

1545 HOLLAND ROAD
MAUMEE, OH 43537

OFFICE/FLEX SPACE FOR LEASE
3,600 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

INDIAN OAK BUILDING

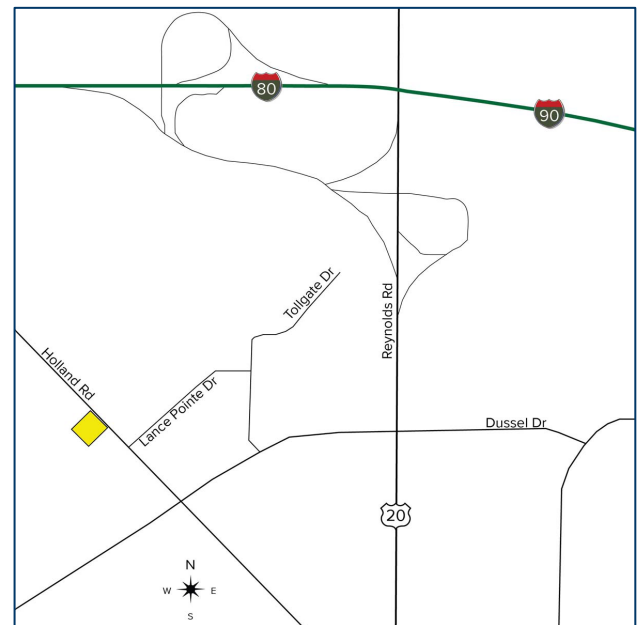


Suite H
3,600 SF



GENERAL INFORMATION

Lease Rate:	\$3,000/month plus utilities
Space Available:	See Suite Details
Building Size:	54,000 square feet
Number of Stories:	1
Year Constructed:	1978
Condition:	Excellent
Acreage:	4.0348
Land Dimensions:	372' frontage x 380' deep
County:	Lucas
Closest Cross Street:	Between Perrysburg Holland Road and Dussel Drive across the street from UPS
Zoning:	M-1 Controlled Industrial District
Parking:	Along perimeter of building and service court area
Curb Cuts:	1 on Perrysburg Holland Road and 1 on Tomahawk
Street:	Perrysburg Holland Road – 2 lane, 2 way Tomahawk Drive – 2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	See Available Space
Shop Space:	See Available Space
Exterior Walls:	Textured Dryvit
Structural System:	Steel
Roof:	Flat, rubber membrane
Floors:	Concrete
Floor Coverings:	Varies
Ceiling Height:	Varies – maximum 14' to beam
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office areas only
Power:	200 amp
Security System:	Per suite
Restrooms:	See floor plan
Overhead Door:	See Space Available
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia suite signage and monument
Rail:	No
Cranes:	No
Floor Drains:	Varies per suite

Comments:

- Located at the eastern gateway of Arrowhead Park.
- Phenomenal access to I-475/US-23. 1.2 miles to Exit 6.
- 0.7 miles to I-80/90 (Ohio Turnpike).
- Parking surrounds each suite with additional parking and access in service court area.
- Suite has been updated and is in “like new” condition.

BUILDING INFORMATION

Current Occupants:	Home Lumber – current lease expires July 31, 2026
Occupancy Date:	August 1, 2026
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 to 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant responsible for utilities, interior maintenance, suite janitorial, content and liability insurance	

2026 REAL ESTATE TAXES

TD:	36
Parcel:	40401
Assessor Number:	43-222-028
Total Annual Taxes:	\$56,286.64

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Storm Sewer:	City of Toledo
Sanitary Sewer:	City of Toledo

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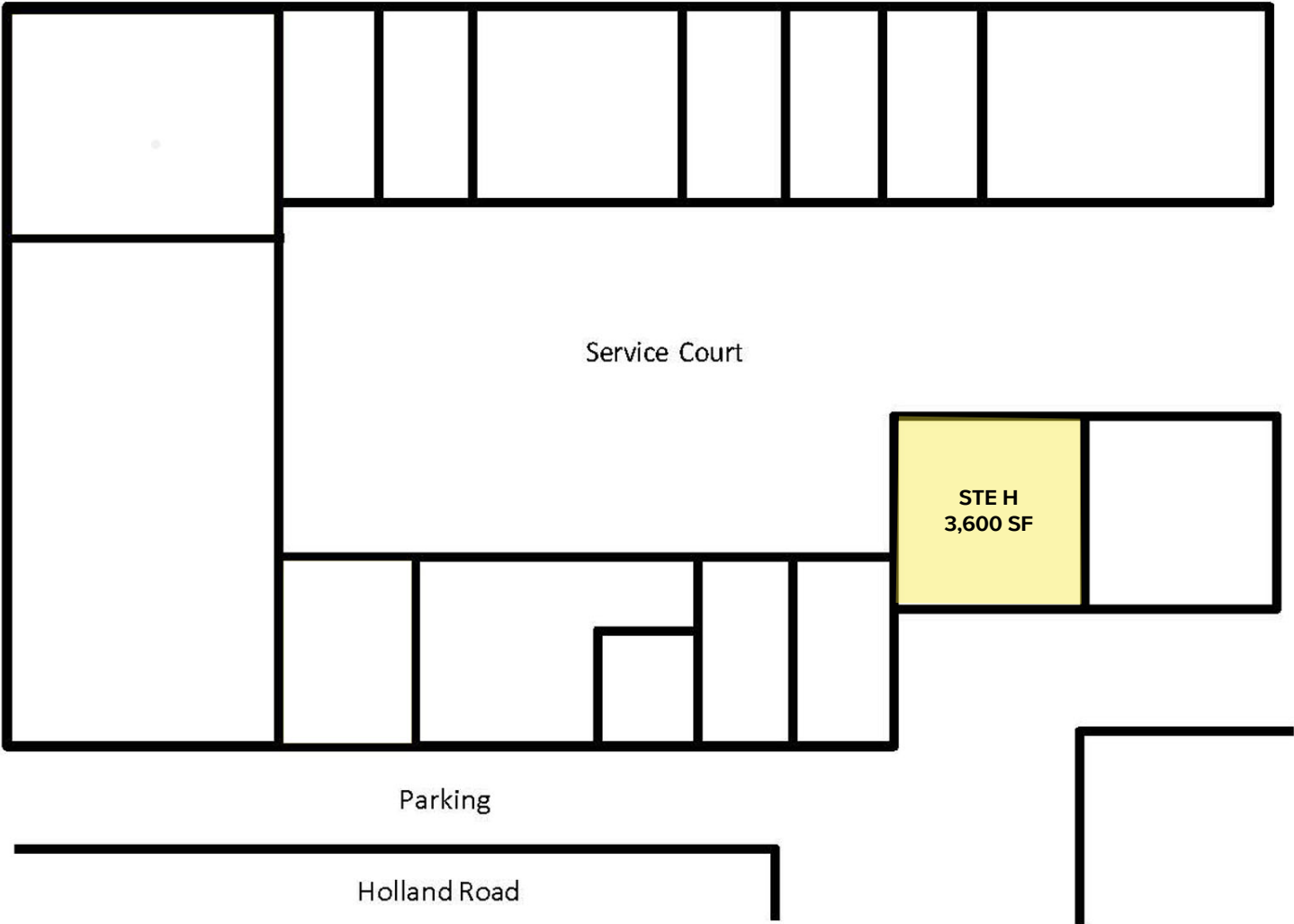
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AVAILABLE SPACE							
Unit	Total SF	Lease Rate	Grade Doors	Docks	Office SF	Warehouse SF	Notes
H	3,600	\$3,000/month	1	0	1,980	1,620	



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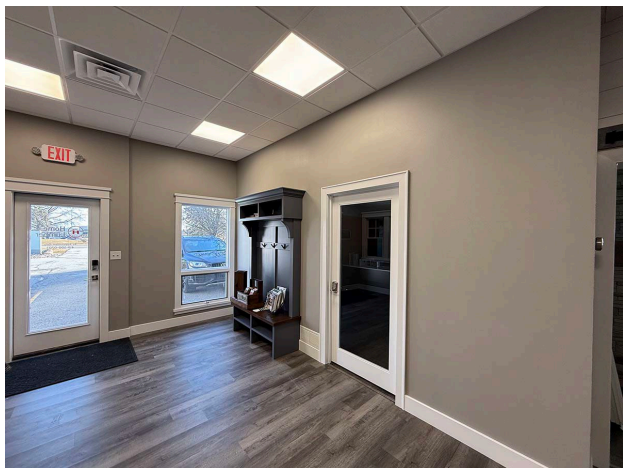
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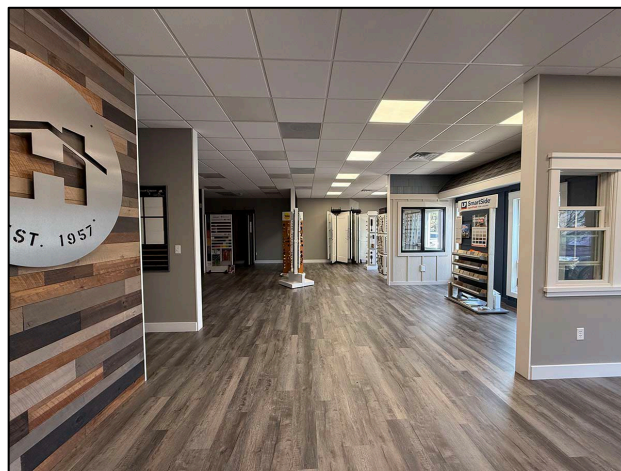
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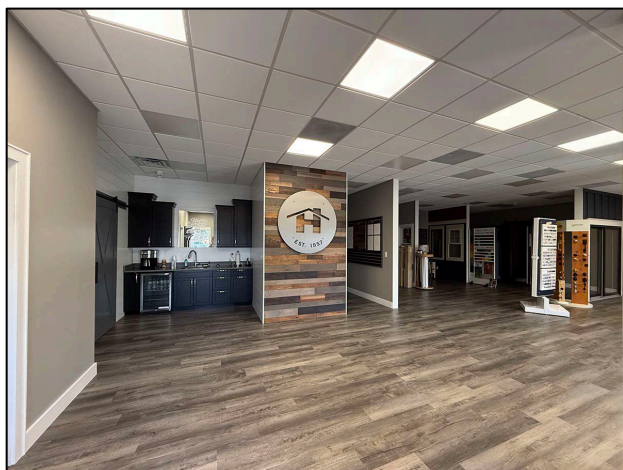
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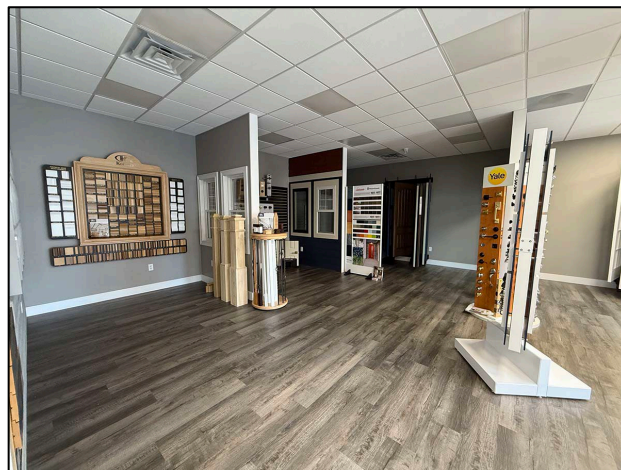
Entrance



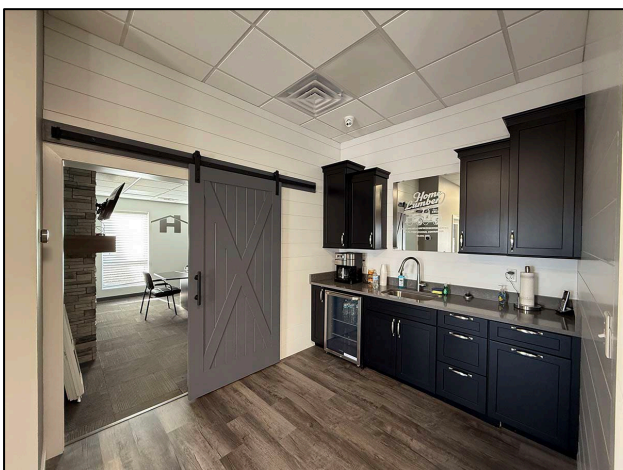
Open area/showroom



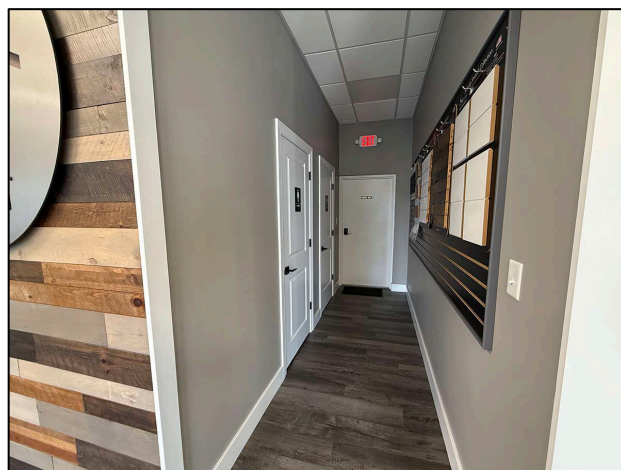
Open area/showroom



Open area/showroom



Kitchen



Restrooms and hallway to warehouse

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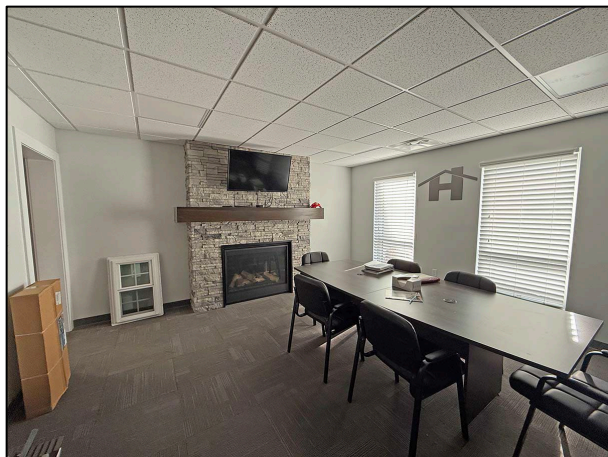
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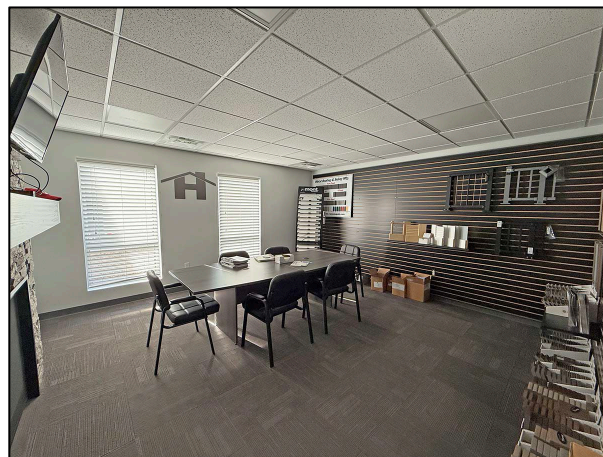
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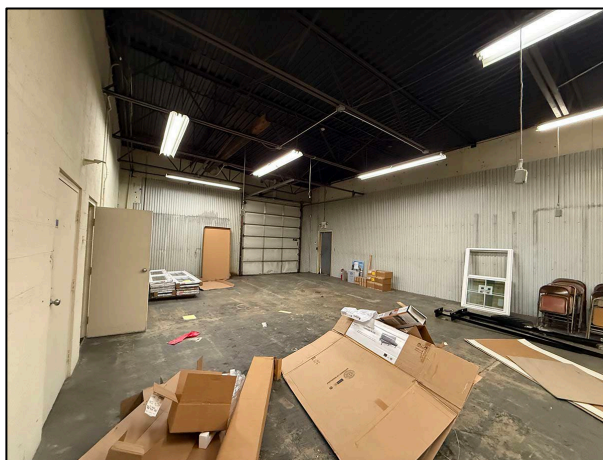
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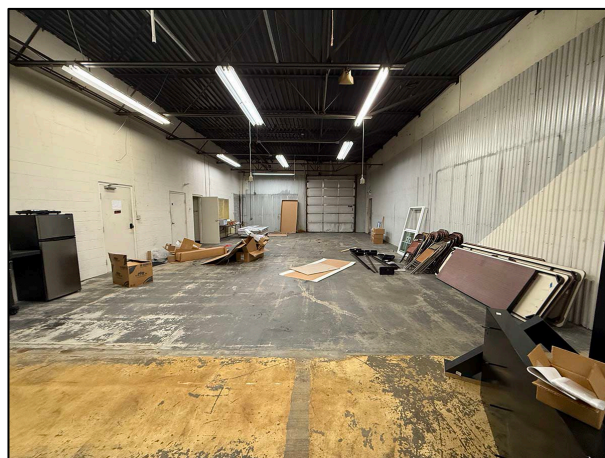
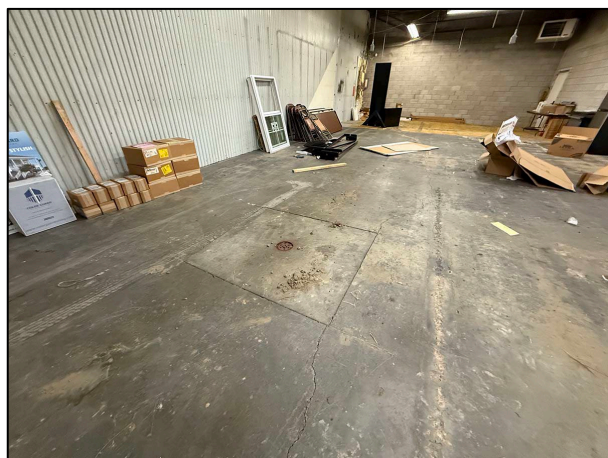
Office



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Warehouse



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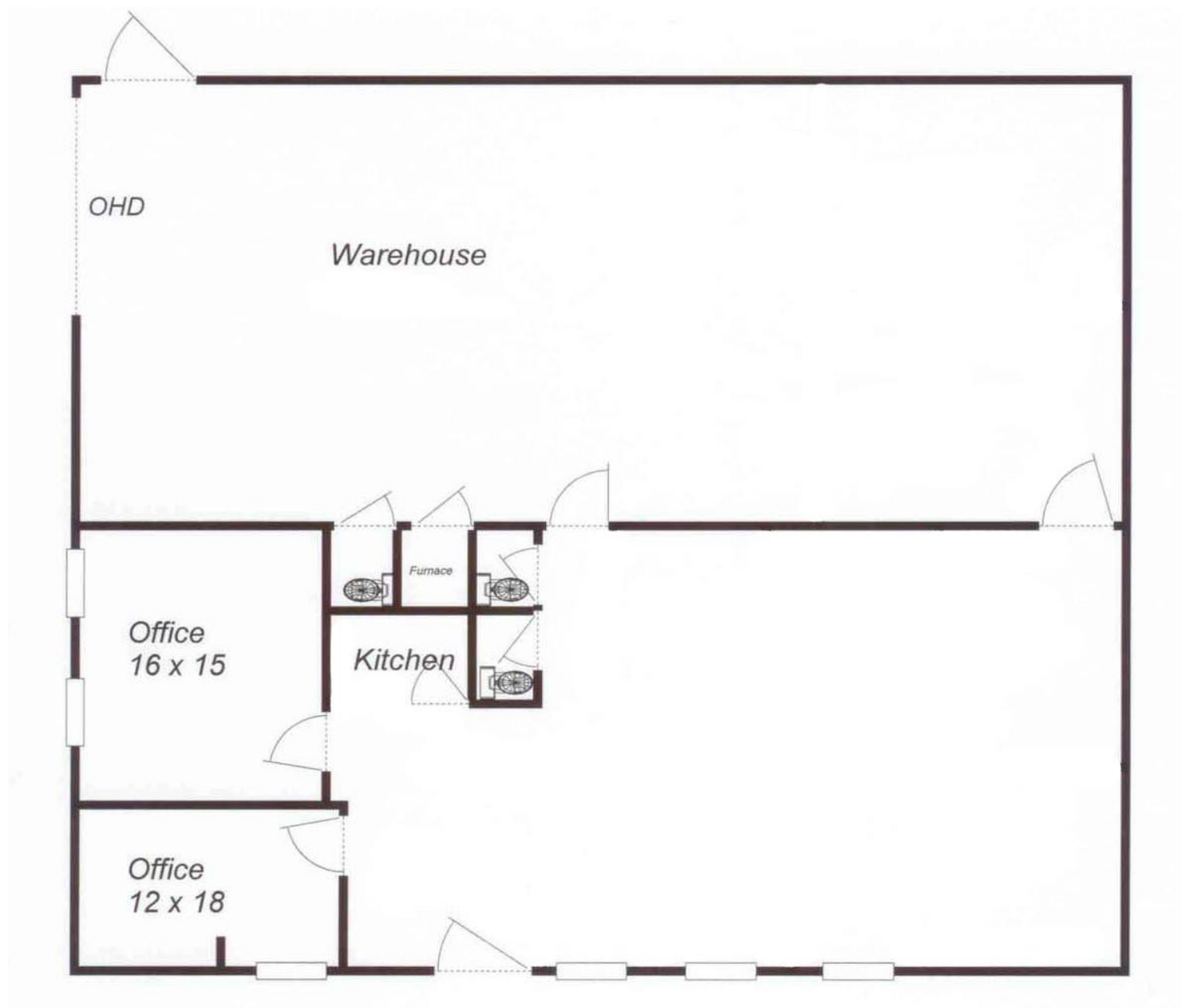
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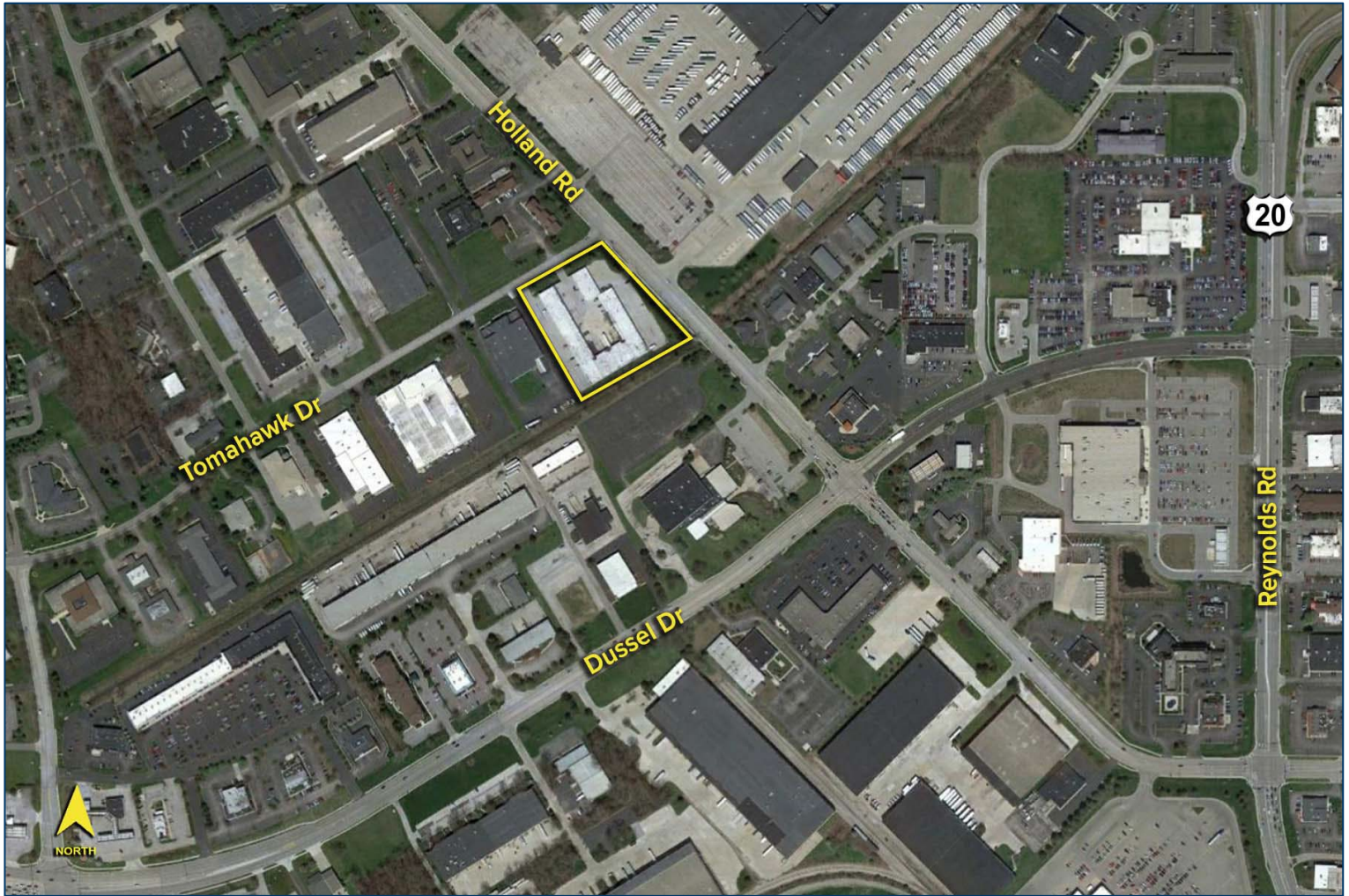
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