6561 ANGOLA ROAD
HOLLAND, OHIO 43528
(SPRINGFIELD TOWNSHIP)

INDUSTRIAL BUILDING FOR LEASE
4,000 Square Feet Available

SIGNATURE ASSOCIATES
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FULL-SERVICE COMMERCIAL REAL ESTATE

ANGOLA INDUSTRIAL COMMONS

GENERAL INFORMATION

Lease Rate:	$2,500/month
Available Space:	4,000 square feet
Building Size:	4,000 square feet
Number of Stories:	One
Year Constructed:	1935
Condition:	Good
Acreage:	8 acres
Land Dimensions:	Irregular
Closest Cross Street:	Hamilton Drive
County:	Lucas
Zoning:	C-2
Parking:	Shared
Curb Cuts:	Two
Street:	2 lane, 2 way

For more information, please contact:
JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

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

6561 Angola Road, Holland, OH 43528

Industrial Building For Lease

4,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS	
Office Space:	600 square feet
Shop Space:	3,400 square feet
Exterior Walls:	Block
Structural System:	Block/steel joist
Roof:	Rubber
Floors/Coverings:	Concrete/ceramic tile
Ceiling Height:	10' – 15'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	120/208v
Security System:	Yes
Restrooms:	Two
Overhead Door:	No
Truck Well/Dock:	Yes – 12'x14'
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

BUILDING INFORMATION	
Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS	
Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Condo fee, which covers the NNN expenses, utilities.

2026 REAL ESTATE TAXES	
Parcel:	65-86602
Assessor Number:	27007088
Total Taxes:	$6,330.02

Comments:

- Clean flex space.
- New LED lighting in warehouse.

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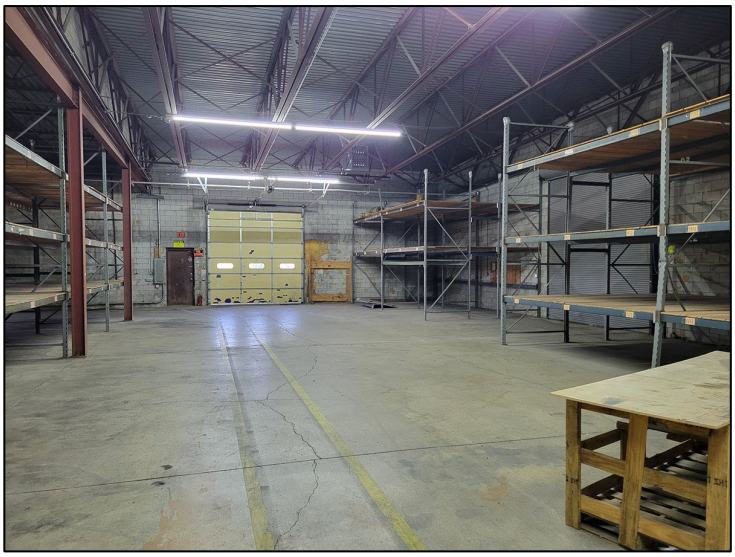

Warehouse interior

Rear dock

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UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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