

6210 MERGER DRIVE  
HOLLAND, OHIO 43528  
(SPRINGFIELD TOWNSHIP)



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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR SALE OR LEASE  
12,000 Square Feet Available

**FREESTANDING FLEX BUILDING**



## GENERAL INFORMATION

Sale Price:	\$1,095,000
Lease Rate:	\$6.50 psf (NNN)
Building Size:	12,000 sf
Number of Stories:	One
Year Constructed:	1984
Condition:	Excellent
Acreage:	0.94± acres
Closest Cross Street:	Holland Sylvania Rd
County:	Lucas
Zoning:	C-2 – General Commercial
Parking:	12+ spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**ZACK LIBER**  
(419) 249 6325 or (419) 367 4331  
zliber@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 249 6311 or (419) 290 8334  
kfields@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 6210 Merger Drive, Holland, OH 43528

## Industrial Building For Sale or Lease

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### BUILDING SPECIFICATIONS

Office Space:	4,240 sf
Shop Space:	7,760 sf
Mezzanine:	1,760 sf
Exterior Walls:	Block/steel
Structural System:	Pre-engineered steel/block
Roof:	Rubber membrane
Floors/Coverings:	Concrete/carpet
Ceiling Height:	16'- eaves, 18' – deck
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Yes
Restrooms:	Three – men's/women's/unisex
Overhead Door:	One – 14'x14'
Truck Well/Dock:	Van level dock – 21" tall 6'x7'
Sprinklers:	No
Signage:	Facade
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	Airport Hwy - 1/2 mile away

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	3 – 10 years
Security Deposit:	1 month's rent
Options:	TBD
Improvements Allowance:	TBD
Tenant Responsibilities:	Snow/lawncare, RE taxes, insurance and utilities

### 2022 REAL ESTATE TAXES

TD:	65
Parcel:	83140
Assessor Number:	28097010
Total Taxes:	\$13,530.14

- Office/business park/light industrial uses, along with research facilities and related uses in individual buildings.
- Easy access to I-475/US-23 – 2/10 miles away.
- Food grade flex space.
- Located in a Joint Economic Development Zone (JEDZ).

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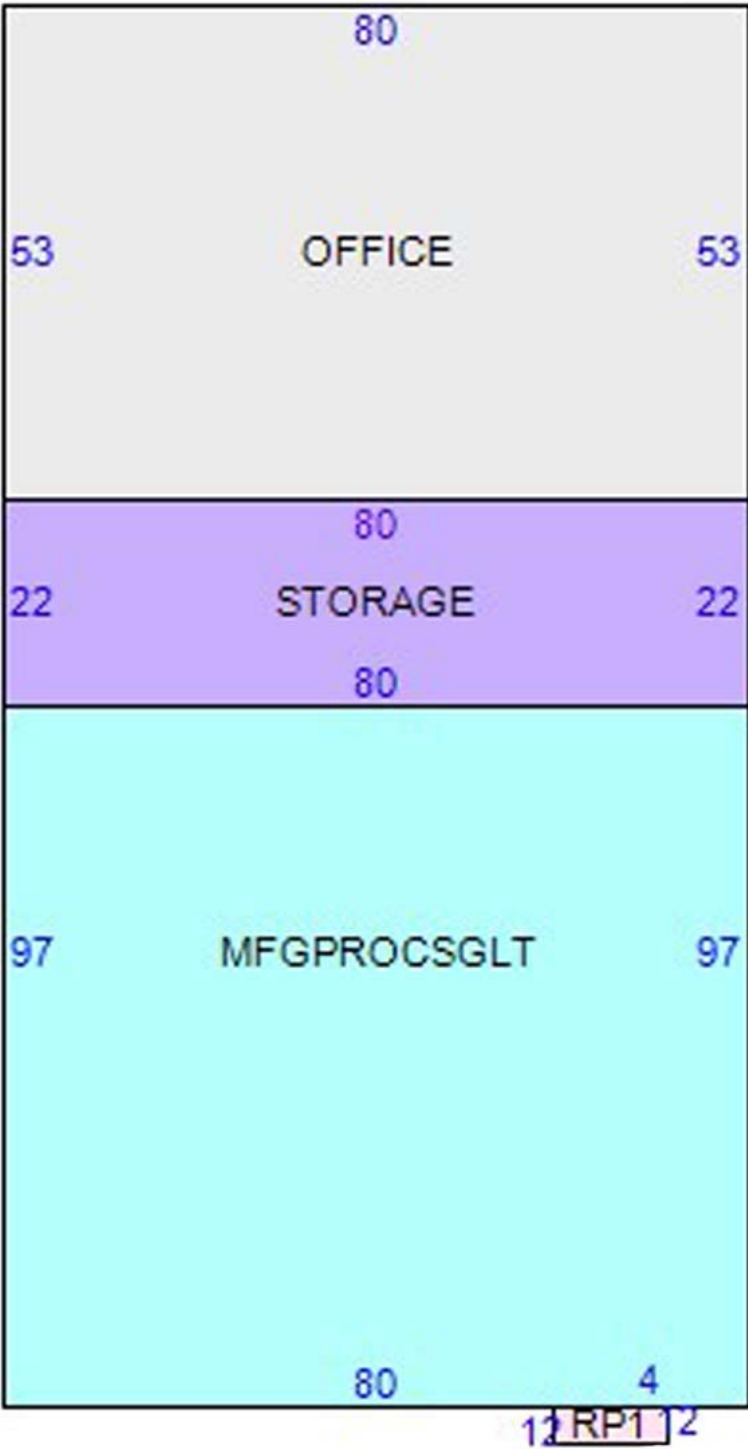
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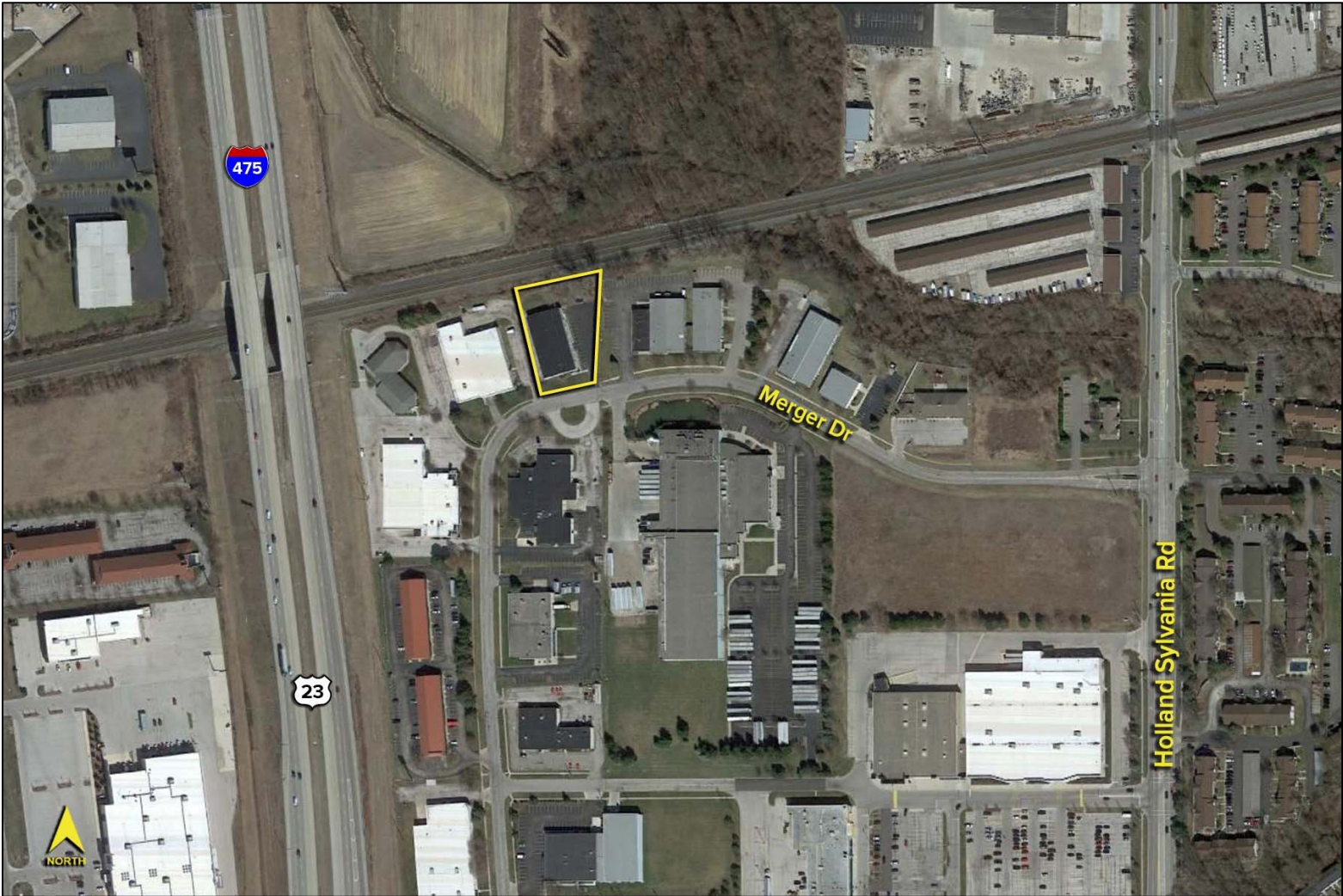
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UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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