



7142 Nightingale Dr. Unit 1

Holland, Ohio 43528

Property Highlights

- 7,546 SF out of 11,824 SF Available for Sale/Lease
- Existing Tenant Leaving in Summer 2025
- 10 Perimeter Private Offices with Open Center Bullpen
- 3 Conference Rooms Ranging in Size
- Located Near Several Major National Retailers
- Ample Parking & Storage Space
- Kitchenette, Printer, Utility & IT Rooms
- Private Main Entrance

Offering Summary

Sale Price:	\$790,000
Lease Rate:	\$16.00 SF/yr (Gross)
Building Size:	7,546 SF
Lot Size:	Approximately 1.5 acres

For More Information

Kevin Carr

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Sale Price	\$790,000
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Lease Rate	\$16.00 SF/Yr
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Location Information

Street Address	7142 Nightingale Dr. Unit 1
City, State, Zip	Holland, OH 43528
County	Lucas
Cross-Streets	Holloway Rd
Township	Springfield
Road Type	Paved
Nearest Highway	I-475/US23
Nearest Airport	Toledo Express Airport

Building Information

Building Size	7,546 SF
Building Class	B
Curb Cuts	1
Tenancy	Single
Ceiling Height	9 ft
Number of Floors	1
Year Built	2006
Gross Leasable Area	7,545 SF
Sprinklers	No
Framing	Wood
Condition	Excellent
Roof	Pitched, asphalt shingle
Floor Coverings	Carpet
Floors	Concrete
Exterior Walls	Brick
Basement	No

Property Information

Property Type	Office
Zoning	Commercial
APN #	7104586

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	50

Utilities & Amenities

Power	200 Amp
HVAC	Central
Heating	Gas Forced Air
Restrooms	2
Kitchenette	Yes

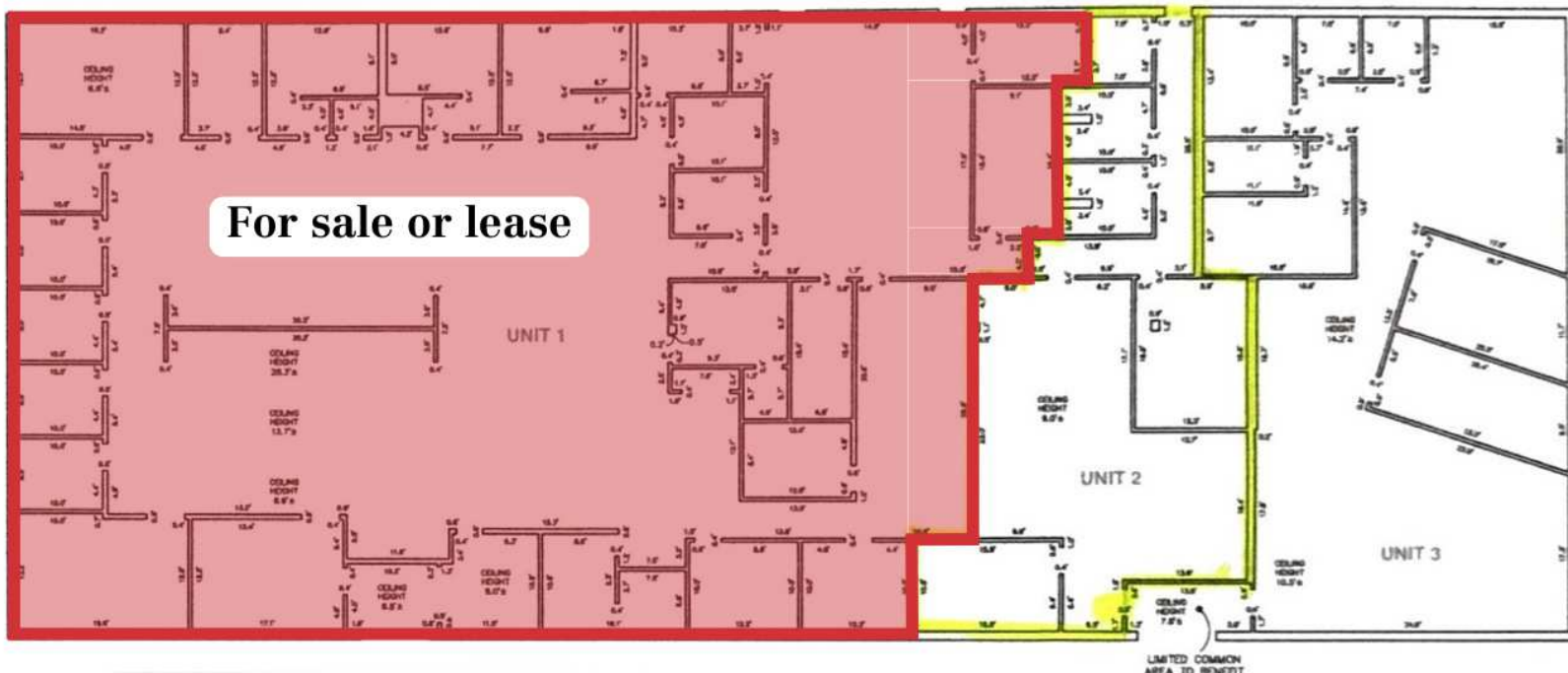
Taxes

2024 Taxes	\$15,521.19
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Lease Information

Availability	Summer 2025
Included in Rent	Utilities, Taxes & Condo Fees
Tenant Responsibilities	Janitorial
Security Deposit	1 Month's Rent

For sale or lease

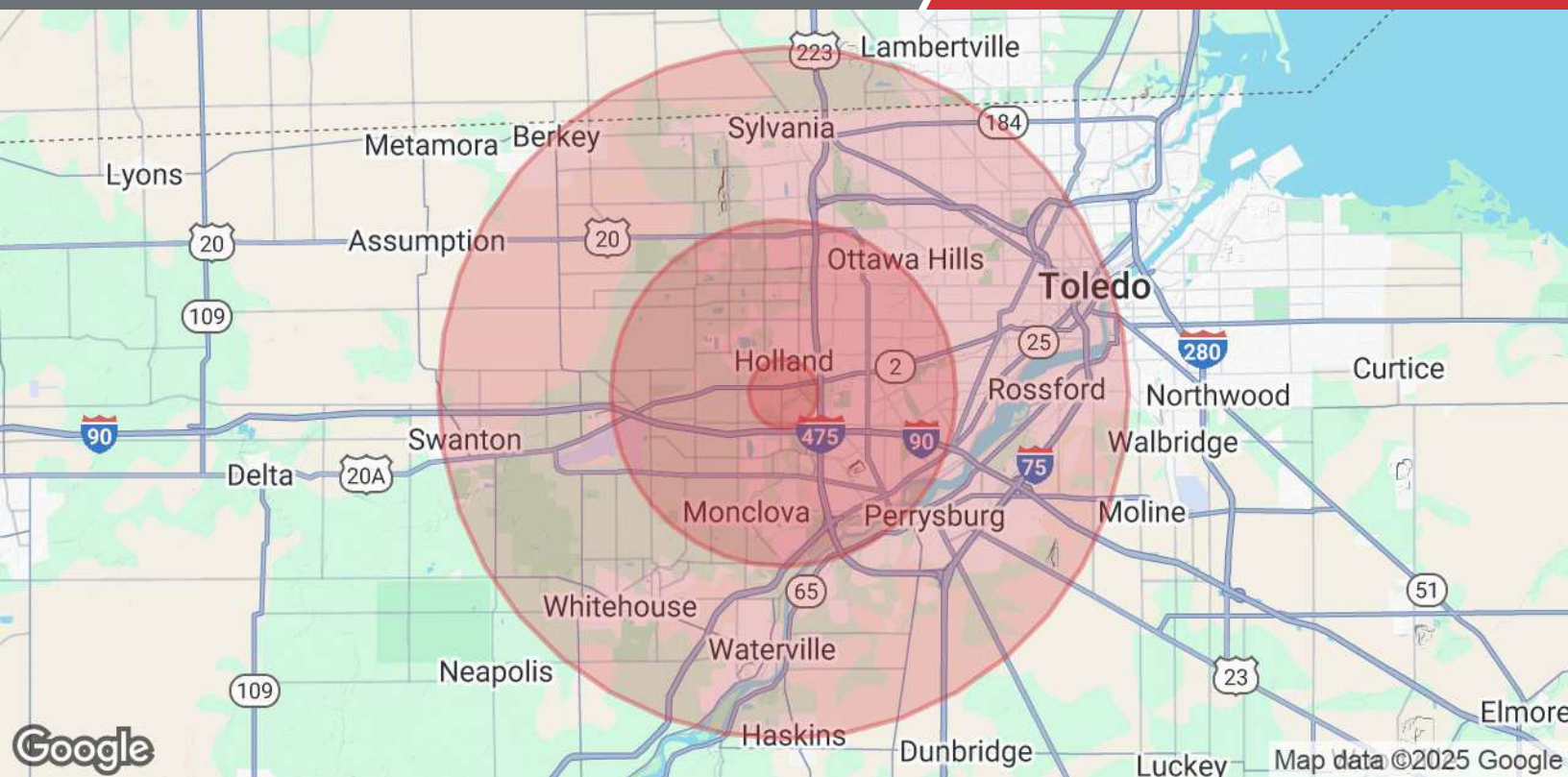






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Population	1 Mile	5 Miles	10 Miles
Total Population	5,911	115,395	352,877
Average Age	45	42	41
Average Age (Male)	44	41	40
Average Age (Female)	47	44	42
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,551	51,157	150,333
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$110,033	\$95,099	\$95,596
Average House Value	\$252,565	\$224,750	\$222,192

Demographics data derived from AlphaMap