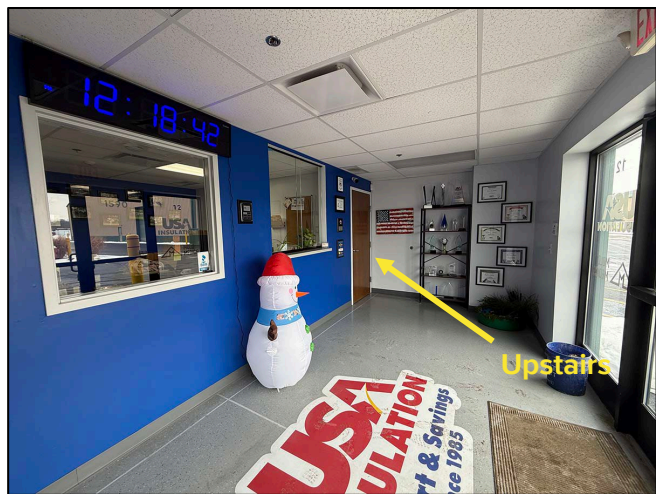


Temperature controlled storage

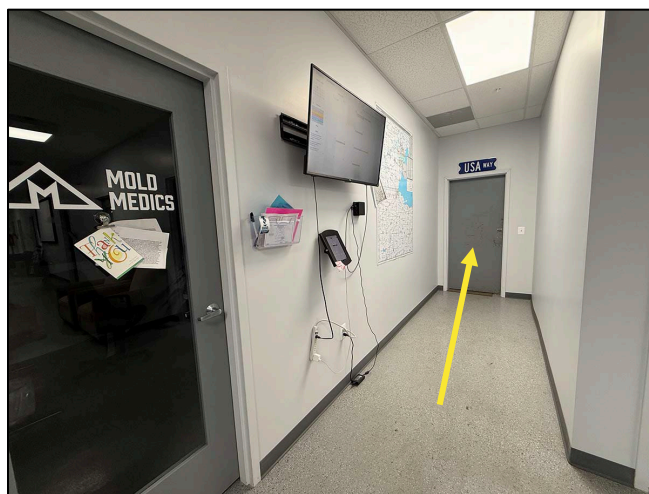
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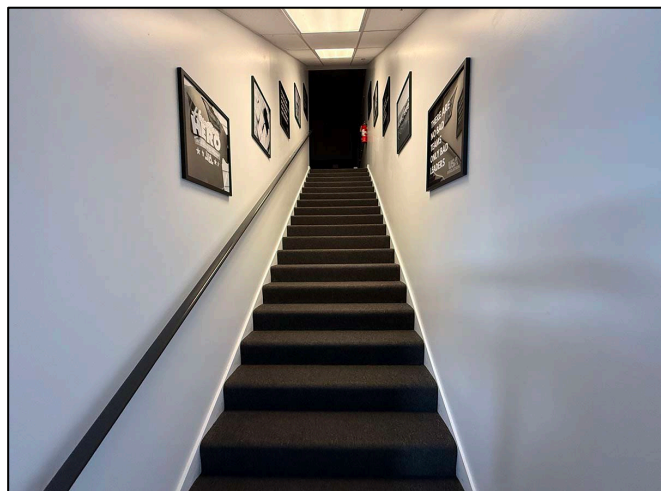
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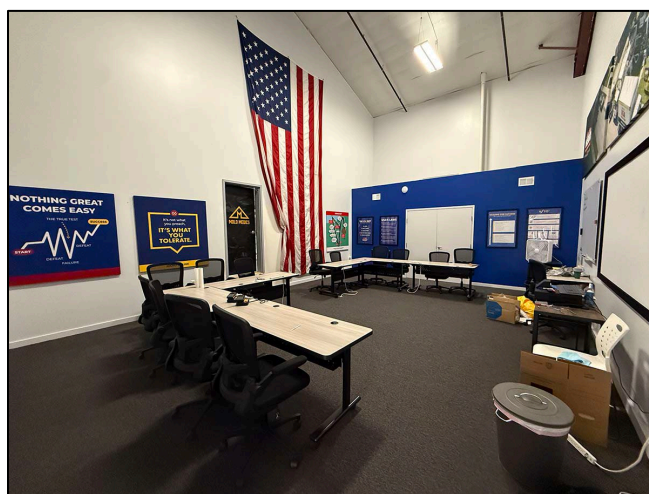
Front entrance



To shop



To upstairs training room



Upstairs training room



Kitchen



Kitchen has roll up door

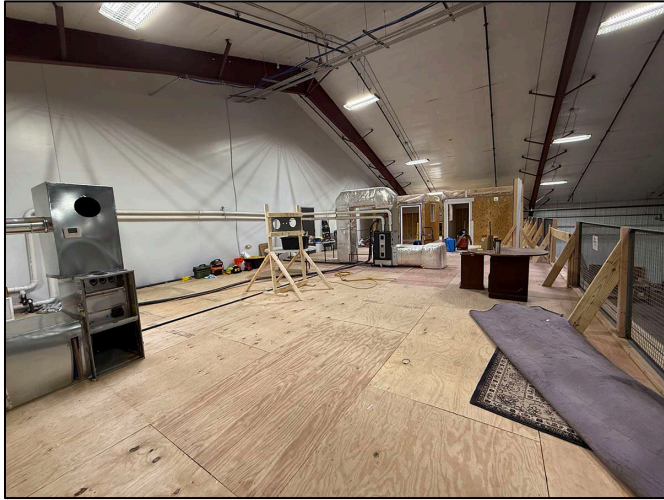
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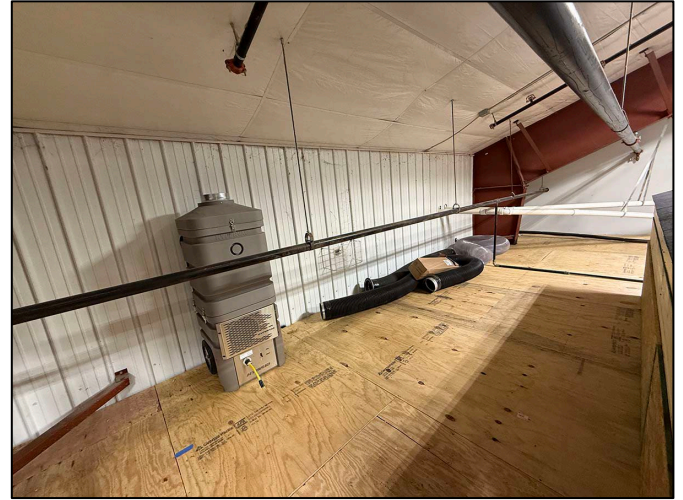
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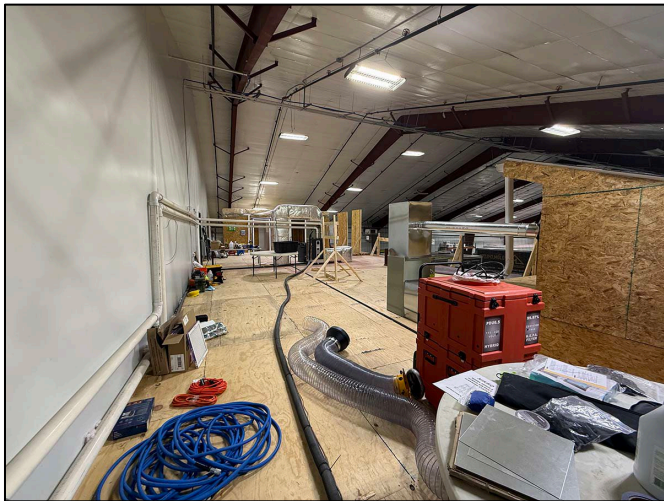
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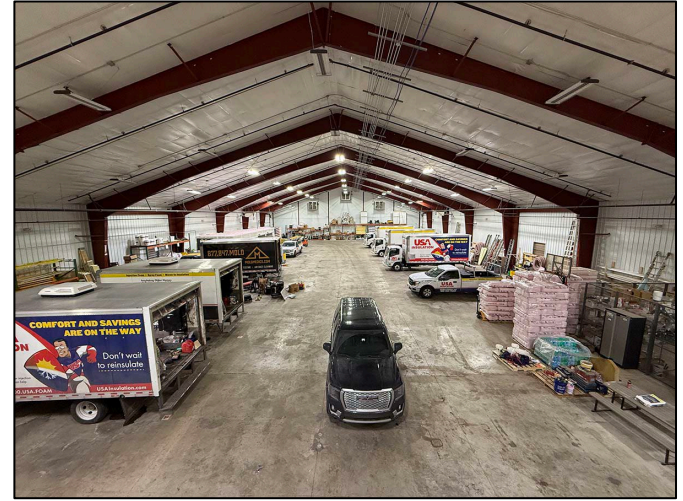
Mezzanine



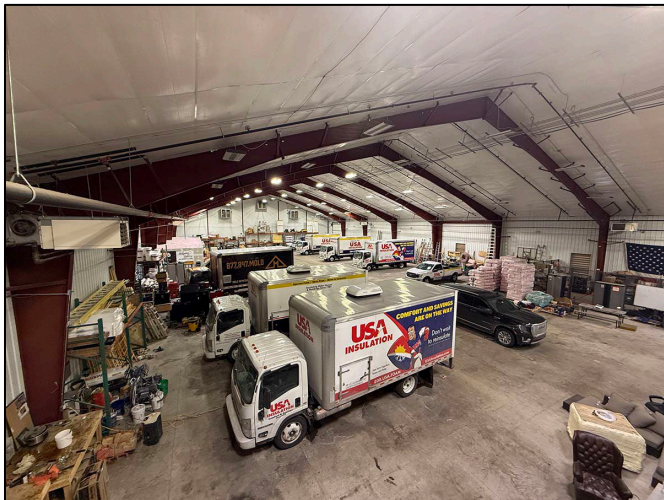
Mezzanine



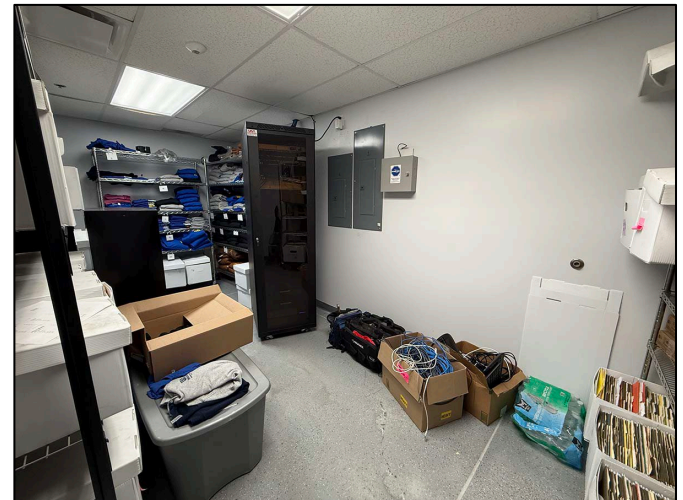
Mezzanine



View from mezzanine



View from mezzanine



Storage room

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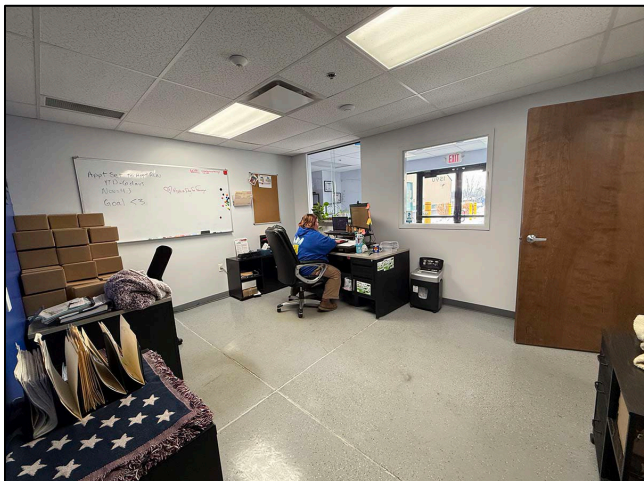
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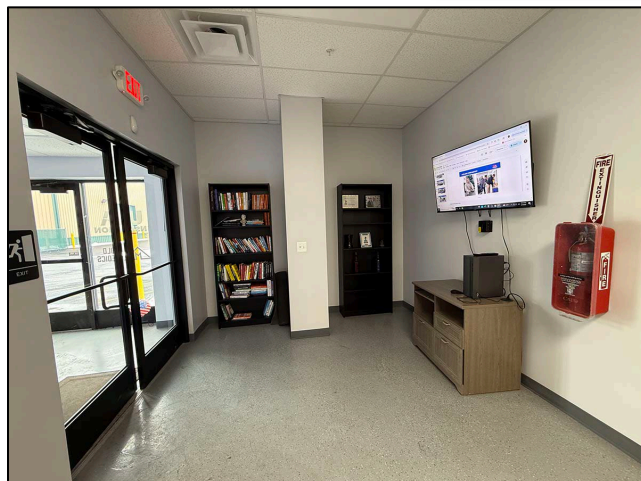
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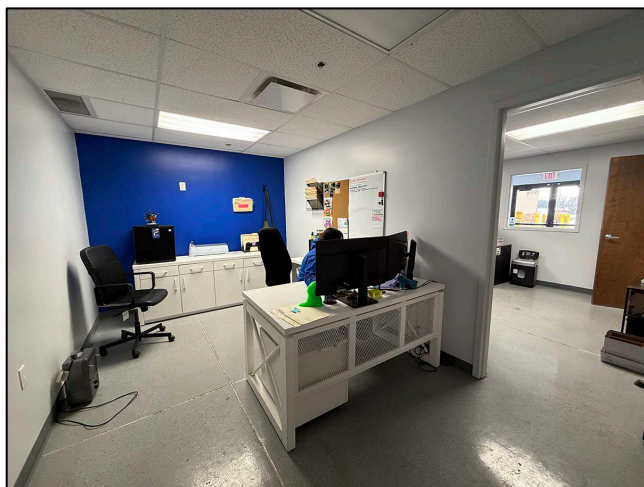
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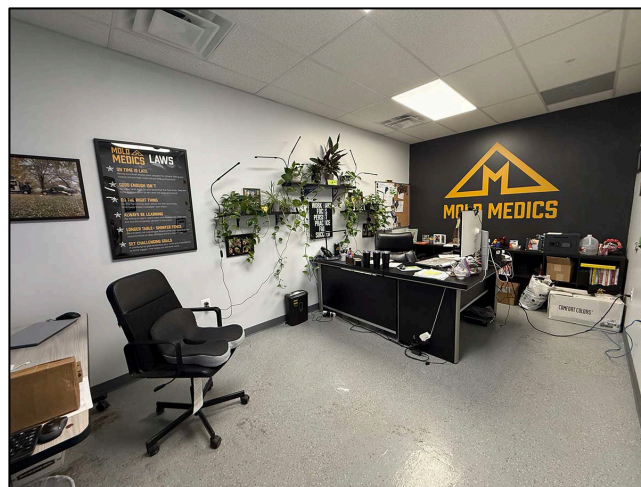
Reception



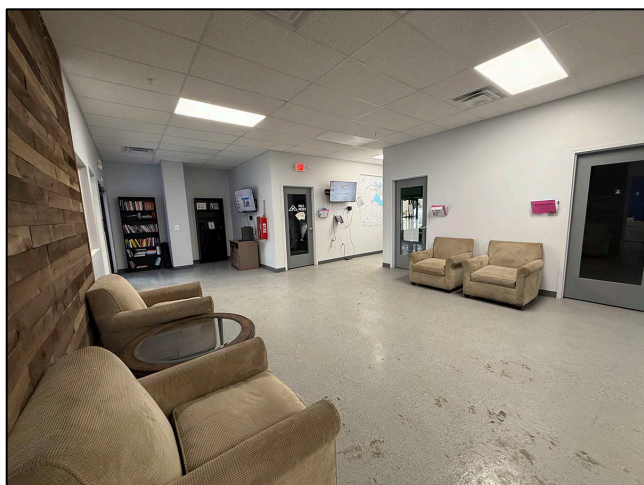
Office entry



Office



Office



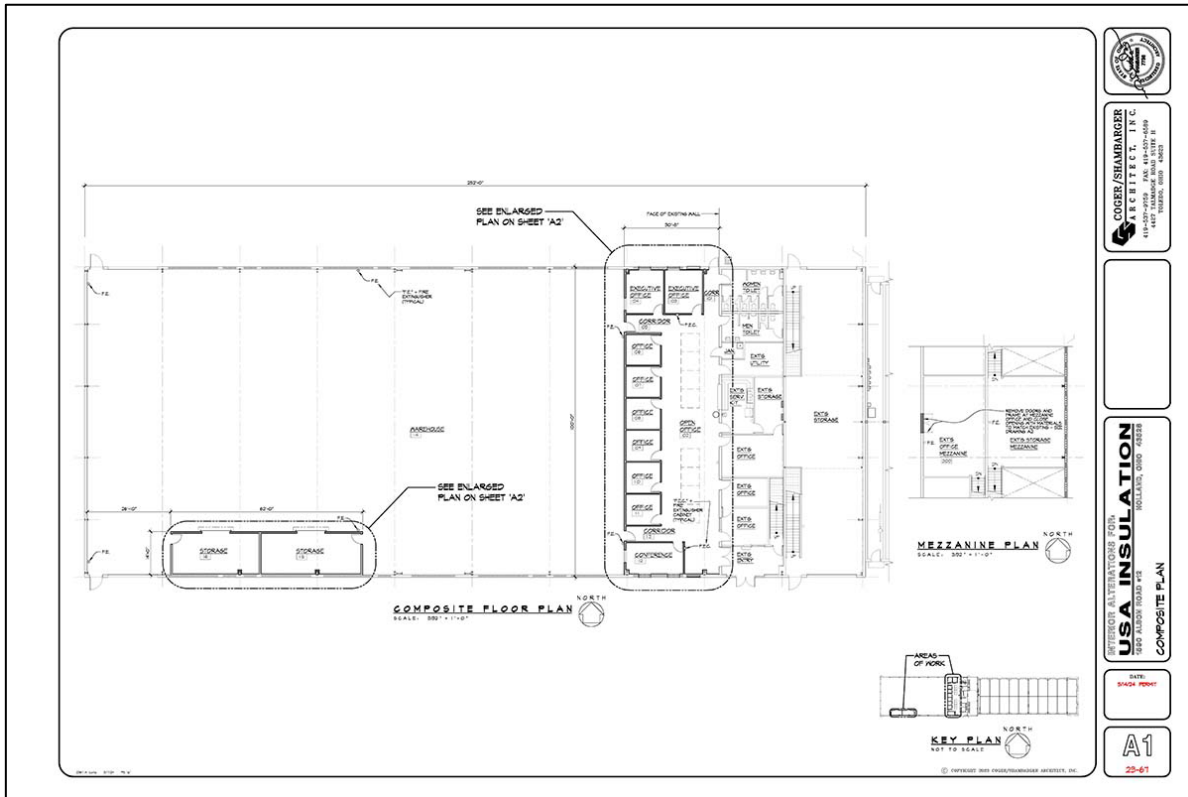
Office



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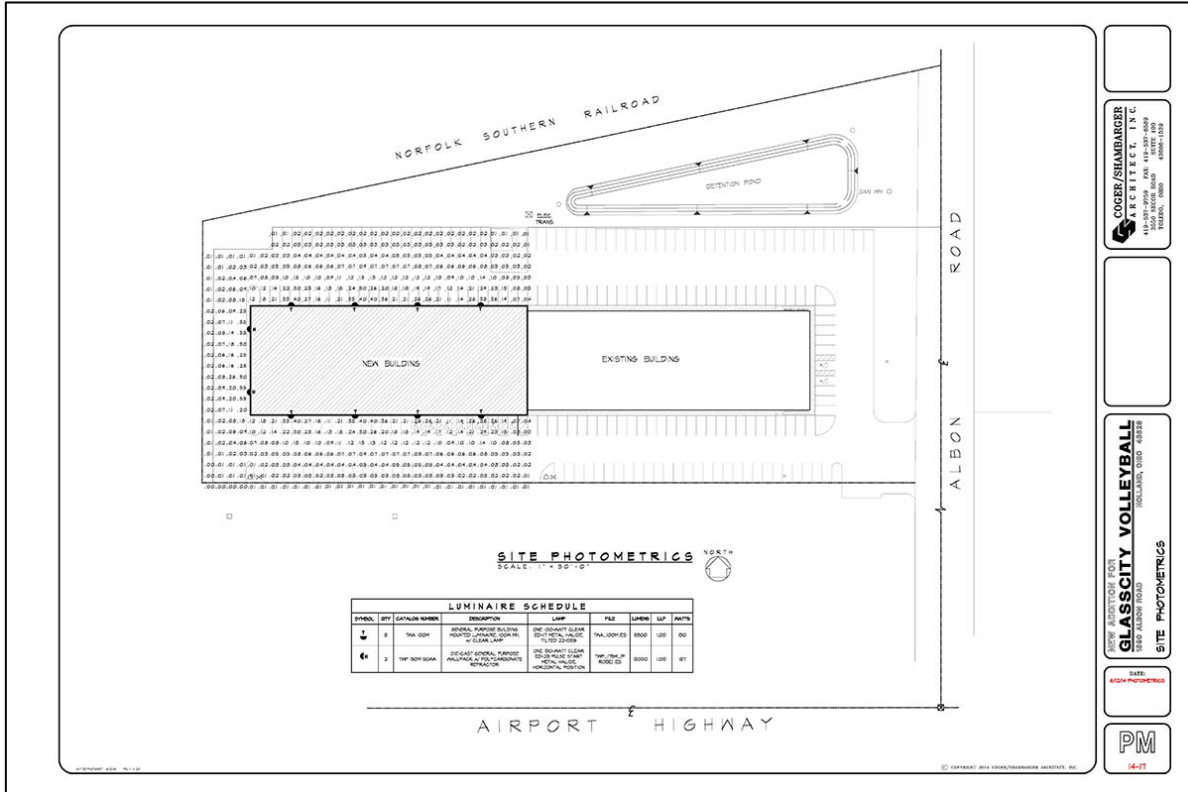


COOPER/SIEMERGER ARCHITECT, INC.
14300 STATE ROAD
HOLLAND, OHIO 43528

FOR ALL INFORMATION FOR USA INSULATION
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HOLLAND, OHIO 43528

USA INSULATION
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COOPER/SIEMERGER ARCHITECT, INC.
14300 STATE ROAD
HOLLAND, OHIO 43528

FOR ALL INFORMATION FOR GLASSCITY VOLLEYBALL
14300 STATE ROAD
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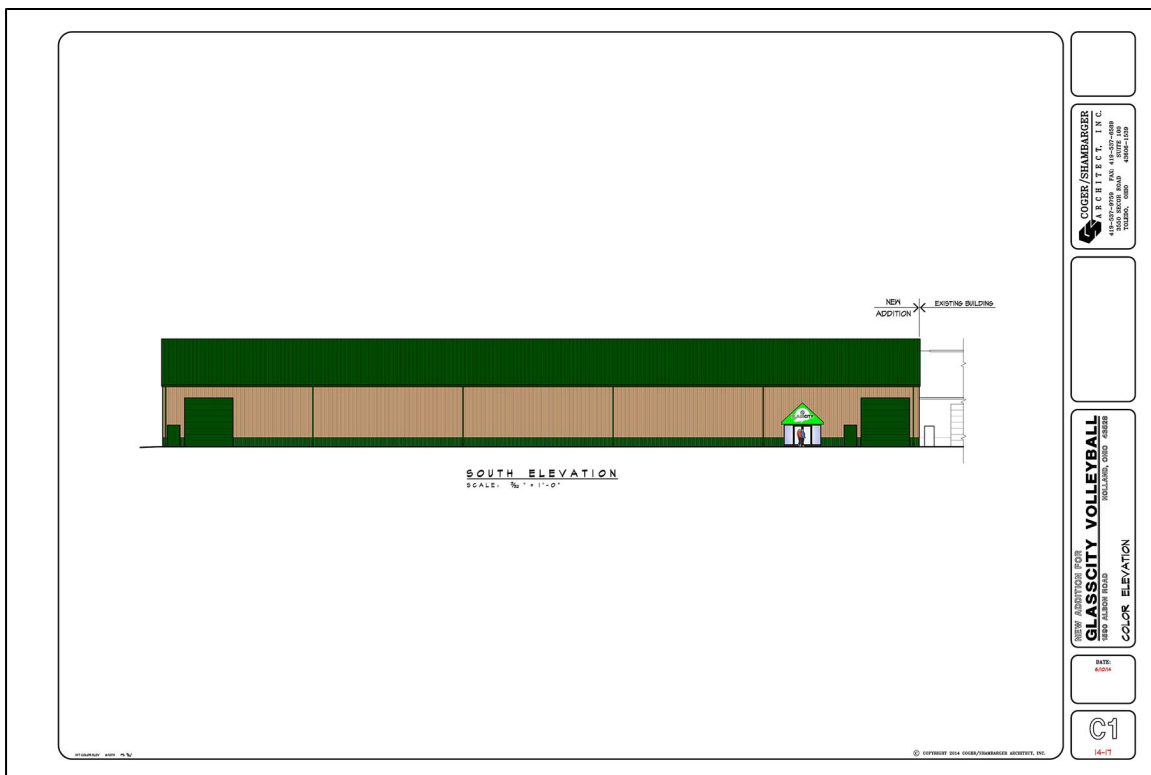
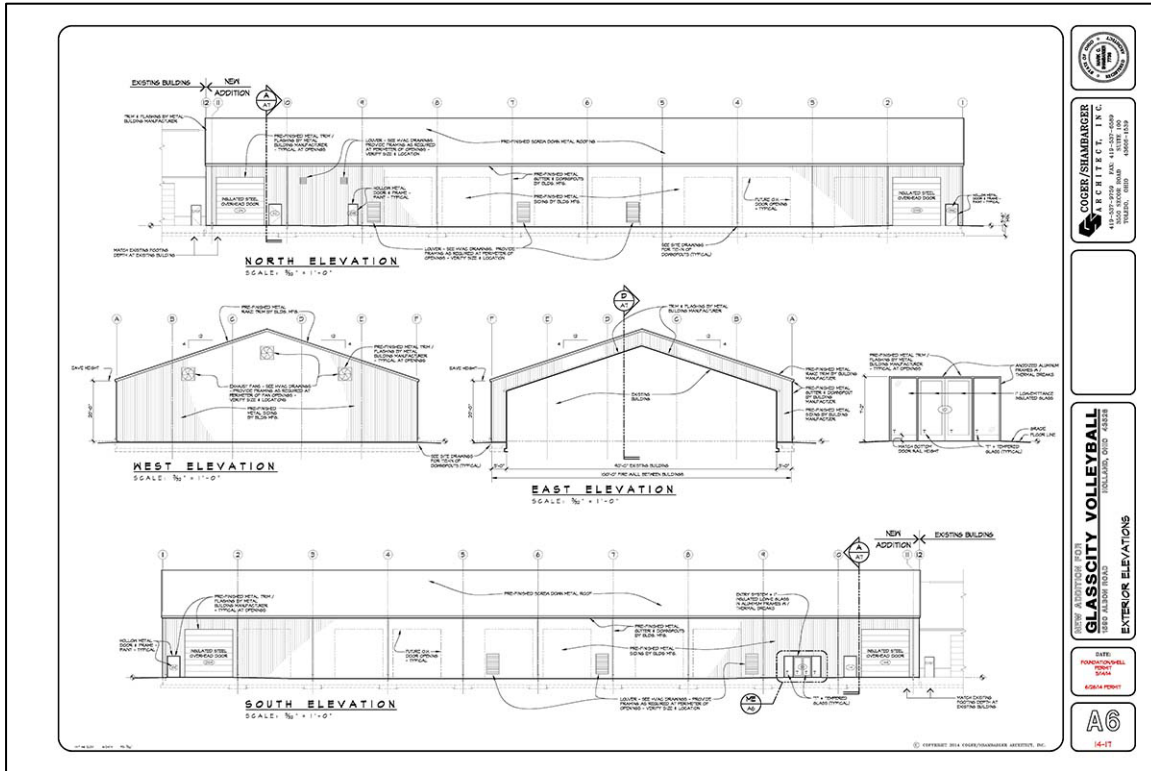
GLASSCITY VOLLEYBALL
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SITE PHOTOMETRICS
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,514	\$78,726
3 MILE	30,055	\$101,790
5 MILE	84,628	\$87,809

TRAFFIC COUNTS (TWO-WAY)

ALBON ROAD	6,038 (2024)
AIRPORT HIGHWAY	20,947 (2025)

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2.51 miles to US-23/I-475, Exit 8

5.63 miles to I-80/90, Exit 59



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