



1716 Perrysburg Holland Rd Holland, Ohio 43528

Property Highlights

- Prominent property available for sale or lease in Holland, OH
- Multiple configurations available
- Owner-occupant opportunity with income. Sale-Leaseback
- Perimeter offices throughout the building
- Perimeter and interior conference rooms
- Multiple entrances
- Elevator
- Additional land is available

Property Overview

Prime investment opportunity for 24,000 SF office building or leasing options for 10,000 SF. Building was originally constructed in 1990 and additions added in 2014. The building offers many configurations and is zoned C2, providing an ideal location for prospective investors. With multiple entry points, elevator access, perimeter offices, conference rooms, and the potential for additional land, this property presents a compelling owner-occupant opportunity with income.

Offering Summary

Sale Price:	\$2,300,000
Lease Rate:	\$16.50 SF/Yr (Gross)
Building Size:	24,000 SF
Available SF:	12,000 SF
Lot Size:	1.72 Acres w/ additional 4.5 Acres available

For More Information

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Sale Leaseback Opportunity!

The Douglas Company Building offers a unique opportunity for owner-occupiers looking for a versatile space with income potential. This 24,000 SF building is for sale, with 12,000 SF available for lease. There are many office configurations along with multiple different meeting and conference rooms. The building also has multiple entrances, providing flexibility for multi-tenant use. There is a convenient elevator off of the lobby for access to the second floor. The property offers a paved parking lot with 70 spaces, ample for employees and clients.

Located just minutes from the US 23/I-475 Airport Highway interchange, this is easily accessible. The property sits on 1.72 acres with an additional 4.5 Acres available for future expansion opportunity. This building offers a rare combination of an excellent location, modern amenities, and a flexible floor plan that can meet diverse business needs.

Location Information

Street Address	1716 Perrysburg Holland Rd
City, State, Zip	Holland, OH 43528
County	Lucas
Cross-Streets	Airport Highway
Township	Springfield
Road Type	Paved
Nearest Highway	Interstate 472/US 23
Nearest Airport	Toledo Express Airport

Building Information

Building Size	24,000 SF
Gross Leasable Area:	12,000 SF
Building Class	C
Tenancy	Multiple
Number of Floors	2
Year Built	1990, additions made in 2014
Condition	Excellent
Roof	Gabled Shingled
Floor Coverings	Carpet
Exterior Walls	Wood and Siding
Basement	Yes, partial
Climate Controlled	Yes
Heat System Description	Gas Forced Air
Exterior Signage	Monument

Sale Price

\$2,300,000

Lease Rate

**\$16.50 SF/Yr
(Gross) Tenant
Responsible For
Janitorial**

Property Information

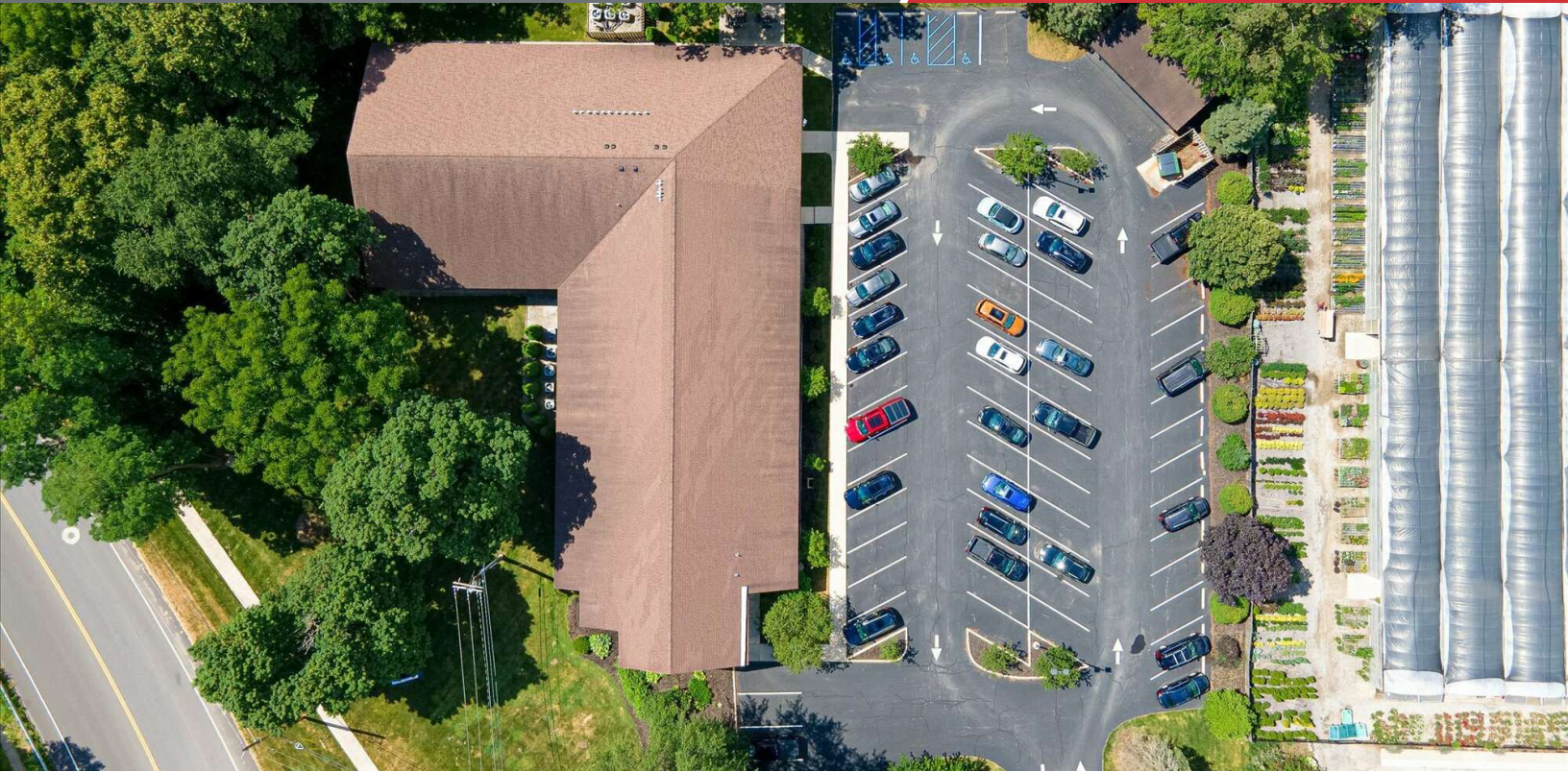
Property Type	Office
Zoning	C2 - General Commercial District
Lot Size	1.72 Acres w/ additional 4.5 Acres available
APN #	6551751 & 6514462
Traffic Count	over 10,000 VPD
Traffic Count Street	Perrysburg Holland Rd

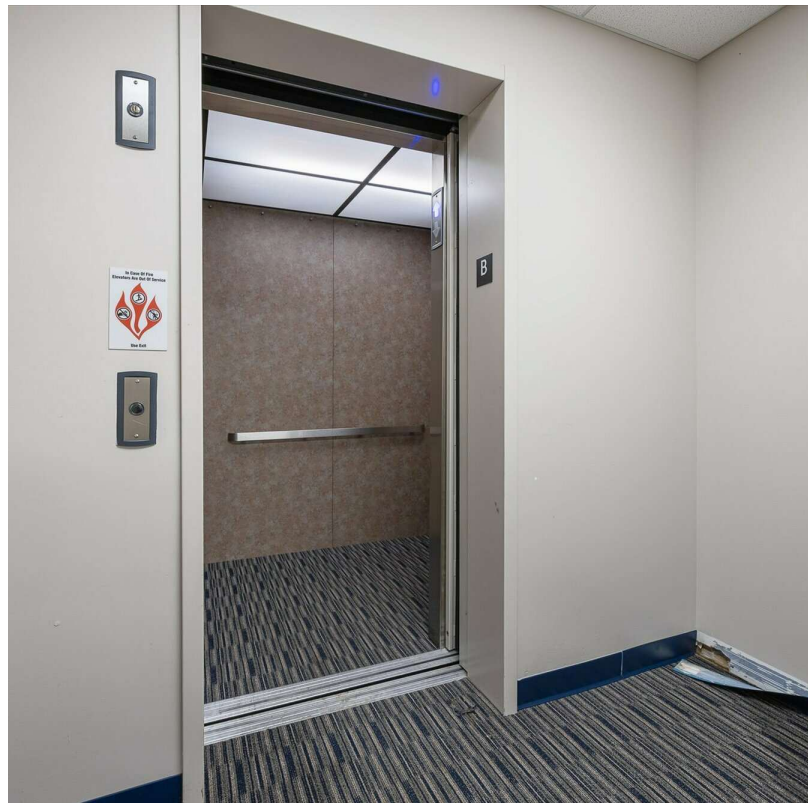
Parking & Transportation

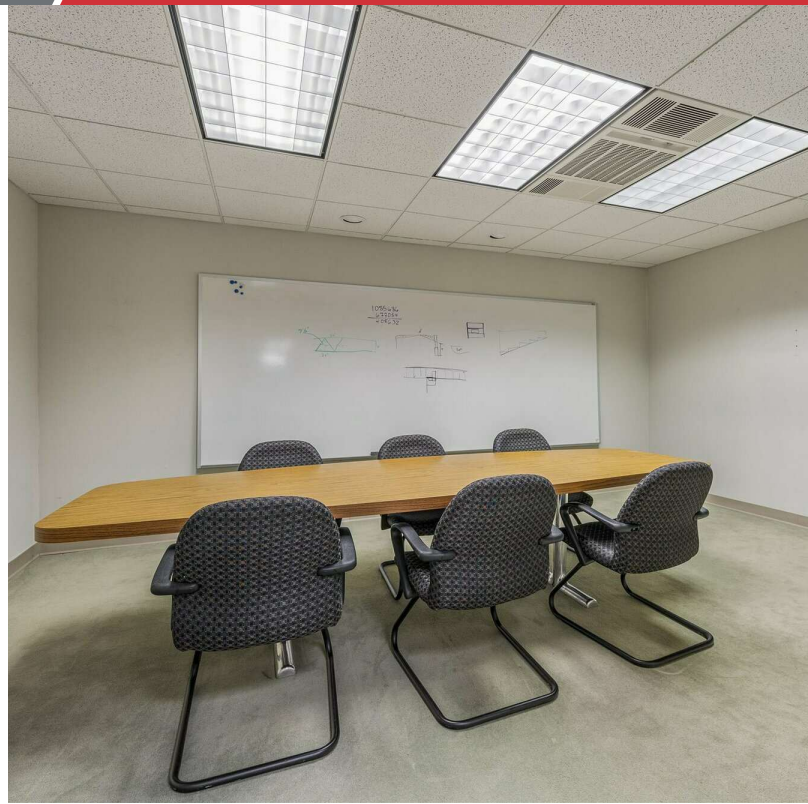
Parking Type	Surface
Number of Parking Spaces	70

Utilities & Amenities

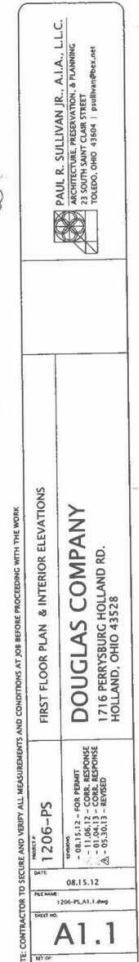
Electric	First Energy
Gas	Columbia Gas
Water & Sewer	Municipal
Internet	Buckeye





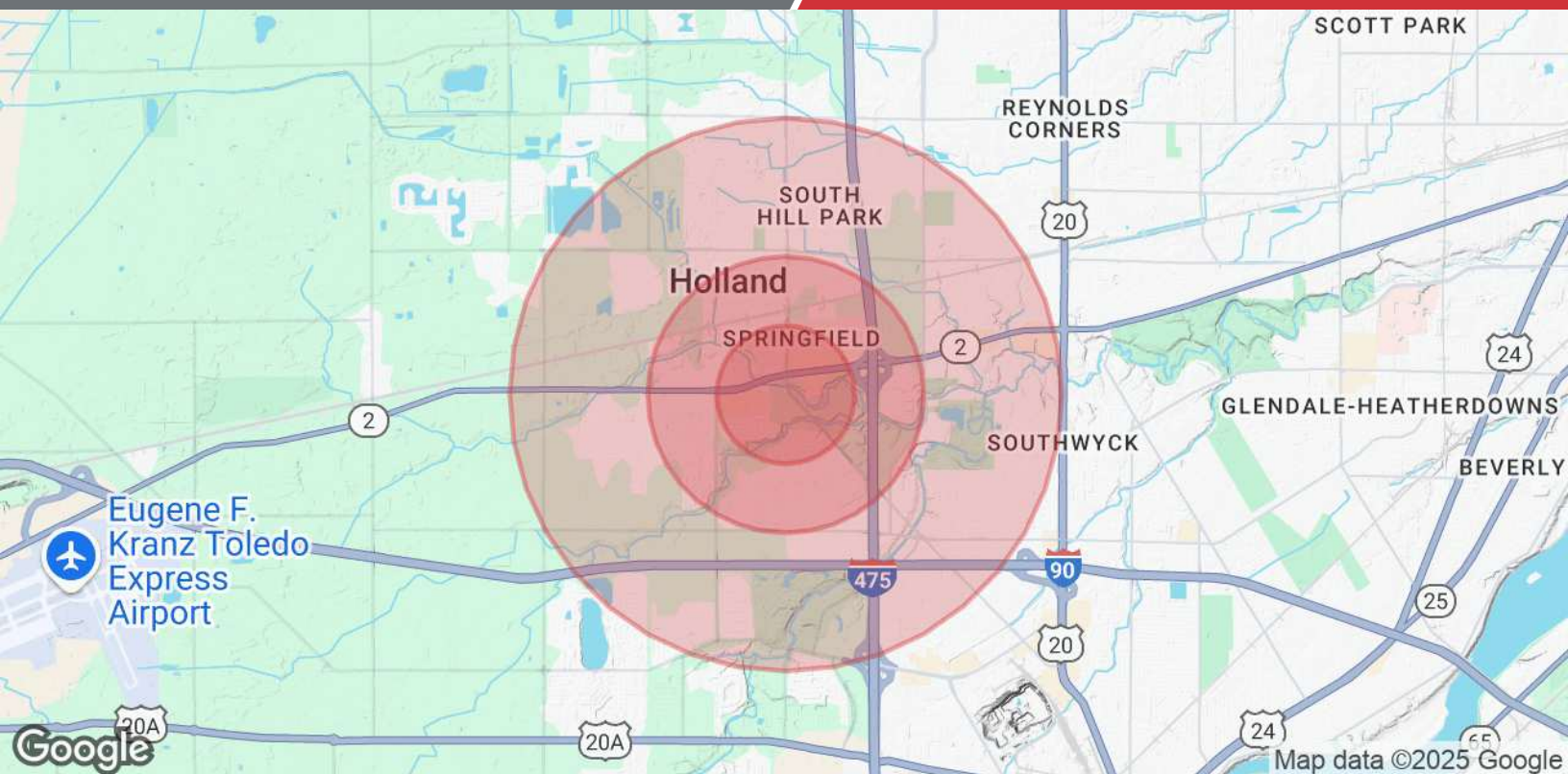






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Population	0.5 Miles	1 Mile	2 Miles
Total Population	1,073	6,134	25,457
Average Age	52	45	42
Average Age (Male)	48	43	41
Average Age (Female)	55	47	44
Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	521	2,687	10,841
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$99,621	\$97,138	\$94,994
Average House Value	\$281,379	\$244,998	\$229,019

Demographics data derived from AlphaMap