

**8825 AIRPORT HIGHWAY
HOLLAND, OH 43528
(SPRINGFIELD TOWNSHIP)**



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ASSOCIATES**
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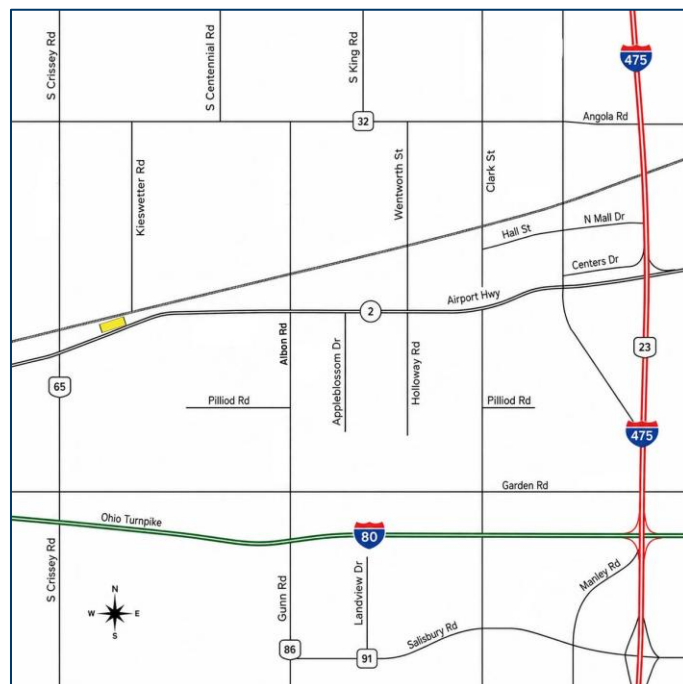
FULL-SERVICE COMMERCIAL REAL ESTATE

**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:

ZACK LIBER, SIOR
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7150 Granite Circle, Suite 200
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8825 Airport Highway, Holland, OH 43528

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3,400
Square Feet
AVAILABLE

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

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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