



AVAILABLE FOR SALE | INDUSTRIAL

1600 COMMERCE ROAD | HOLLAND, OH 43528

17,928 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



1600 COMMERCE ROAD

Offering Summary

Sale Price:
\$2,100,000

Building Size:
17,928 SF

Year Built/Renovated: **1996/2016**

Lot Size:
4.4 Acres

Price / SF:
\$117.14

Property Overview

- High quality industrial building
- Manufacturing & warehouse
- Ceiling Height: 18-22 ft
- 480V 3 phase, 1600 amp with heavy power
- Move-in ready
- Excellent condition, well maintained
- Power upgrade in 2015, primary ownership
- LED lighting
- Land for expansion or outside storage

Contact us for additional information!
rkgcommercial.com





1600 COMMERCE ROAD

Property Details

Property Use Type
Industrial

Zoning
M-1 Industrial

Submarket
South/Southwest

County
Lucas

Office Size
2,000 SF

Construction Description
Steel, Block

Of Parking Spaces
20

Parking Surface Description
Asphalt

Of Floors
1

Tenancy
Single

Roof System
Standing Metal

Column Spacing
40.0x25.0

Ceiling Height
18 - 22 ft

Floor Composition
6"+

Heat System Description
GFA Ceiling units

Restrooms
2





1600 COMMERCE ROAD

Property Details

of Grade Level Doors
(2) 12'x12' and 12'x14'

Mezzanine
Yes

Secondary Property Type
Manufacturing

Condition
Excellent

Annual real estate taxes
\$23,832

Annual real estate taxes per
SF
\$1.33

Parcel Nos.
6024342, 6024341

Cross Streets
Industrial St.

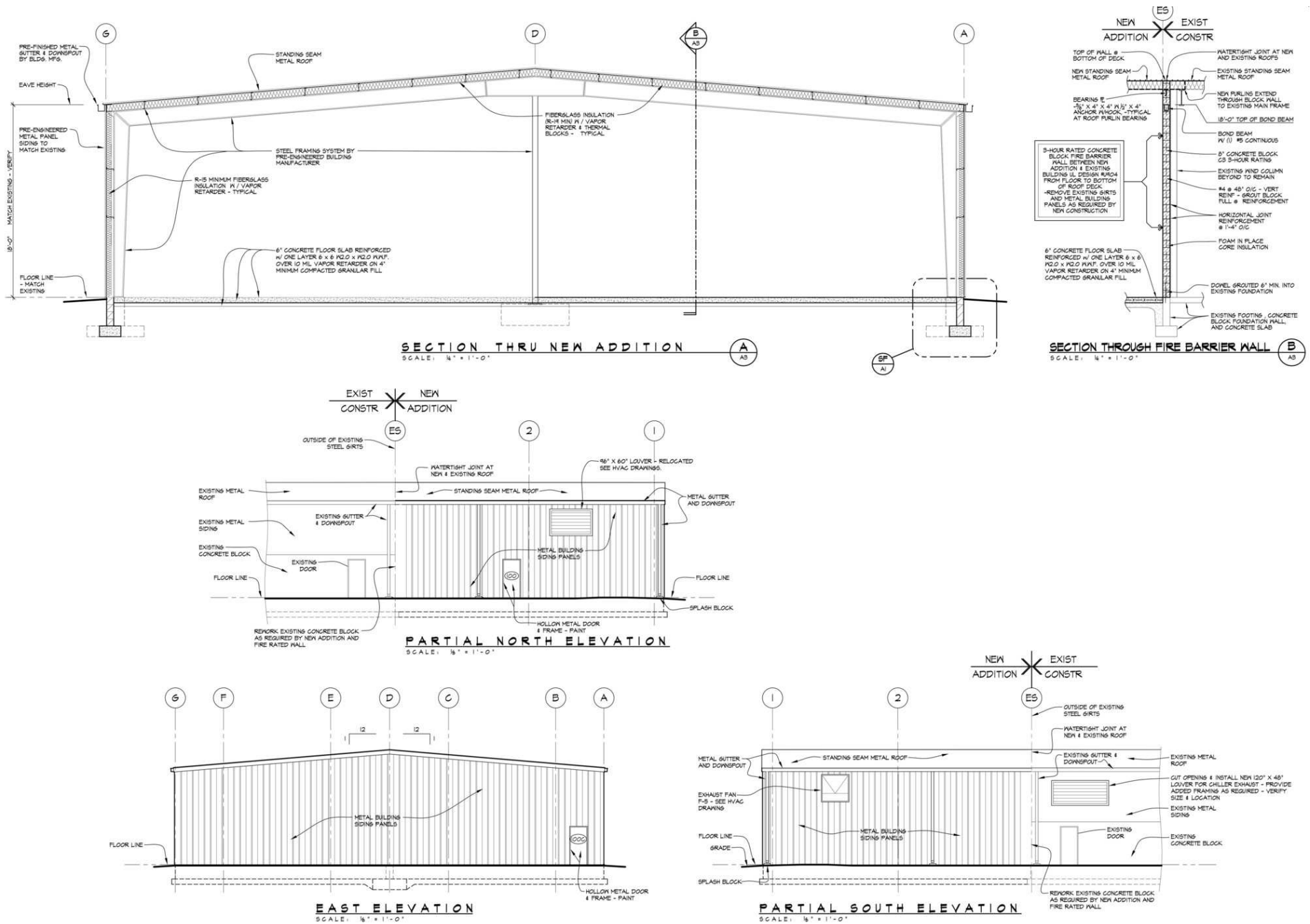
Municipality
Holland

Utilities
Power: Toledo Edison
Fuel: Columbia Gas
Water: City of Toledo
Sewer: Municipal

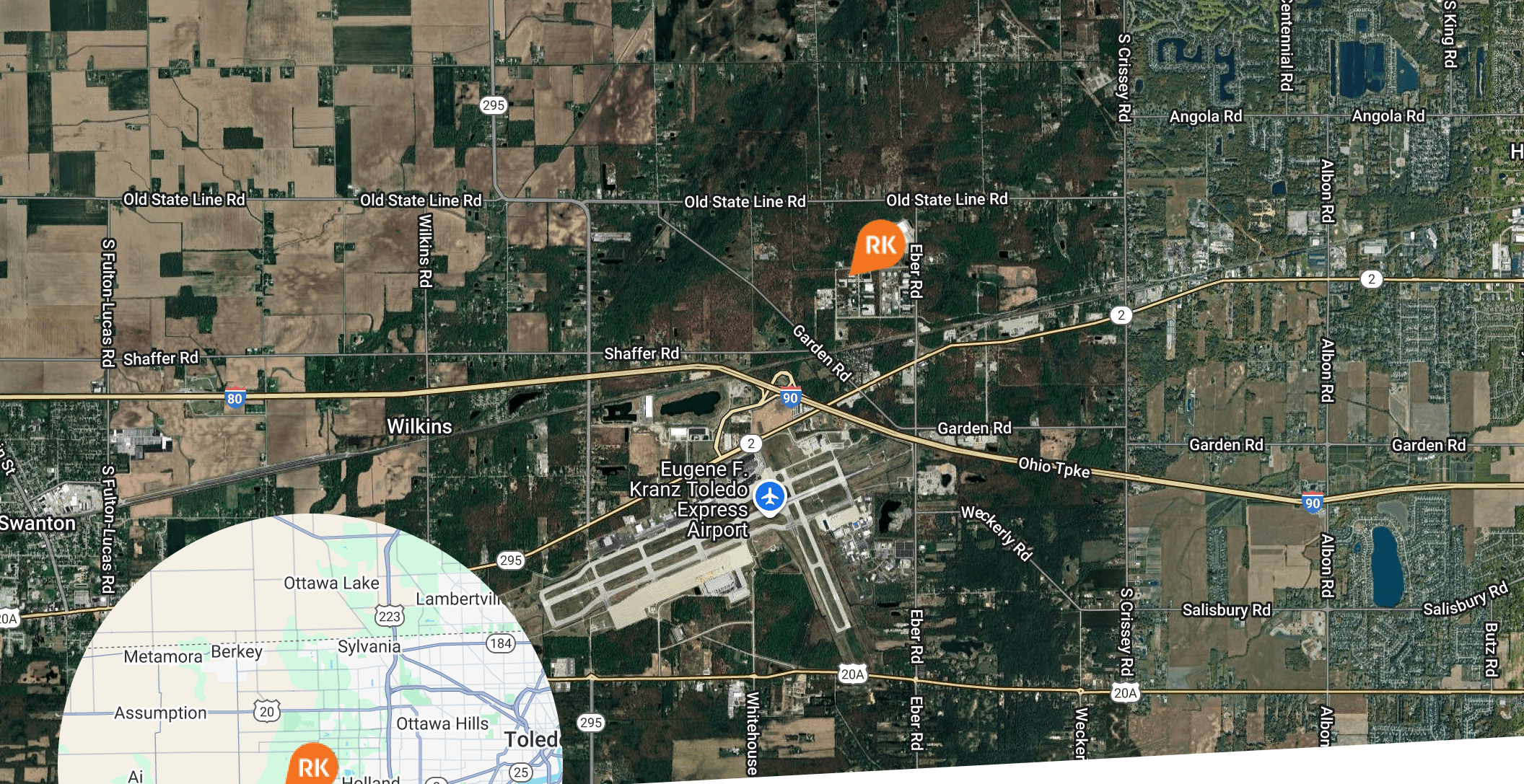












1600 COMMERCE ROAD

Location Benefits

- Located in Westwinds Business Park
- Near 80/90 interchange
- Access to all major highways
- Proximity to Eugene Kranz Toledo Airport



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RK



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK