

1650 EBER ROAD  
HOLLAND, OHIO 43528  
(SPENCER TOWNSHIP)



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FULL-SERVICE COMMERCIAL REAL ESTATE

**INDUSTRIAL SPACE FOR LEASE**  
7,700 Square Feet Available

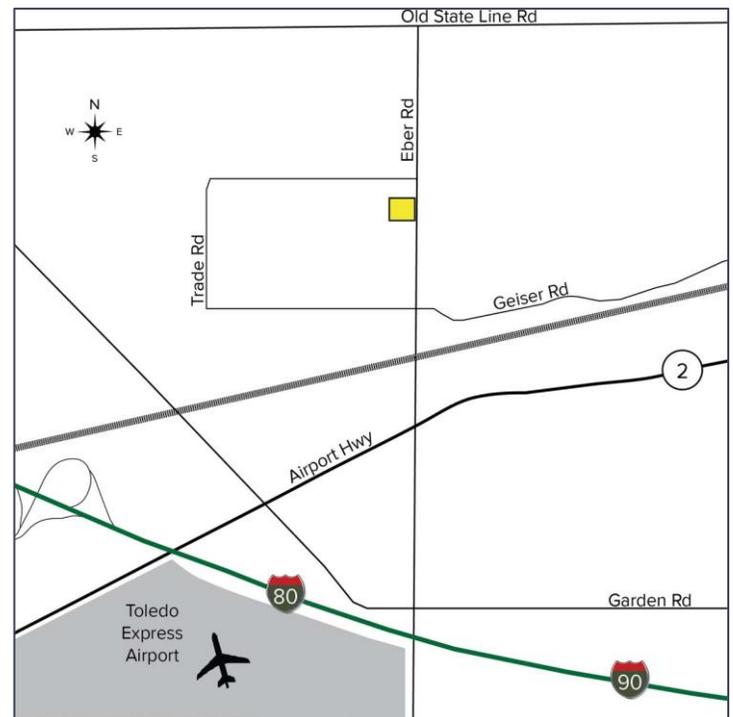


## GENERAL INFORMATION

### AVAILABLE SPACE

UNIT	SIZE	LEASE RATE
<b>A/B</b>	7,700 SF	\$6.00/SF + gas and electric

Building Size:	23,930 SF
Number of Stories:	1
Year Constructed:	1977
Condition:	Good
Acreage:	2.80
Land Dimensions:	235' x 511'
County:	Lucas
Closest Cross Street:	Airport Highway
Zoning:	M 1
Parking:	30 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

**JARED JENSEN**  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 1650 Eber Road, Holland, Ohio 43528

## Industrial Space For Lease

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### BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block
Structural System:	Steel joist
Roof:	Built up
Floors:	Concrete
Floor Coverings:	Carpet & vinyl tile
Ceiling Height:	8' – office & 14' – warehouse
Basement:	None
Heating:	GFA & gas unit heater – warehouse
Air Conditioning:	Central in office
Power:	3 phase, 200 amp
Security System:	No
Restrooms:	2
Overhead Doors:	Yes - 12' x 12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	By appointment only

### LEASE DETAILS

Term:	2+ years
Security Deposit:	Equal to one month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities, refuse removal, content and liability insurance

### 2025 REAL ESTATE TAXES

TD:	60
Parcel:	21165
Assessor Number:	27-004-083
Total Annual Taxes:	\$17,989.26



### Comments:

- Great space for a contractor or for general storage.
- All shop areas have floor drains.
- Located in Westwinds Industrial Park near the Toledo Express Airport (1.9 miles) and the Ohio Turnpike (2.1 miles via SR 2 exit).

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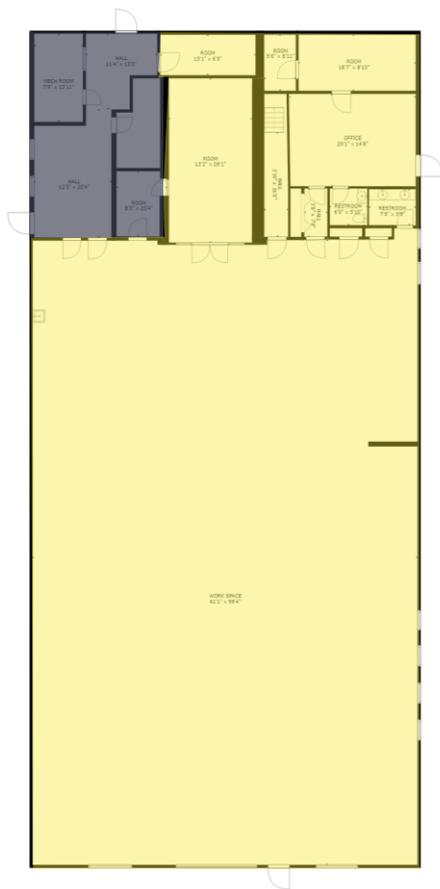
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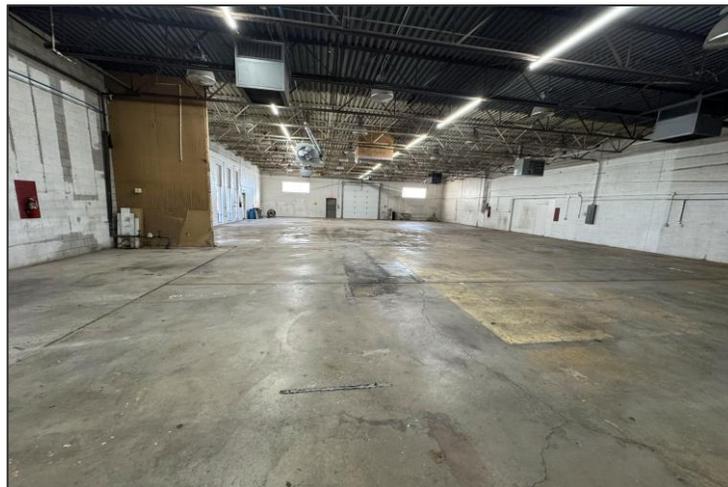
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### Unit A/B



GROSS INTERNAL AREA  
FLOOR 1: 8045 sq. ft, FLOOR 2: 233 sq. ft  
TOTAL: 8278 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Warehouse Space



Paint Booth



Office Space

### SUITE FEATURES

PREMISES	A/B
SQUARE FOOTAGE	7,700 sf
ASKING RATE	\$6.00/SF + gas and electric
DATE AVAILABLE	Immediately
CONDITION	As-is
DESCRIPTION	Large warehouse with small office space and a DeVilbiss paint booth.

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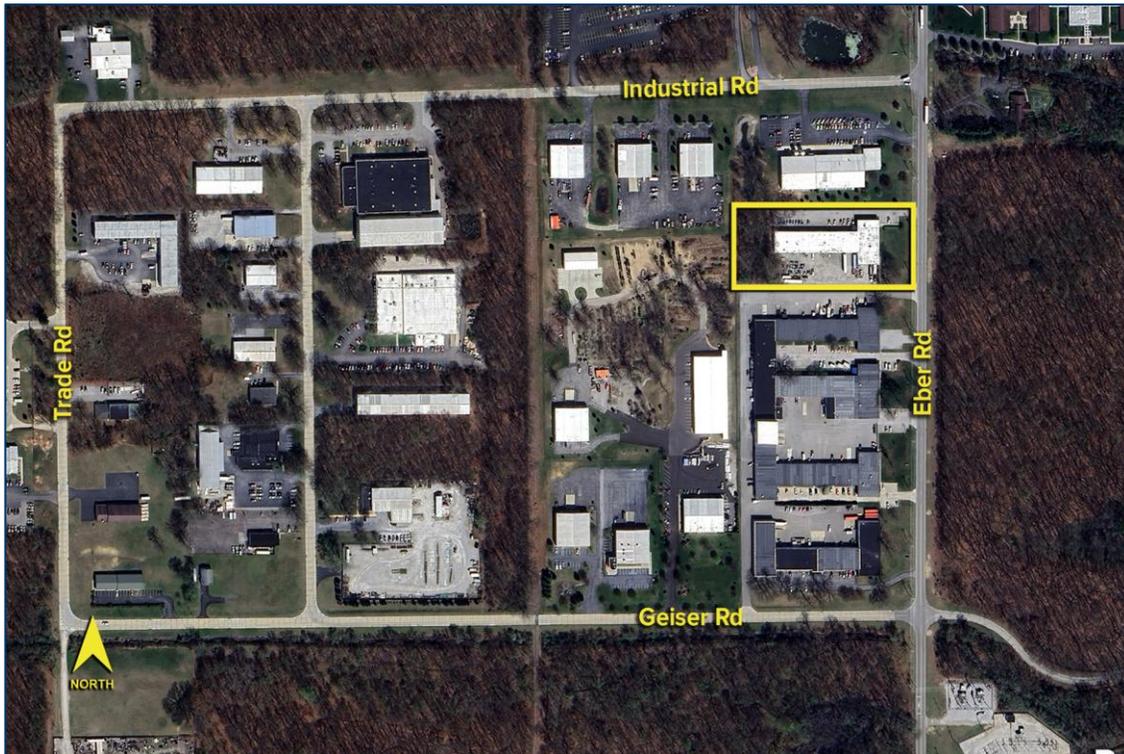
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