

6156 TRUST DRIVE
HOLLAND, OHIO 43528
(SPRINGFIELD TWP.)

INDUSTRIAL BUILDING FOR LEASE
5,800 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

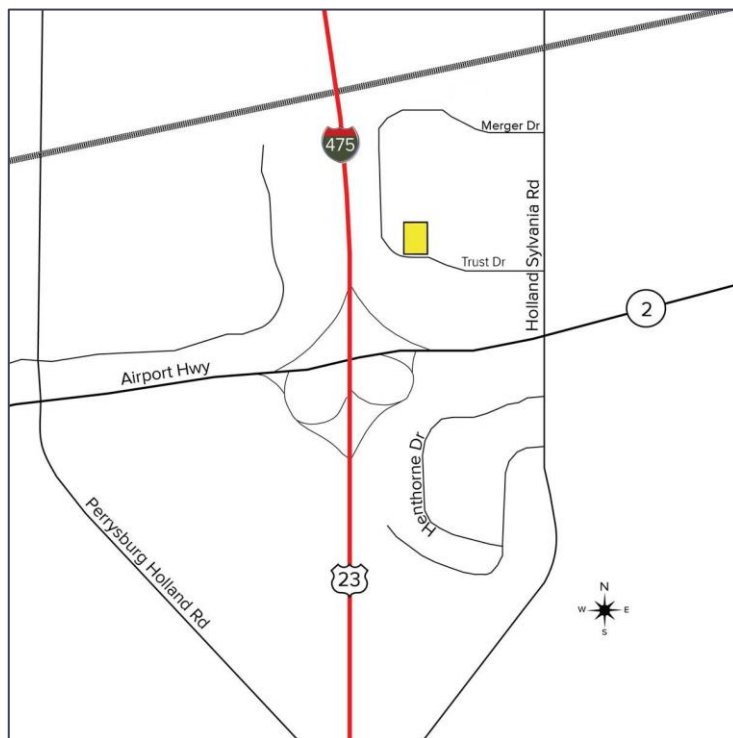
FLEX BUILDING



VIEW 360° TOUR

GENERAL INFORMATION

Lease Rate:	\$8.00 per square foot NNN
Available Space:	5,800 square feet
Building Size:	15,292 square feet
Number of Stories:	One
Year Constructed:	1990/renovated 2006
Condition:	Excellent
Acreage:	1.037 acres per Auditor
Land Dimensions:	257' x 180' per Auditor
Closest Cross Street:	Holland Sylvania Road
County:	Lucas
Zoning:	C-2, General Commercial
Parking:	52 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	9,992 square feet
Shop Space:	5,300 square feet
Exterior Walls:	Concrete
Structural System:	Block/steel
Roof:	Rubber membrane
Floors/Coverings:	Concrete/carpet in office
Ceiling Height:	14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	480v/single phase
Security System:	Yes
Restrooms:	Two
Overhead Door:	One – 10' x 10'
Sprinklers:	Yes
Signage:	Façade
Rail:	No
Heavy Haul Route:	Airport Highway

Comments:

- Suite has a nice shop area, large conference room, and kitchen.
- Approximate space breakdown – 75% office & 25% warehouse/shop space.
- 1/2 mile from US 23/I-475 exit ramp
- 3 miles to I-90/80 Ohio Turnpike

BUILDING INFORMATION

Current Occupant:	Kunley Co.
Occupancy Date:	Q3 – 2023
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN fees (CAM, taxes, insurance, snow/lawn, routine maintenance, suite janitorial)

2023 REAL ESTATE TAXES

TD:	65
Parcels:	83071, 95825
Assessor Numbers:	28097003, 28250008
Total Annual Taxes:	\$20,421.44

UTILITIES

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

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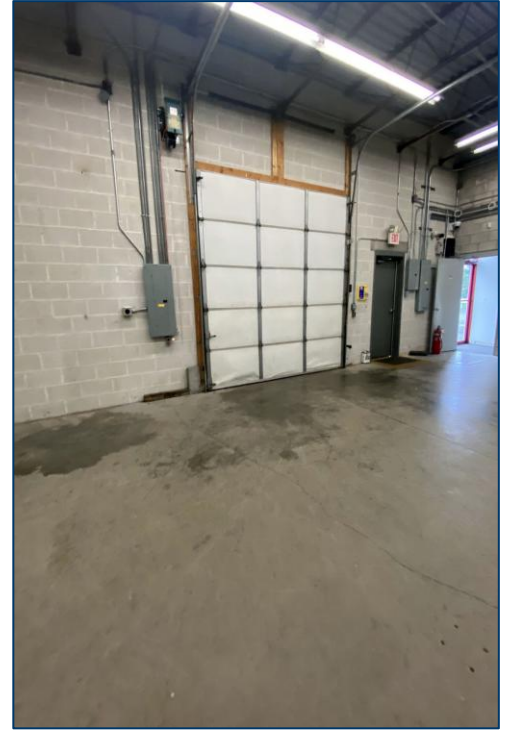
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Warehouse



Office Area



Front office

Back office

2nd office

Kitchen

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,776	\$55,714
3 MILE	62,035	\$62,266
5 MILE	146,758	\$74,096

TRAFFIC COUNTS (TWO-WAY)

AIRPORT HIGHWAY	31,770 (2022)
HOLLAND SYLVANIA ROAD	14,368 (2021)



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