

1600 HOLLOWAY ROAD  
(AKA 7200 AIRPORT HWY)  
HOLLAND, OHIO 43528



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FULL-SERVICE COMMERCIAL REAL ESTATE

**INDUSTRIAL FLEX BUILDING FOR SUBLEASE**  
14,400 Square Feet Available



## GENERAL INFORMATION

Lease Rate:	\$6.00/SF NN
Available Space:	14,400 SF
Building Size:	14,400 SF
Number of Stories:	1
Year Constructed:	1979
Condition:	Great
Acreage:	7.293 (per AREIS)
Closest Cross Street:	Airport Hwy
County:	Lucas
Zoning:	M-1 Light Industrial
Parking:	42 spaces (exclusive for space)
Curb Cuts:	6 (located in Industrial Park)
Street:	2 lane – Holloway Road 6 lane with turn – Airport Highway



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 1600 Holloway Road, Holland, OH 43528

## Industrial Flex Building For Sublease

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Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	5,400 SF
Shop Space:	9,000 SF
Exterior Walls:	Steel siding
Structural System:	Steel clear span
Roof:	Pitched metal
Floors/Coverings:	LVT/concrete
Ceiling Height:	16'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	650 amp 120/208V
Security System:	Yes
Restrooms:	4
Overhead Doors:	(2) 14' x 12'
Truck Well/Dock:	1 outdoor dock
Sprinklers:	No
Signage:	Facade
Floor Drains:	No
Heavy Haul Route:	Airport Hwy

### Comments:

- Distance to I-80/90 (Ohio Turnpike) – 4.6 miles
- Distance to I-75 – 1.27 miles
- Part of a professionally managed Industrial Park
- Racking available

### BUILDING INFORMATION

Current Occupant:	Velocity MSC
Occupancy Date:	Vacating September 2025
Sign on Property:	Yes
Showing Instructions:	24-hour notice - call broker

### SUB LEASE DETAILS

Term Limit:	Until April 1, 2030
Security Deposit:	Equal to 1 month rent
Options:	Negotiable/per lease
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities, fire/building insurance, trash removal, snow removal/salting, content liability, HVAC maintenance

### 2025 REAL ESTATE TAXES

Area:	Holland Village/Springfield
Location:	Located within Industrial park
Parcel Number:	71-00491
Assessor Number:	42022033
Total Annual Taxes:	Landlord's responsibility

### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo/Holland
Sanitary Sewer:	City of Toledo/Holland
Storm Sewer:	City of Toledo/Holland
Internet:	Fiber with Velocity or Buckeye

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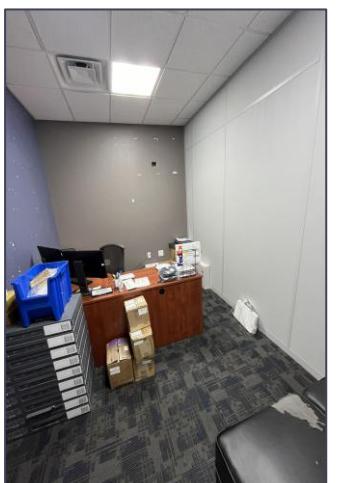
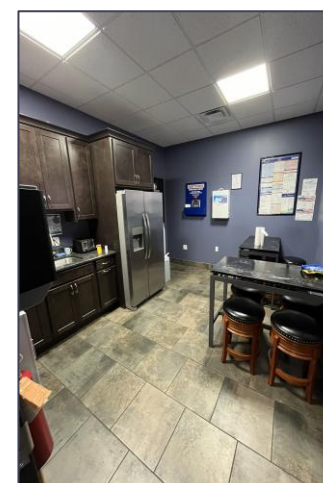
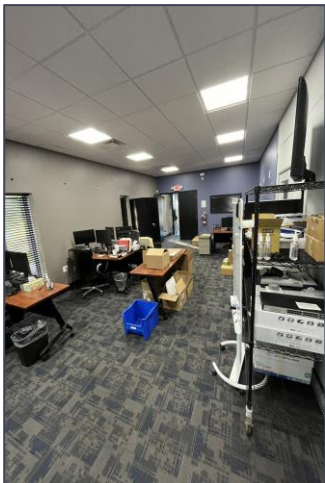
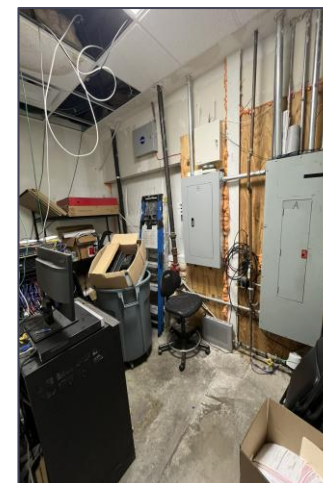
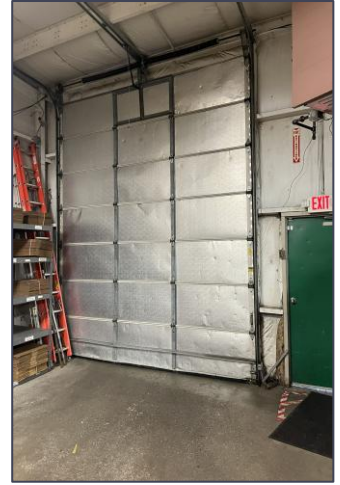
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,981	\$83,315
3 MILE	44,859	\$85,210
5 MILE	114,140	\$80,854

### TRAFFIC COUNTS (TWO-WAY)

26,794	Airport Highway
5,750	Holloway Road

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