



AVAILABLE FOR LEASE | INDUSTRIAL

1605 SHANROCK DRIVE, UNIT A | HOLLAND, OH 43528

10,900 SF INDUSTRIAL BUILDING

rkgcommercial.com

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





Contact us for additional information!
rkgcommercial.com

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





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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'



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Property Details

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

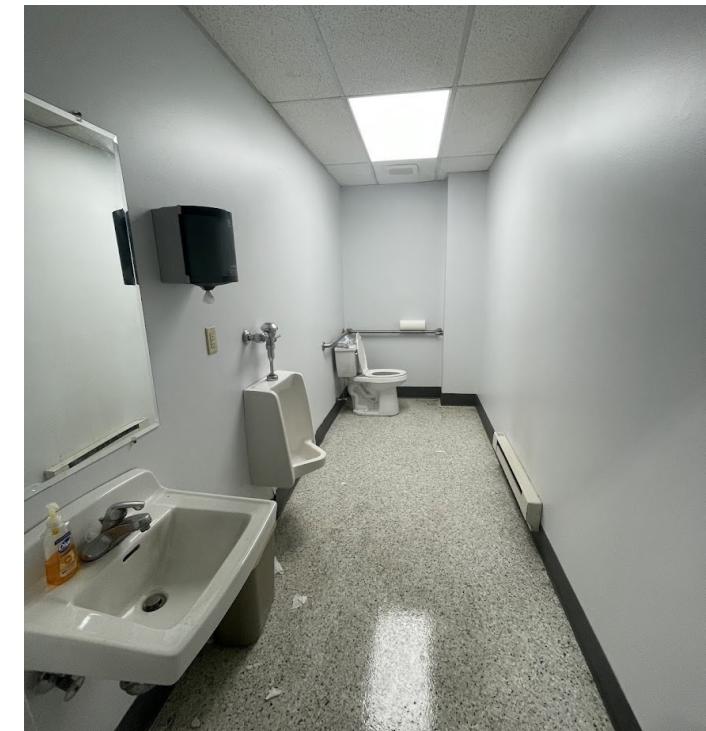
Utilities

Power: Toledo Edison

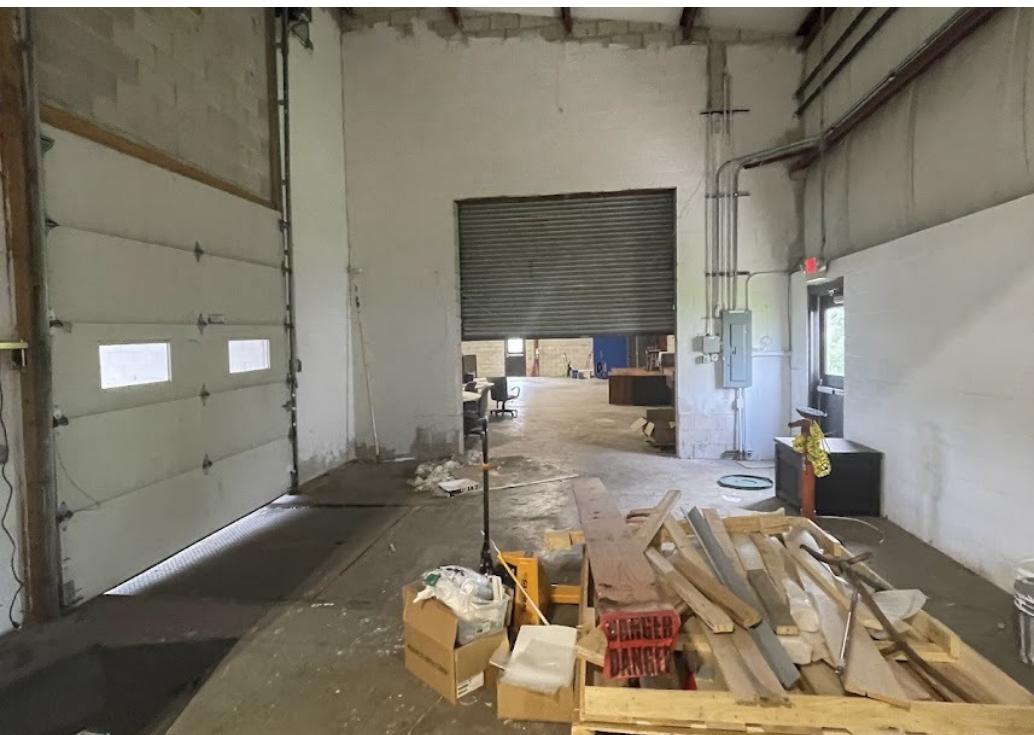
Fuel: Columbia Gas

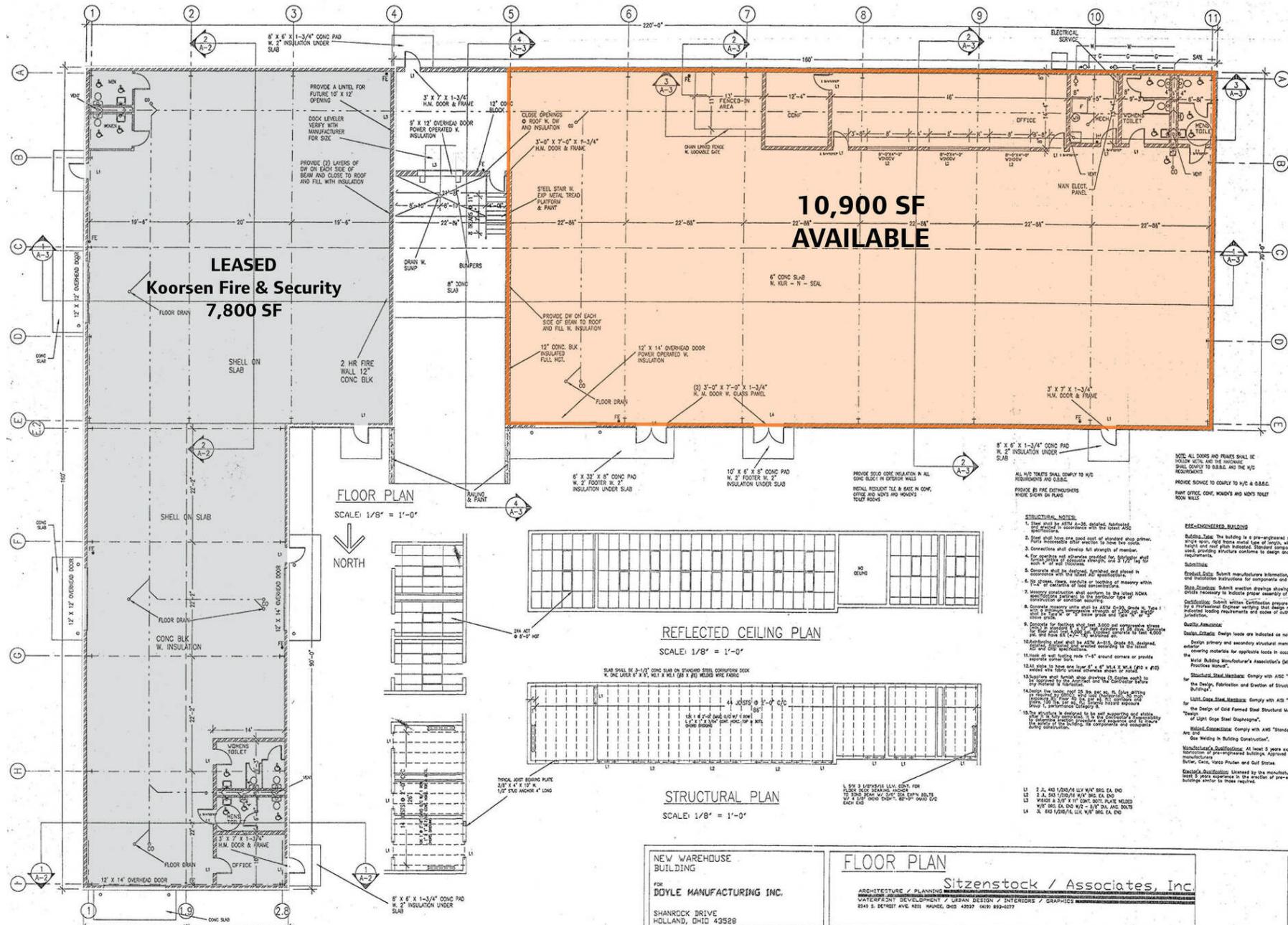


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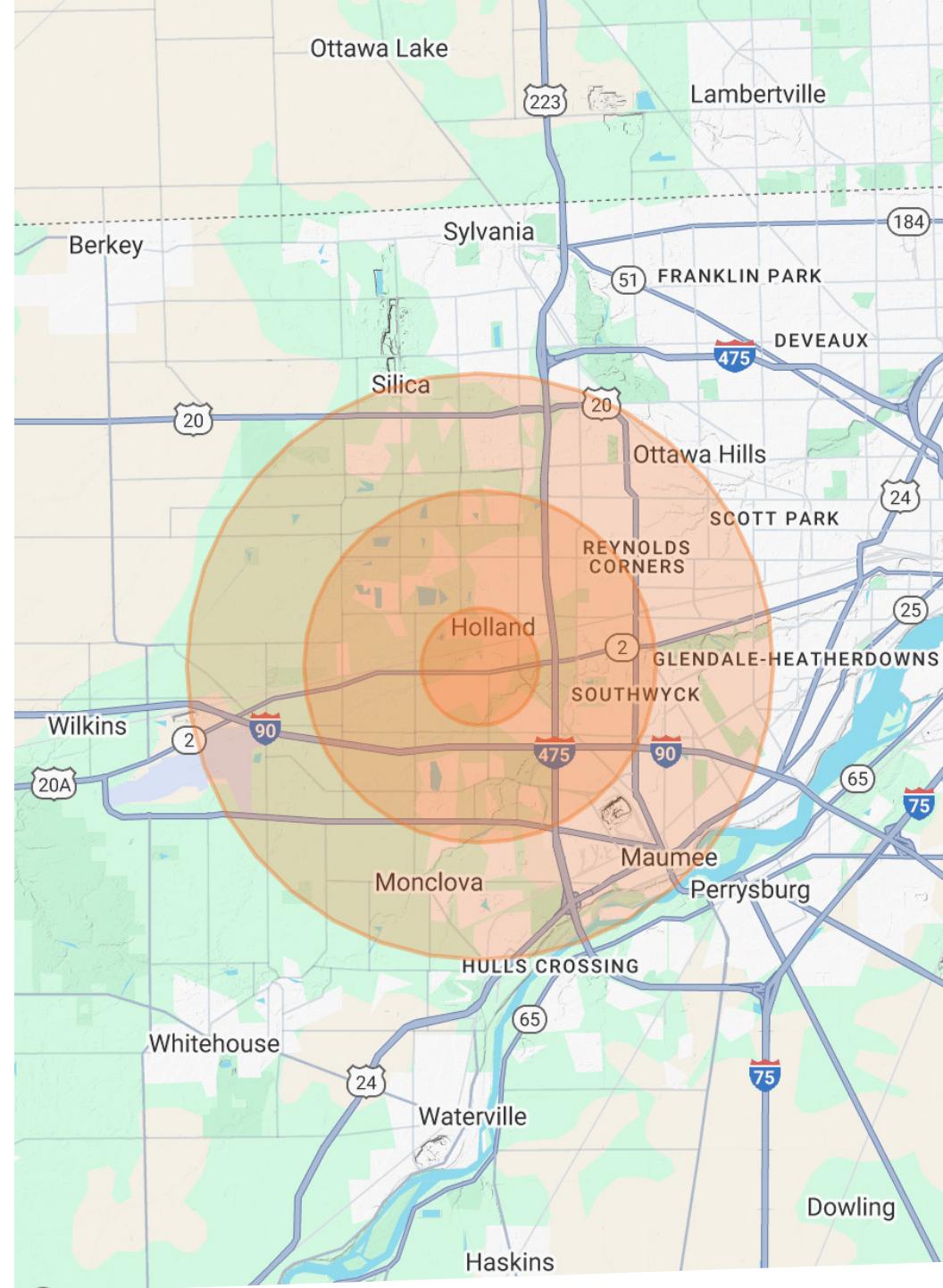


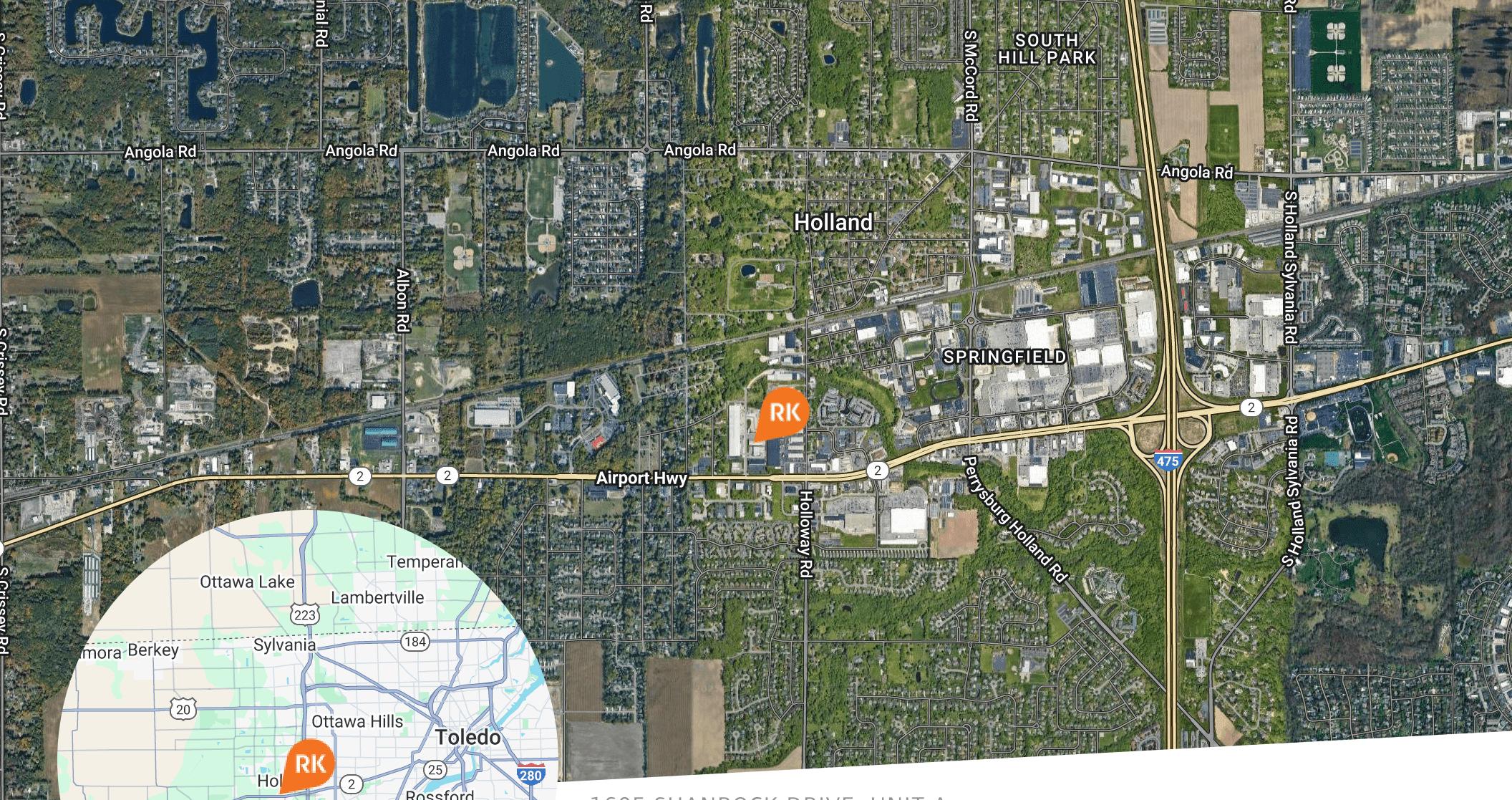
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,071	44,788	112,118
Average Age	45	42	43
Average Age (Male)	43	41	41
Average Age (Female)	47	44	44

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***

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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