

959 HAMILTON DRIVE

HOLLAND, OHIO 43528

(SPRINGFIELD TWP.)

INDUSTRIAL BUILDING FOR LEASE

12,550 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FLEX TRUCK MAINTENANCE BLDG.



GENERAL INFORMATION

Lease Rate:	\$6.50/SF NNN
Available Space:	12,550 SF
Building Size:	15,580 SF
Number of Stories:	1 w/ half story above offices
Year Constructed:	1997
Condition:	Good
Acreage:	1.3 AC
Land Dimensions:	211' x 268'
Closest Cross Street:	Angola Road
County:	Lucas
Zoning:	24-MI
Parking:	28 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

NICHOLAS COOPER
(419) 249 6321 or (419) 258 0775
ncooper@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Office Space:	1,000 ± sf
Shop Space:	11,550 sf
Exterior Walls:	Aluminum w/ brick wainscot
Structural System:	Pole barn
Roof:	Shingle
Floors/Coverings:	Concrete/carpet in office
Ceiling Height:	16' main
Heating:	CoRayVac infrared heater electric
Air Conditioning:	In shop
Power:	600 amp, 480V 3 phase
Security System:	Yes
Restrooms:	1 – shop restroom with shower
Lighting:	LED in front shop area
Overhead Doors:	17 – 10' x 14'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Monument
Rail:	No
Cranes:	5 ton (12'; 60' craneway)
Floor Drains:	No
Heavy Haul Route:	Yes

Comments:

- Great Holland building close to I-475/US-23 off Angola Road in Holland Business Park
- Air lines
- Redundant heat + Co Ray Vac
- Shower in men's room
- Rare building with 18 14' tall doors
- 5-ton crane runs width of building
- Drywall ceiling with LED lights

BUILDING INFORMATION

Current Occupant:	Bollinger Tool & Die, Inc. (owner)
Occupancy Date:	At lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	5-10 years
Security Deposit:	Neg. based or credit
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN, prorata taxes (\$1.13/SF), insurance, snow, and landscaping

2025 REAL ESTATE TAXES

TD:	71
Parcel Number:	04409
Assessor Number:	42032039
Total Annual Taxes:	\$17,435.54

UTILITIES

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

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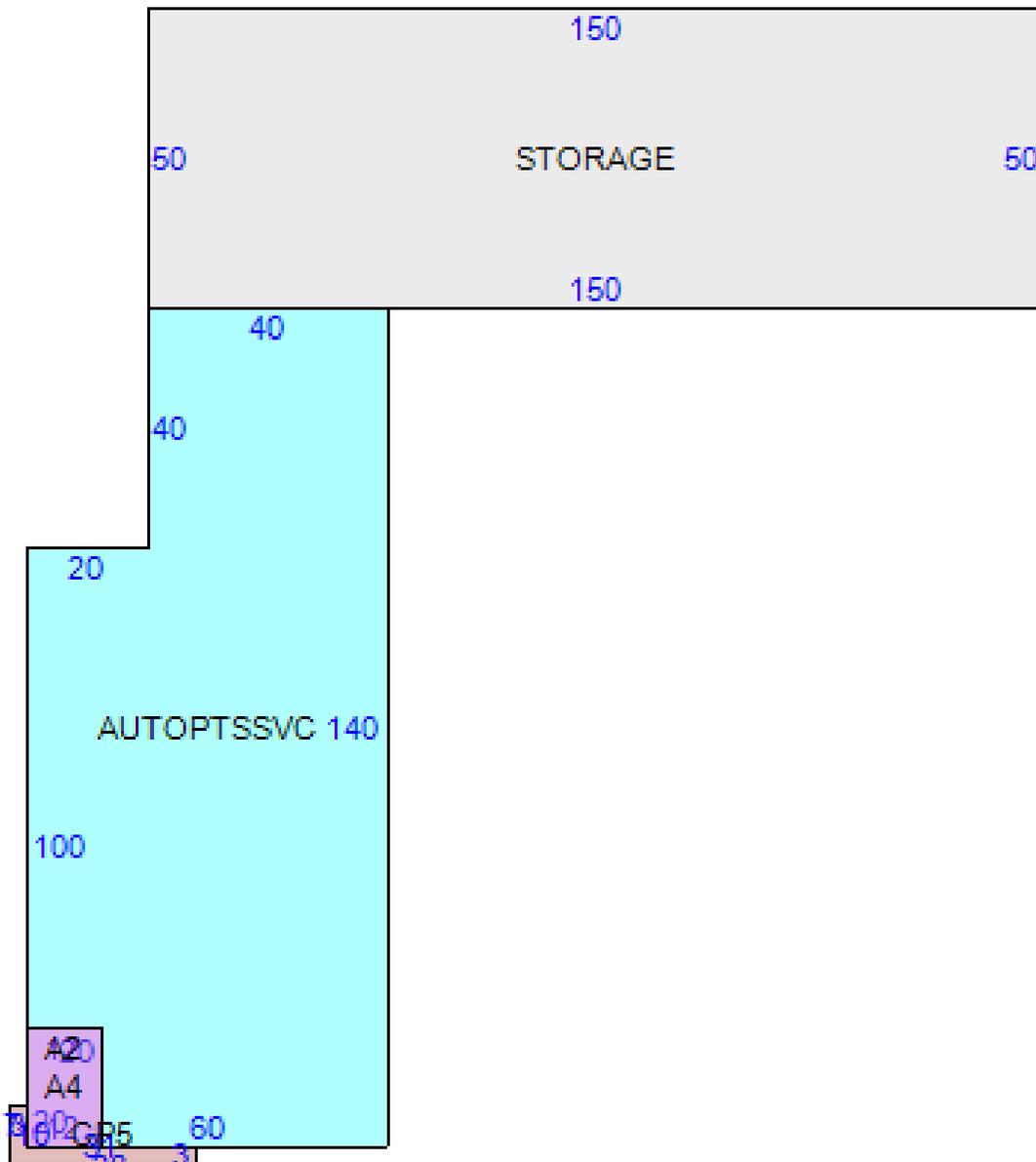
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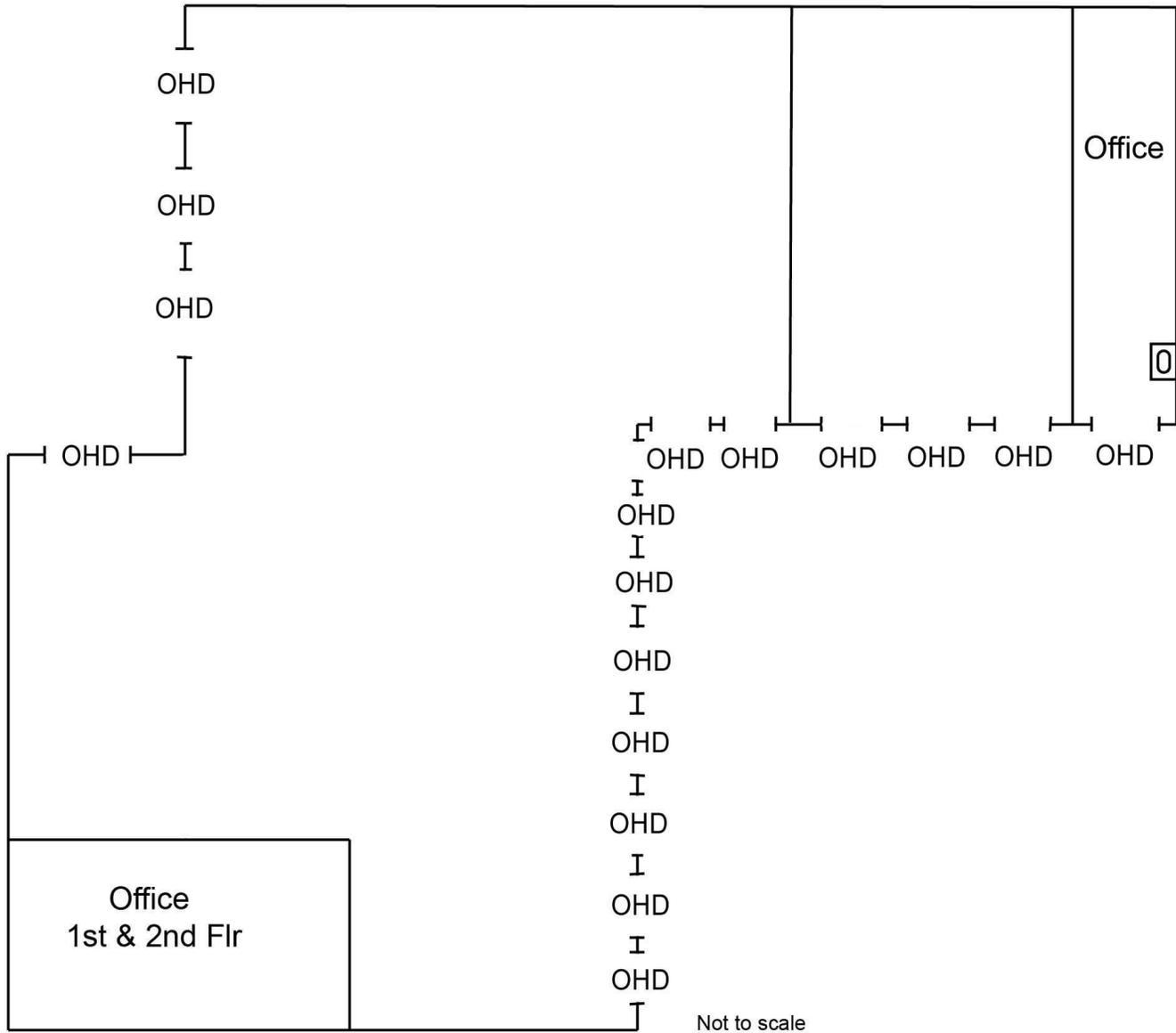
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Exterior

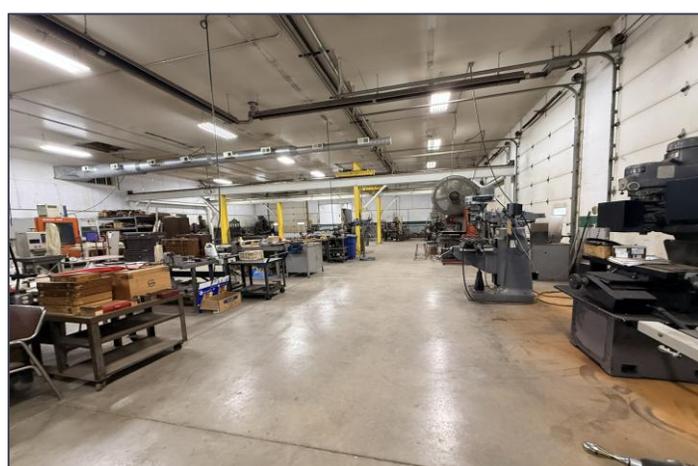
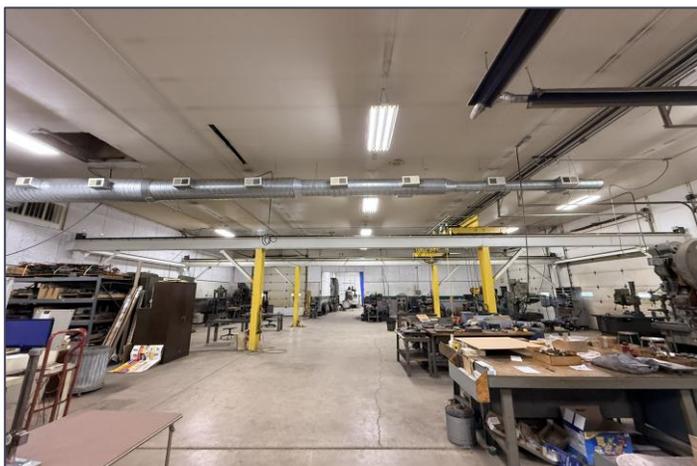
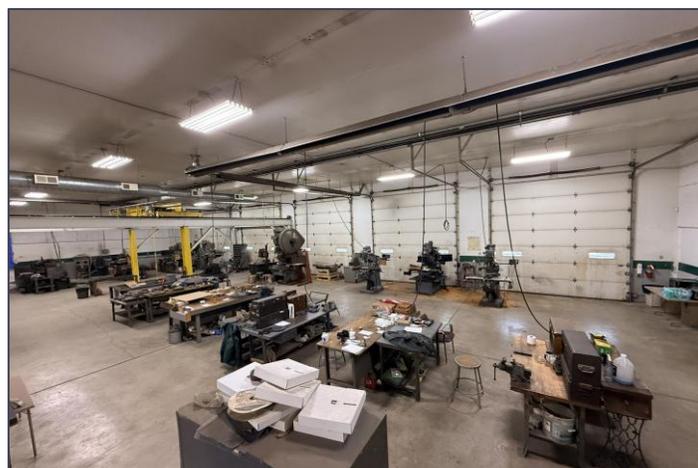


West Elevation



Office Entrance

Main Shop Area



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Power – 600 amp, 480V + 220, 3 phase



Shower

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Commercial Building For Lease

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,250	\$64,421
3 MILE	59,537	\$72,341
5 MILE	143,649	\$81,706

TRAFFIC COUNTS (TWO-WAY)

973	Hamilton Drive
8,688	Angola Road
15,714	S. McCord Road

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