

6561 ANGOLA ROAD
HOLLAND, OHIO 43528
(SPRINGFIELD TOWNSHIP)



SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE
4,000 Square Feet Available

ANGOLA INDUSTRIAL COMMONS



GENERAL INFORMATION

Lease Rate:	\$2,500/month
Available Space:	4,000 square feet
Building Size:	4,000 square feet
Number of Stories:	One
Year Constructed:	1935
Condition:	Good
Acreage:	8 acres
Land Dimensions:	Irregular
Closest Cross Street:	Hamilton Drive
County:	Lucas
Zoning:	C-2
Parking:	Shared
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

JOE FRANCIS
(419) 249 6320
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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6561 Angola Road, Holland, OH 43528

Industrial Building For Lease

4,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	600 square feet
Shop Space:	3,400 square feet
Exterior Walls:	Block
Structural System:	Block/steel joist
Roof:	Rubber
Floors/Coverings:	Concrete/ceramic tile
Ceiling Height:	10' – 15'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	120/208v
Security System:	Yes
Restrooms:	Two
Overhead Door:	No
Truck Well/Dock:	Yes – 12'x14'
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Condo fee, which covers the NNN expenses, utilities.

2026 REAL ESTATE TAXES

Parcel:	65-86602
Assessor Number:	27007088
Total Taxes:	\$6,330.02

Comments:

- Clean flex space.
- New LED lighting in warehouse.

For more information, please contact:

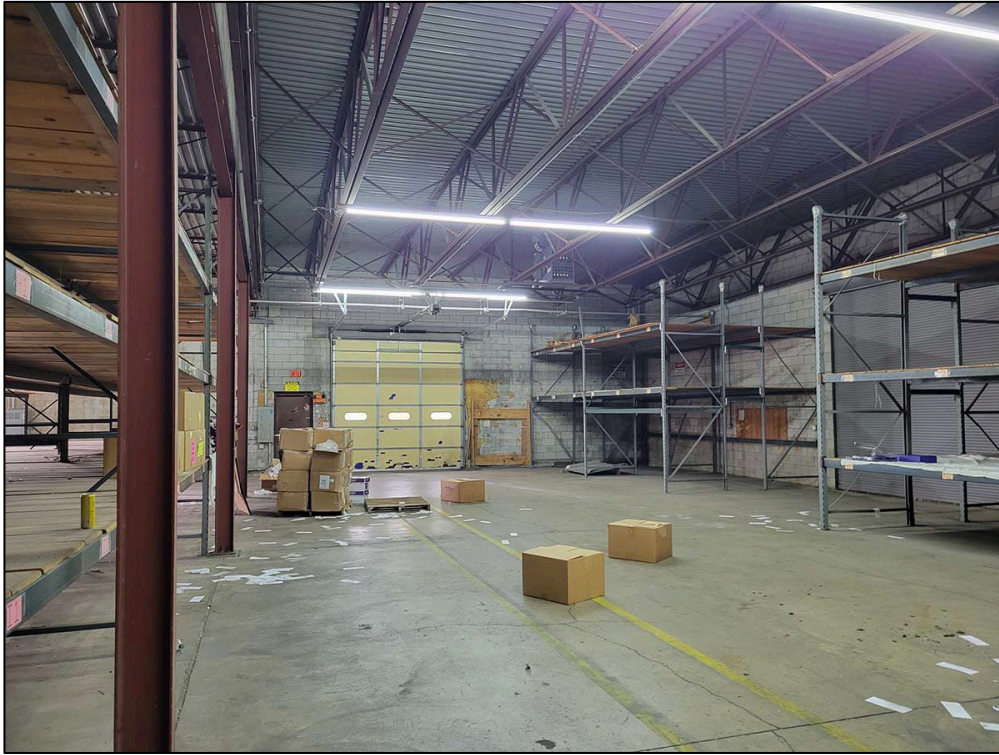
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Warehouse interior



Rear dock

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UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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