



AVAILABLE FOR LEASE | INDUSTRIAL

**1605 SHANROCK DRIVE, UNIT A | HOLLAND, OH 43528**

**10,900 SF INDUSTRIAL BUILDING**

[rkcommercial.com](http://rkcommercial.com)

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





1605 SHANROCK DRIVE, UNIT A

## Offering Summary

Lease Rate:  
**\$6.00 SF/yr**  
(NNN)

Available SF:  
**10,900 SF**

Building Size:  
**18,700 SF**

Year Built/Renovated:  
**2002/2022**

Lot Size:  
**1.4 Acres**

Lease Term:  
**Negotiable**

### Property Overview

- Excellent location for light manufacturing, distribution, and/or packaging
- Climate controlled air-conditioned warehouse - new unit
- 18-20' ceiling height/clear span with no columns in warehouse
- 900 SF of renovated office space with separate kitchenette

Contact us for additional information!  
**rkgcommercial.com**





1605 SHANROCK DRIVE, UNIT A

## Property Details

Property Use Type  
**Industrial**

Zoning  
**Limited Industrial**

Submarket  
**South/Southwest**

County  
**Lucas**

Office Size  
**900 SF**

# Of Truck Parking Spaces  
**25**

Parking Surface Description  
**Paved Asphalt**

# Of Floors  
**1**

Tenancy  
**Multiple**

Roof System  
**Standing Metal Seam**

Ceiling Height  
**18 - 20 ft**

Climate Controlled  
**Yes - Office and Warehouse**

Heat System Description  
**Central HVAC and Gas Unit Heaters**

Security  
**Yes**

Restrooms  
**2**

# Of Grade Level Doors  
**(1) 12'x14'**



1605 SHANROCK DRIVE, UNIT A

Property Details

# Of Dock High Doors 1	Secondary Property Type Research & Development	Condition Excellent	Annual Real Estate Taxes \$22,695.42
Annual Real Estate Taxes Per SF \$1.21	Parcel Nos. 65-38621	Cross Streets Airport Highway (SR 2)	Municipality Holland, OH
Utilities Power: Toledo Edison Fuel: Columbia Gas			





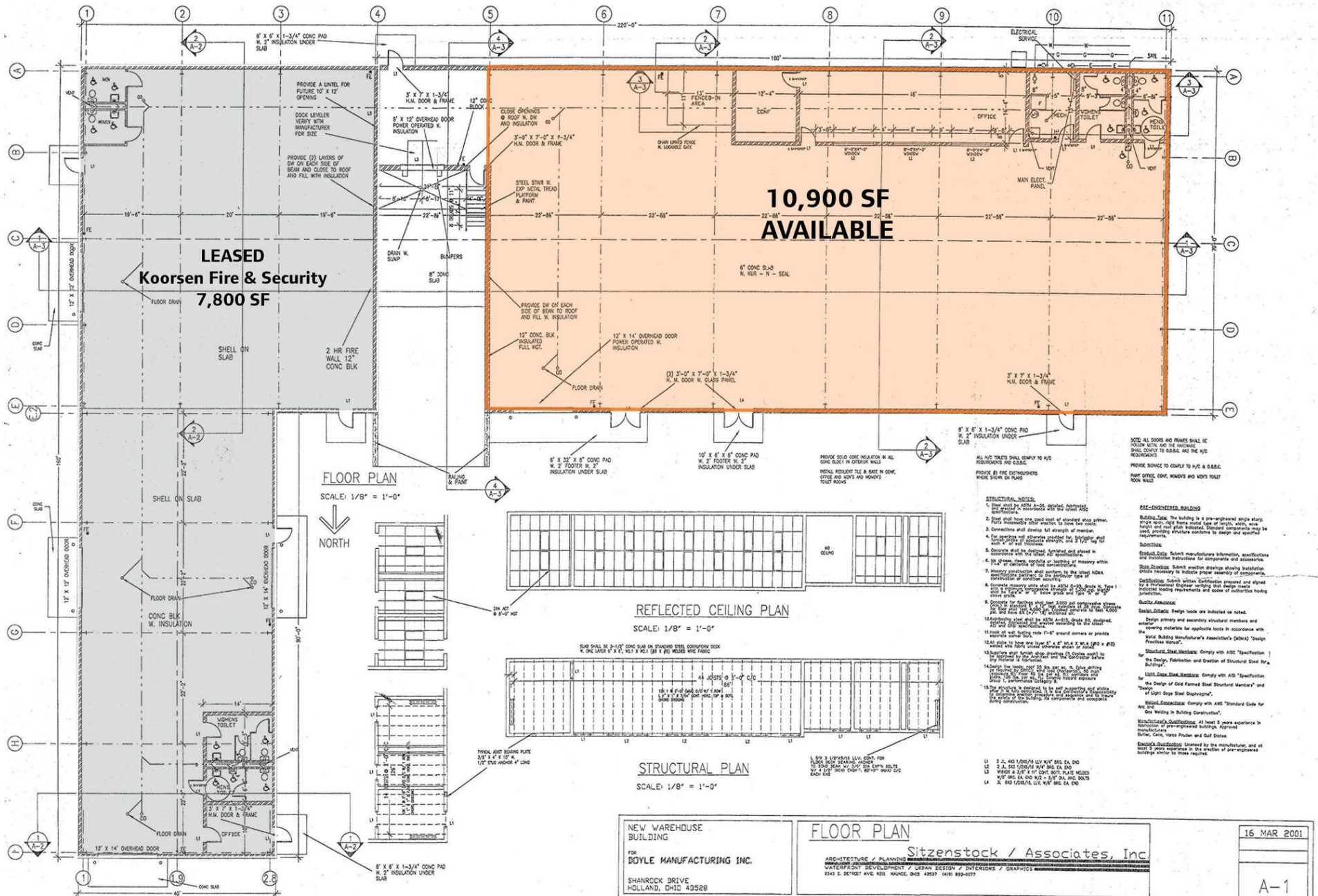




1605 SHANROCK DRIVE, UNIT A | HOLLAND, OH







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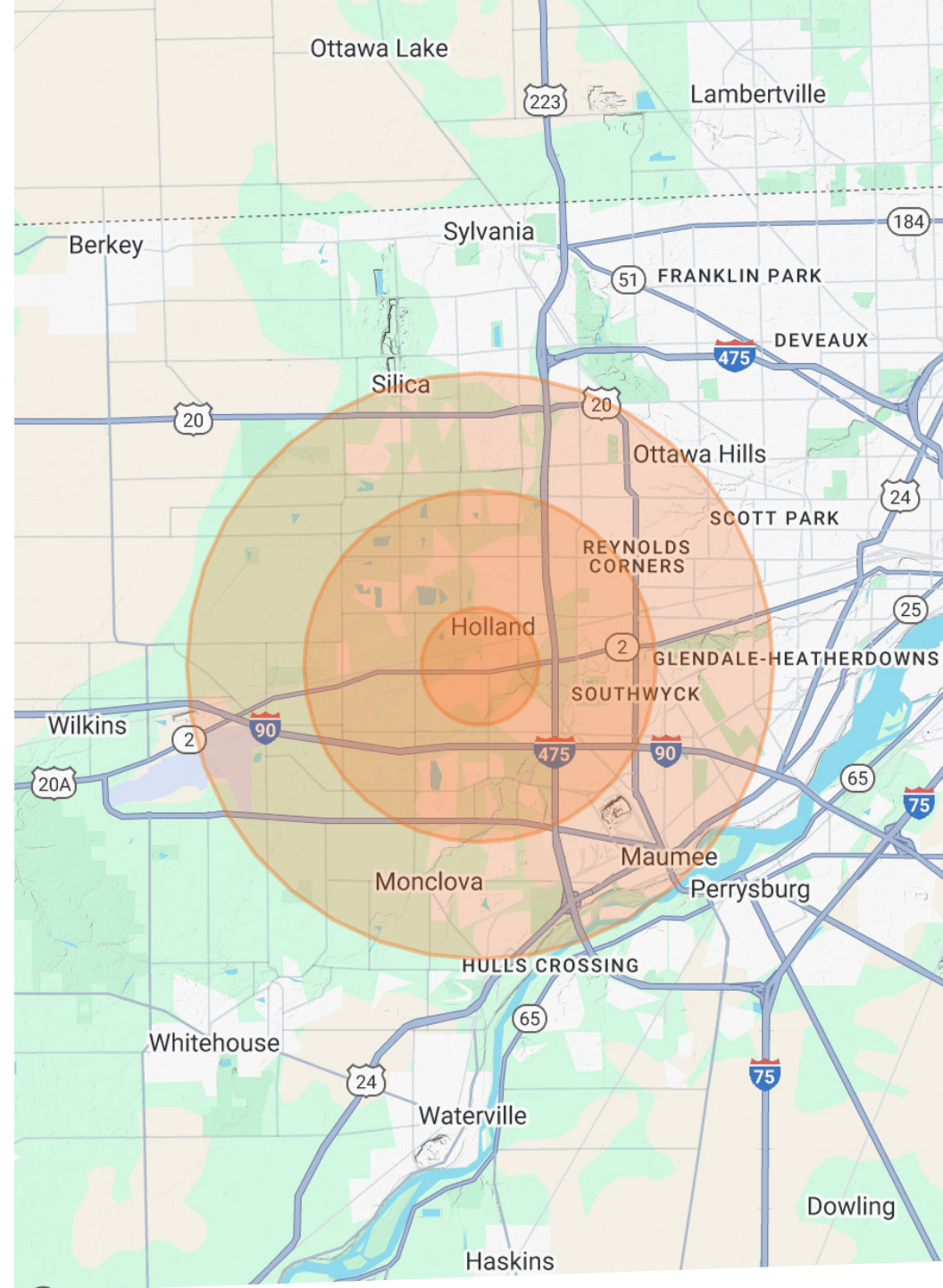
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,071	44,788	112,118
Average Age	45	42	43
Average Age (Male)	43	41	41
Average Age (Female)	47	44	44

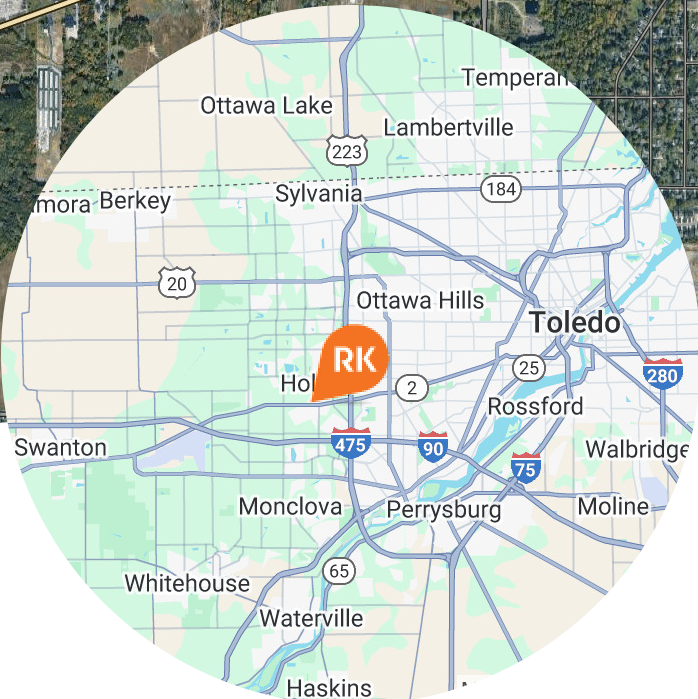
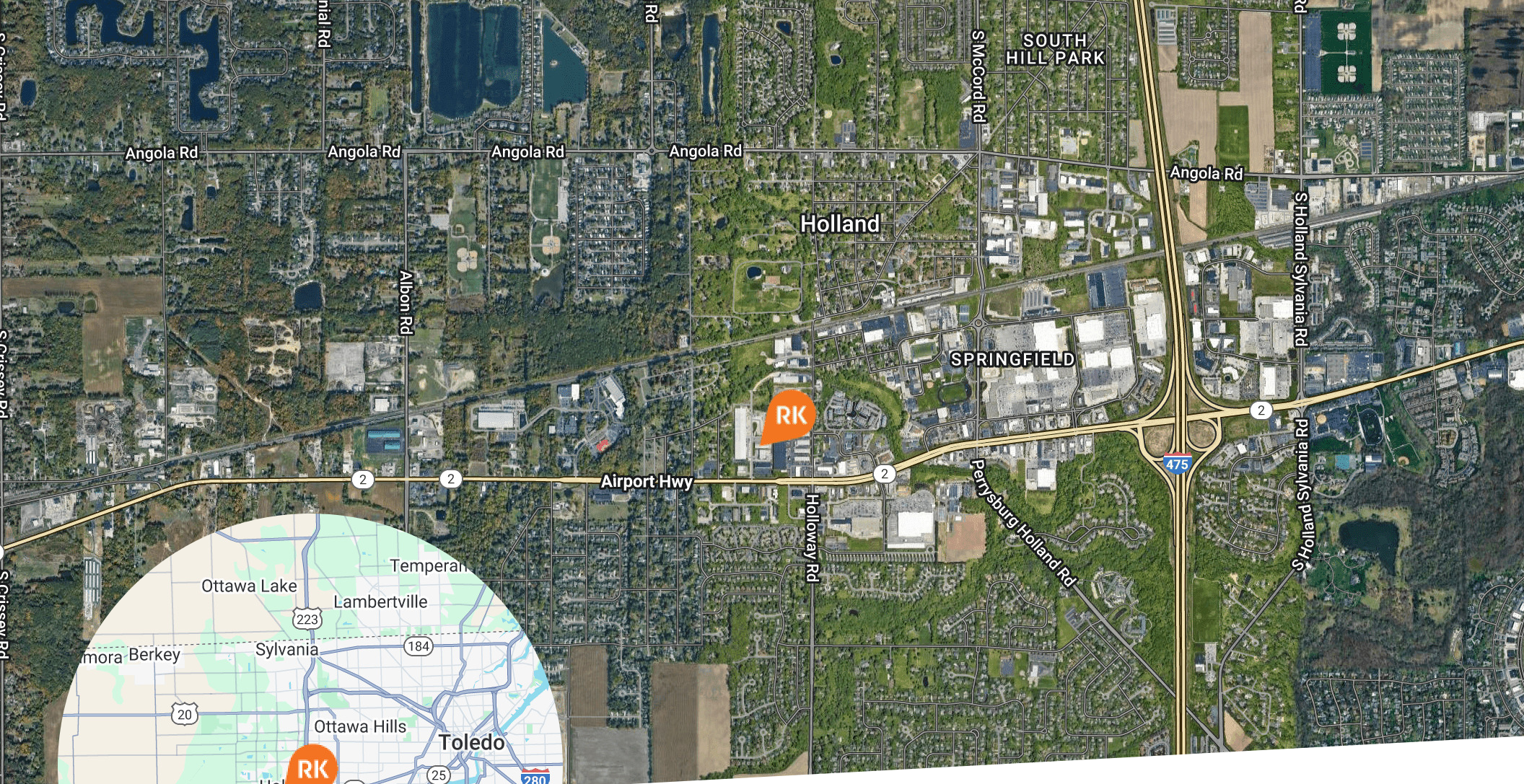
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,564	18,865	49,175
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$101,404	\$104,466	\$98,826
Average House Value	\$236,372	\$243,148	\$229,009

*Demographics data derived from AlphaMap*







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## Location Benefits

Located in Holland, OH just off Airport Hwy (SR 2) and minutes from I-475/US 23 expressway interchange





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RK



***Joe Belinske, CCIM  
Senior Vice President***

**Joe Belinske, CCIM**

**Reichle Klein Group**

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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