

Angola Industrial Commons

6509 Angola Road | Holland, OH 43528



OFFERING SUMMARY

Available Space:	4,750 SF
Building Size:	8,350 SF
Lease Rate:	\$2,475.00 per month
Lease Type:	Gross + Utilities
Year Built:	1955
Zoning:	MX
Submarket:	South/Southwest

PROPERTY OVERVIEW

- Industrial condominium unit
- Retail element to property, ideal for showroom or wholesale
- New glass/aluminum front door
- New overhead grade-level door
- Private offices, open office areas, kitchenette
- Clear span, no columns
- Mezzanine over office areas with stairs
- 200 Amp 120/208V electric service

LOCATION OVERVIEW

Located on Angola Road near S. McCord Road

For More Information Contact:

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LEASE DETAILS

Available SF	4,750 SF
Lease Rate	\$2,475.00 per month
Lease Type	Gross + Utilities
Tenant Responsible For	Rent, utilities and maintenance

BUILDING INFORMATION

Building Size	8,350 SF
Tenancy	Multiple
Year Built	1955
Construction Status	Existing
Construction Description	Masonry
Column Spacing	Clear Span
Floor Drains	No
Clear Ceiling Height (Min)	16 ft
Clear Ceiling Height (Max)	17 ft
Lighting	T-8 Fluorescent
Restrooms	Two (2)
# of Grade Level Doors	1
# of Dock High Doors	0
Number of Cranes	0
Freight Elevator	No
Mezzanine	Yes

PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Manufacturing
Zoning	MX
Annual Real Estate Taxes	\$4,743.68
Annual Real Estate Taxes / SF	\$1.00/SF
Parcel Number(s)	65-86615
Rail Access	No
Freestanding	Yes

LOCATION INFORMATION

Building Name	Angola Industrial Commons
Street Address	6509 Angola Road
City, State, Zip	Holland, OH 43528
County	Lucas
Municipality	Holland
Submarket	South/Southwest
Cross Streets	S. McCord Road

UTILITIES

Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Power Description	200 Amp, 120/208V
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal

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LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	4,750 SF	Lease Rate:	\$2,475.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6509 Angola Rd. (Unit N)	4,750 SF	Gross + Utilities	\$2,475 per month	12' x 14' grade door, large office area, four private offices, kitchenette/breakroom

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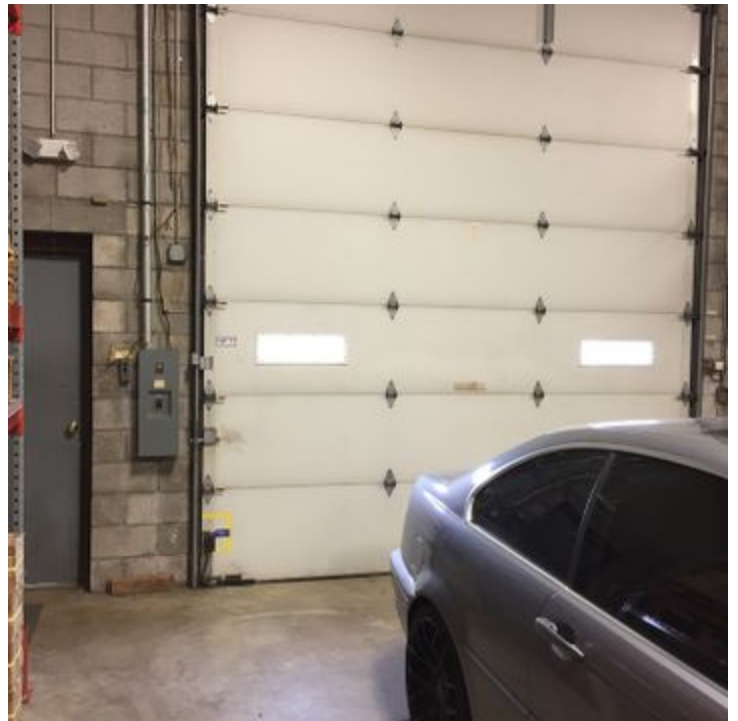
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Industrial Property For Lease

RK

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

Industrial Property For Lease

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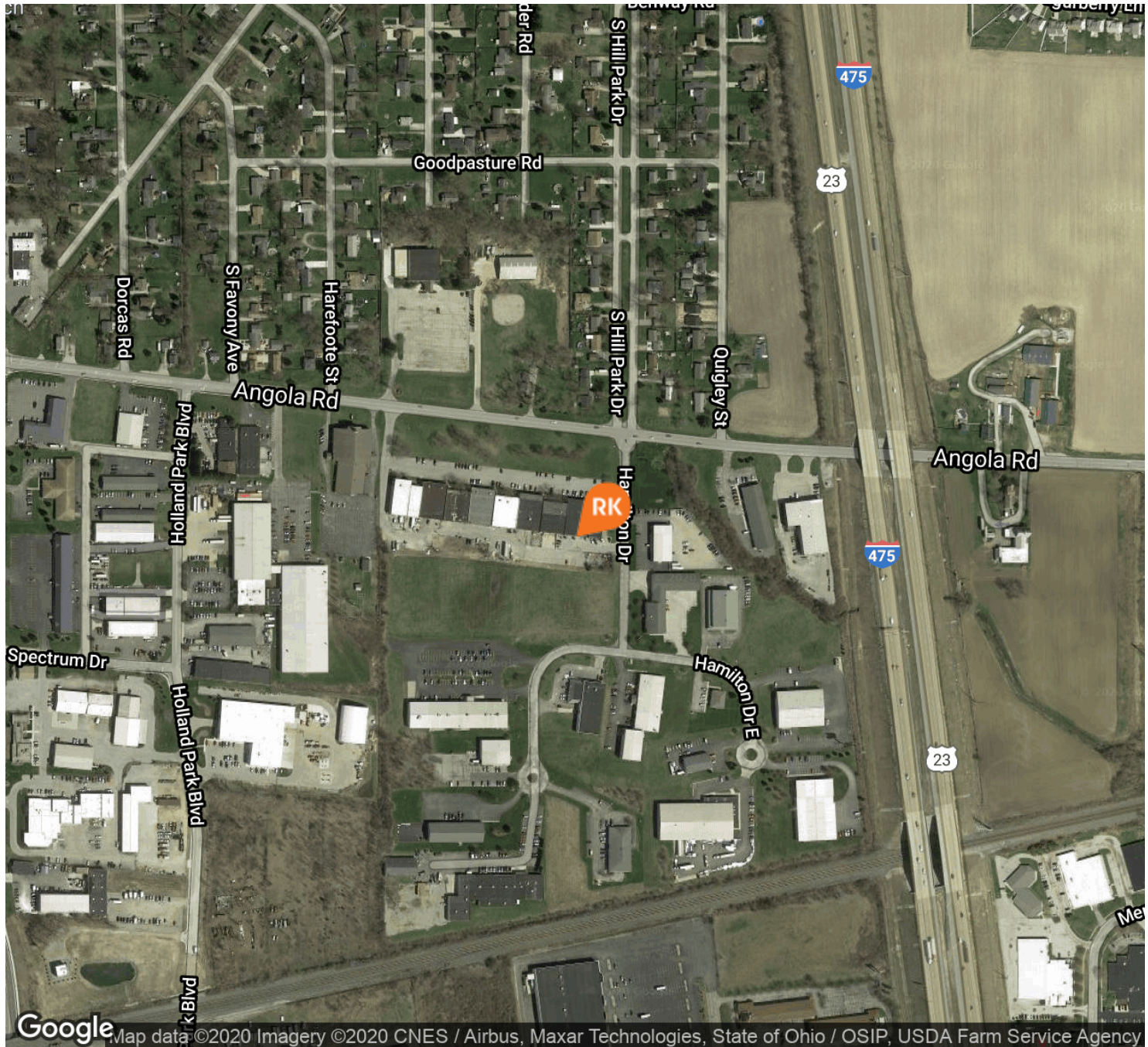
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