



## 6920 Hall St

Holland, Ohio 43528

### Property Highlights

- Pharmaceutical Grade Climate Controlled Warehouse
- 7 (OHD) (1) 10' (5) 12' (1) 14'
- Back up generator added in 2023
- Secured FOB access throughout
- Roof replaced in 2018
- Extensive security. 50 on site cameras.
- Vault and security cage
- Multiple mezzanine levels

### Property Overview

Climate controlled processing facility. Formerly QCP, an FDA and DEA licensed pharmaceutical wholesaler. HVAC, electrical, mechanical upgraded in 2008. (2) functioning Controlled-air rooms within the facility making it ideal for pharmaceutical, electronic, or food distribution. Primary and secondary air compressors. Building could be demised for multiple uses or tenants.

### Offering Summary

Sale Price:	\$2,000,000
Building Size:	29,052 SF
Lot Size:	2.68 Acres
Real Estate Taxes:	\$19,965.70

### For More Information

#### Jason Westendorf, SIOR

O: 419 960 4410 x334

[jwestendorf@naitoledo.com](mailto:jwestendorf@naitoledo.com) | OH #SAL.2006007466

#### Chad Ackerman

O: 419 960 4410 x352

[cackerman@naitoledo.com](mailto:cackerman@naitoledo.com) | OH #SAL.2024000264

<b>Sale Price</b>	<b>\$2,000,000</b>
-------------------	--------------------

## Location Information

Street Address	6920 Hall St
City, State, Zip	Holland, OH 43528
County	Lucas
Market	Toledo
Sub-market	Holland
Cross-Streets	Hall St and S McCord Rd
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 475
Nearest Airport	Toledo Express Airport

## Building Information

Building Size	29,052 SF
Tenancy	Single
Ceiling Height	16.9 ft
Minimum Ceiling Height	15.8 ft
Overhead Door Height	(1) 12' (5) 14' (1) 16'
Office Space	3,195 SF
Year Built	1977
Year Last Renovated	2018
Column Space	26 ft
Roof	Flat Rubber Membrane
Free Standing	Yes
Ceilings	15'8" under support steel - 16'9" sidewall/deck
Floor Coverings	Sealed Concrete
Mezzanine	3 Mezzanine, 1 w/ 50,000lb rating
Office Buildout	Yes

## Property Information

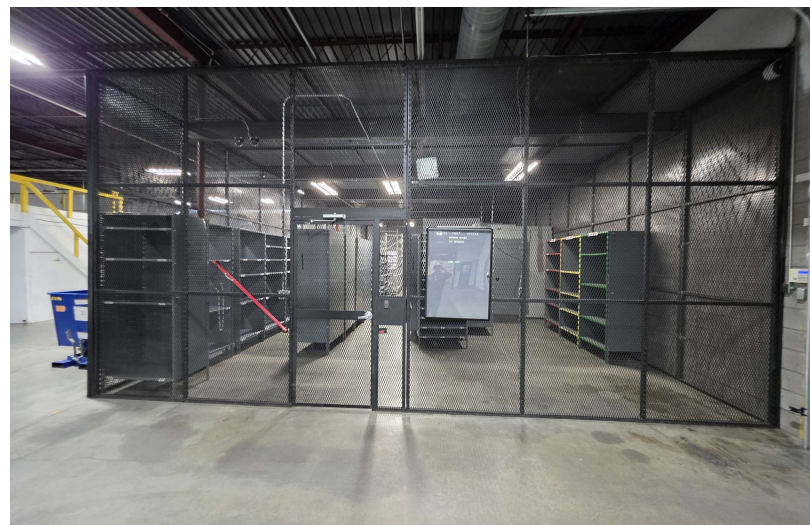
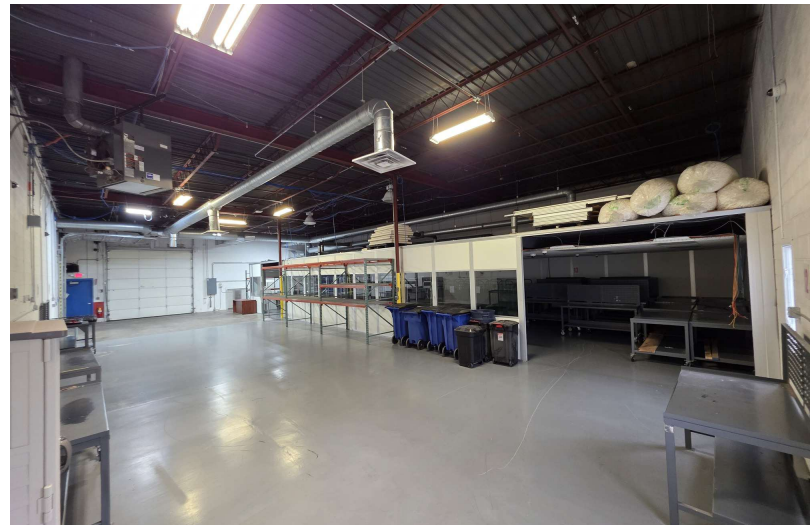
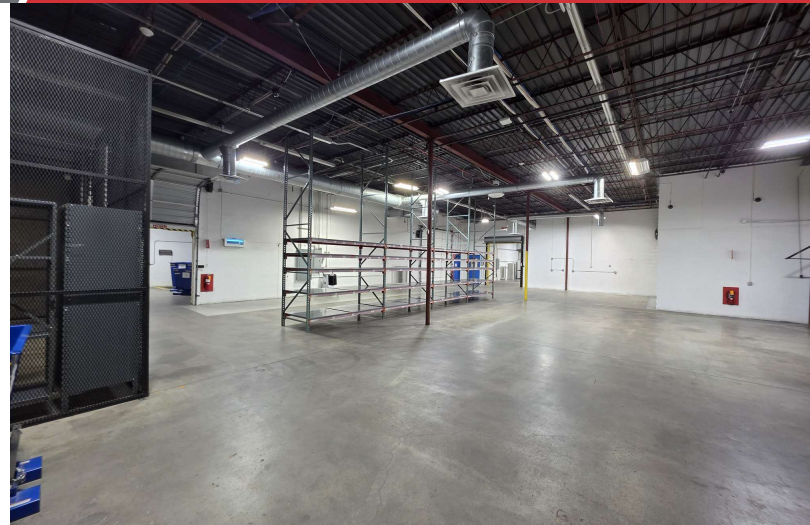
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1 - Light Industrial
Lot Size	2.68 Acres
APN #	7100237
Lot Frontage	247.5 ft
Lot Depth	121 ft
Traffic Count	23,215 VPD
Traffic Count Street	S McCord Rd
Power	600A - 3Phase - 120/240/480

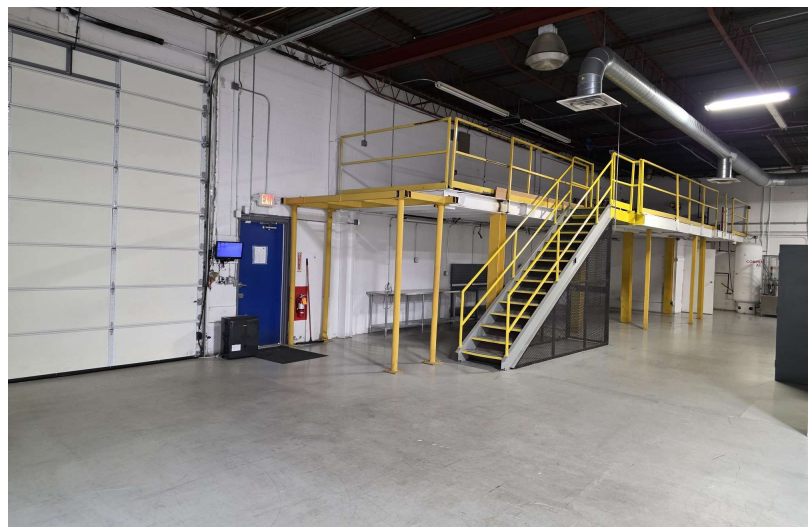
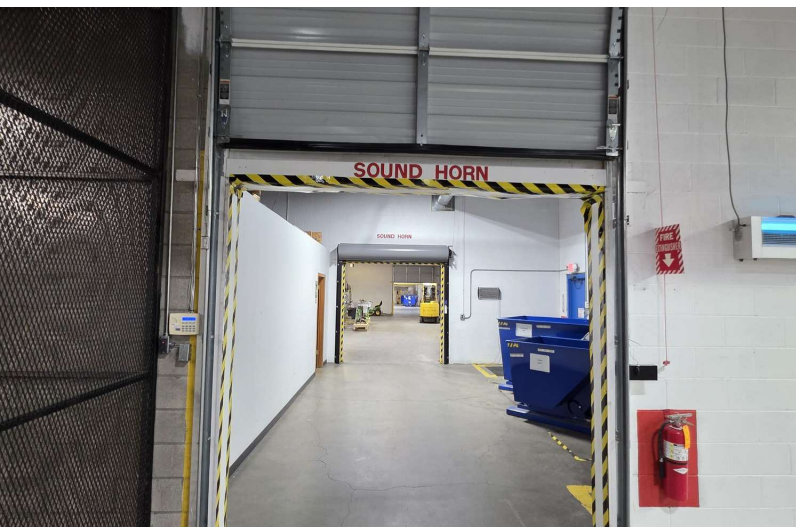
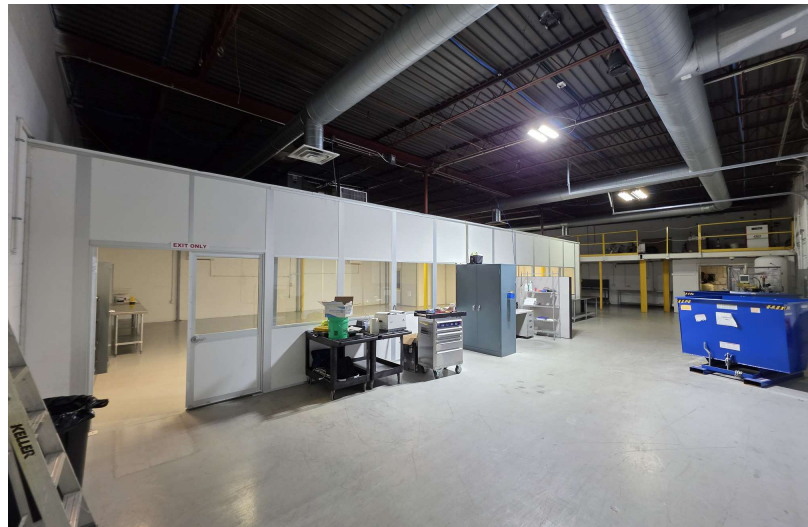
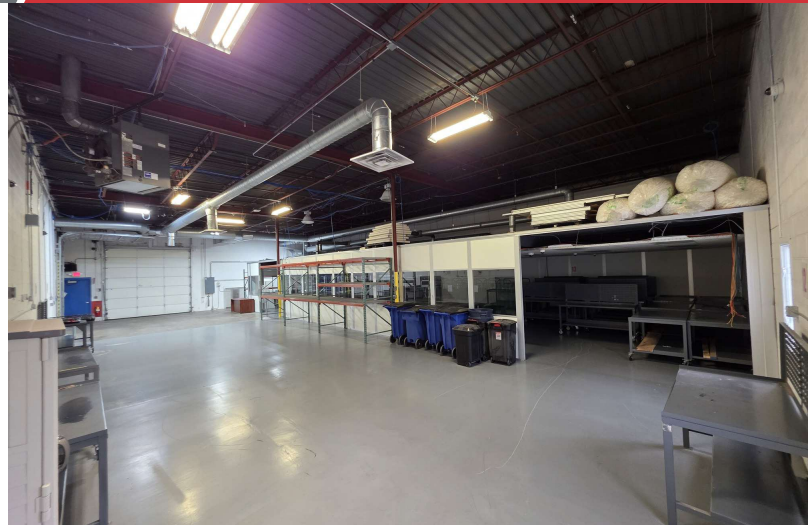
## Parking & Transportation

Parking Type	Surface Lot
Number of Parking Spaces	48
Trailer Parking	Yes

## Utilities & Amenities

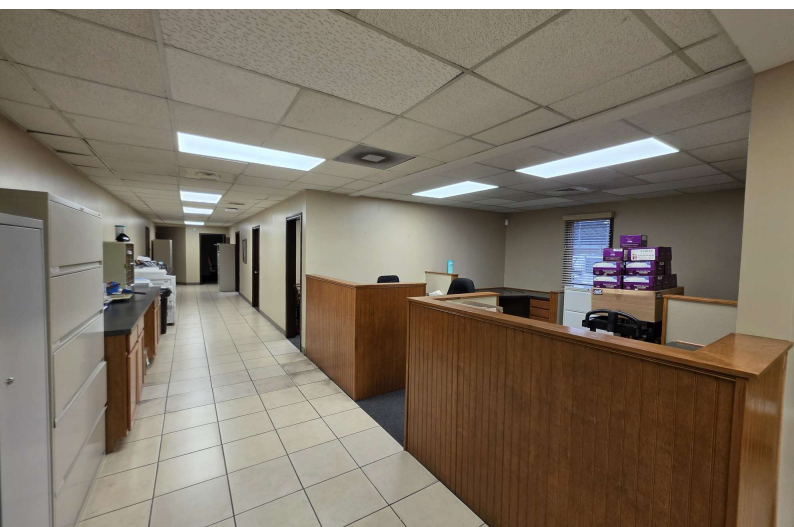
Central HVAC	Yes
HVAC	Entire facility is climate controlled
Broadband	Cable
Restrooms	5
Gas	Yes
Yard	1+ Acre with secured gating on East and West drive access
Backup Generator	





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com



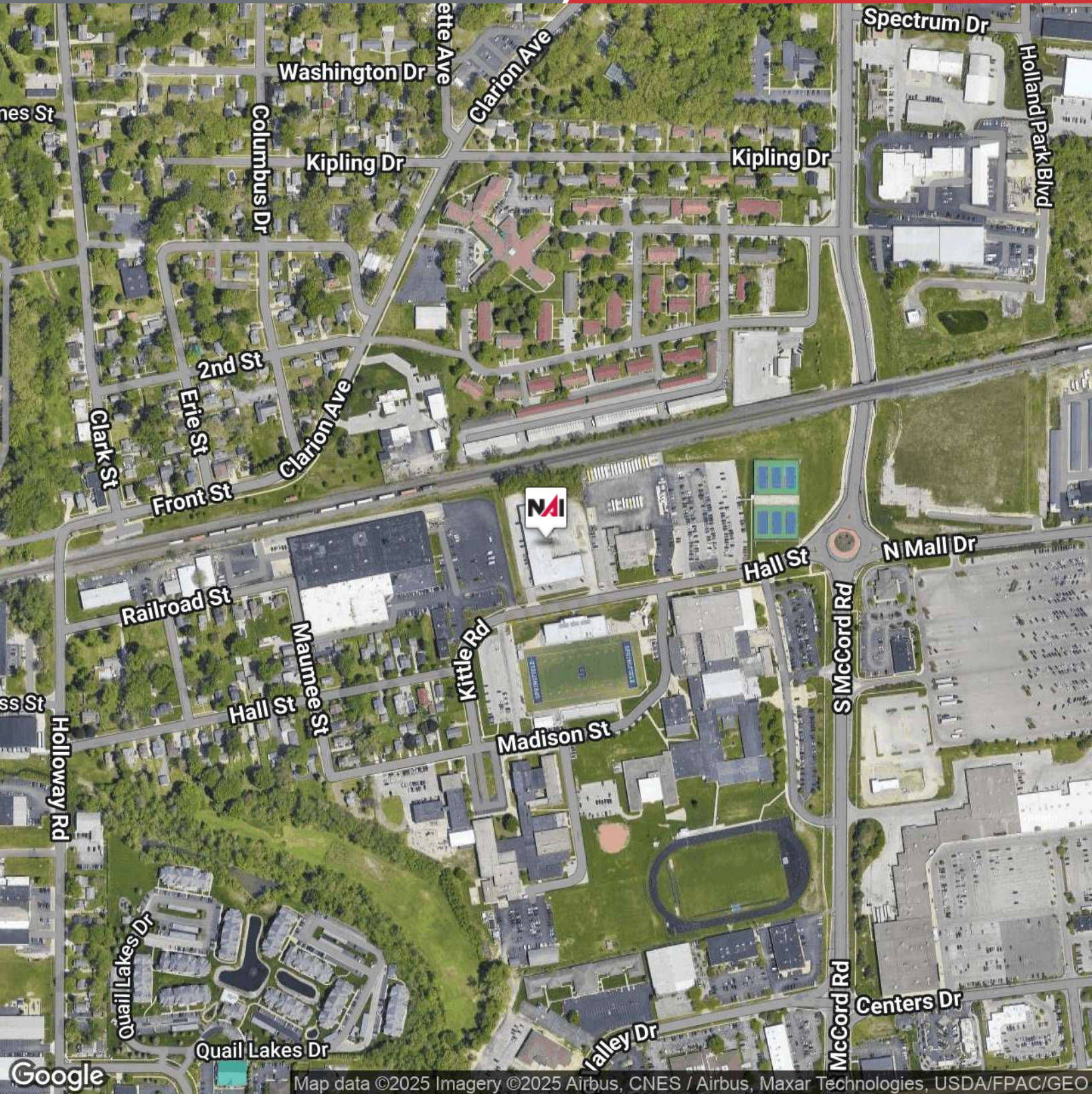


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com

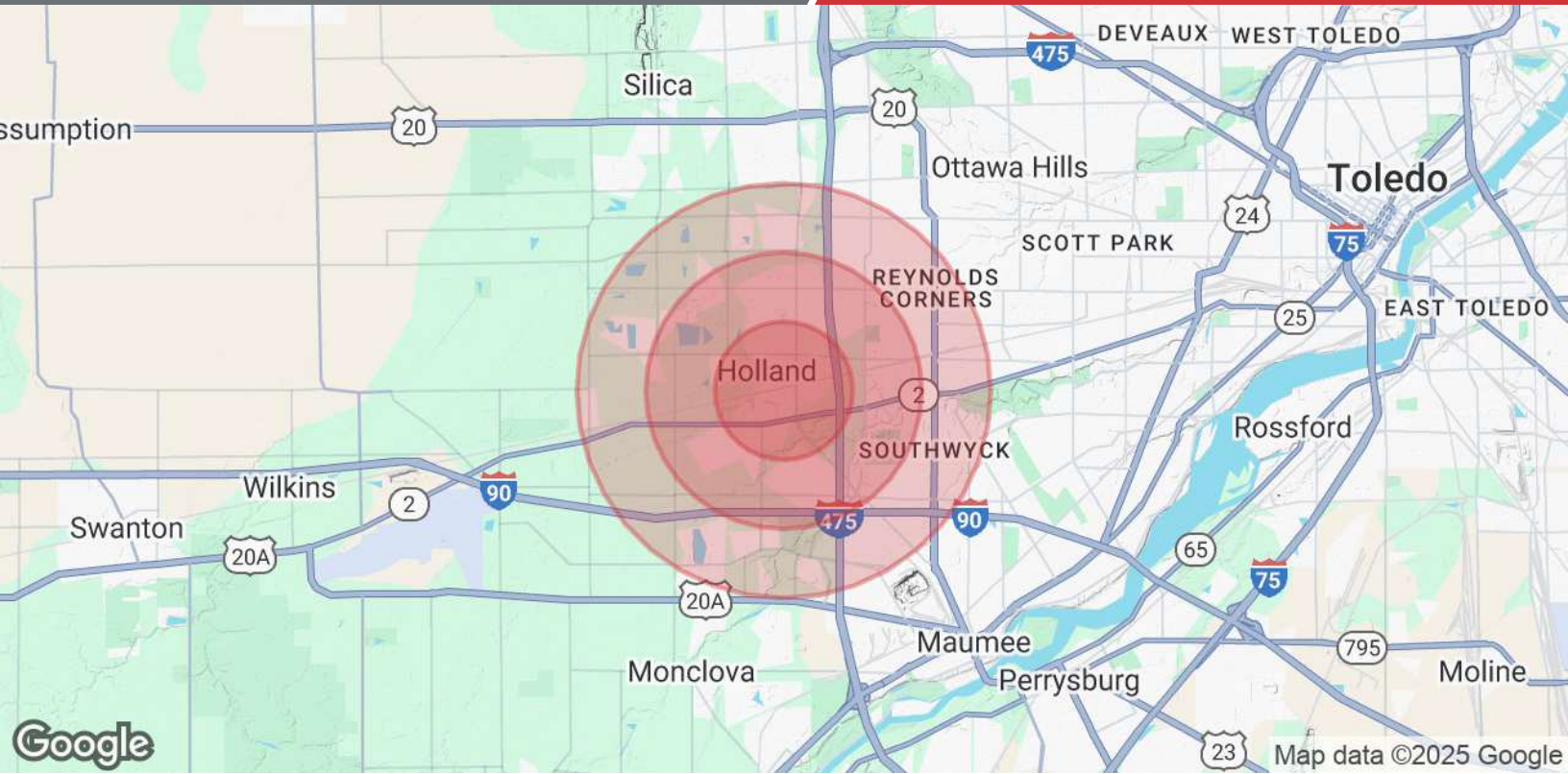






NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com



<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	5,486	23,882	50,179
Average Age	46	42	42
Average Age (Male)	43	40	41
Average Age (Female)	47	43	44
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	2,318	9,911	21,812
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$85,416	\$94,474	\$93,709
Average House Value	\$219,971	\$222,754	\$217,343

Demographics data derived from AlphaMap