

1028 S. HOLLAND SYLVANIA  
SPRINGFIELD TWP, OH 43528

COMMERCIAL SPACE FOR LEASE  
2 - 900 Square Foot Units Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Lease Rate:	\$10 psf plus utilities – gas, electric and prorata share of water
Space Available:	Suite 1018 - 900 square feet Suite 1022 - 900 square feet
Building Size:	49,400 square feet (includes self storage area in rear)
Number of Stories:	1
Year Constructed:	1988
Condition:	Good
Closest Cross Street:	Angola Road
County:	Lucas
Zoning:	C-2 General Commercial
Parking:	27 striped spaces in front additional parking in rear
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

**AARON LEWANDOWSKI**

(419) 249 6326

[alewandowski@signatureassociates.com](mailto:alewandowski@signatureassociates.com)

**JOE FRANCIS**

(419) 249 6320

[jfrancis@signatureassociates.com](mailto:jfrancis@signatureassociates.com)

**SIGNATURE ASSOCIATES**

Four SeaGate, Suite 608

Toledo, Ohio 43604

[www.signatureassociates.com](http://www.signatureassociates.com)

# 1028 S. Holland Sylvania, Springfield Twp, OH 43528

## Commercial Space For Lease

900  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block
Structural System:	Concrete and steel
Roof:	Shingle – pitched
Floors:	Concrete
Floor Coverings:	Carpet in Suite 1018
Ceiling Height:	8' to 12' in storage/shop area
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	100 amps per unit
Security System:	Yes
Restrooms:	1 per suite
Sprinklers:	Furnace room only
Overhead Door:	In Suites 1018 and 1022
Signage:	Facia and pylon
Delivery Area:	No

### BUILDING INFORMATION

Current Tenant:	Available suites are vacant
Occupancy Date:	Immediately
Other Tenants:	<u>Around Town Storage</u> • Westwood Barber & Hair Styling • Home Solutions Bathroom and Kitchen Remodeling • H & H Funeral Homes
Sign on Property:	Yes
Key Available:	Shown by appointment

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant responsible for interior maintenance, gas, electric and prorata share of water.	

### 2016 REAL ESTATE TAXES

TD:	65
Parcel:	88601
Assessor Number:	28-213-014
Total Taxes:	\$46,137.96

### Comments:

- Spring Meadows trade area.
- Close proximity to Airport Highway and I-475.
- Property is well maintained with on-site management.
- Additional storage available through Around Town Storage.
- Floor drain in garage.



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Rear of Building with Overhead Doors



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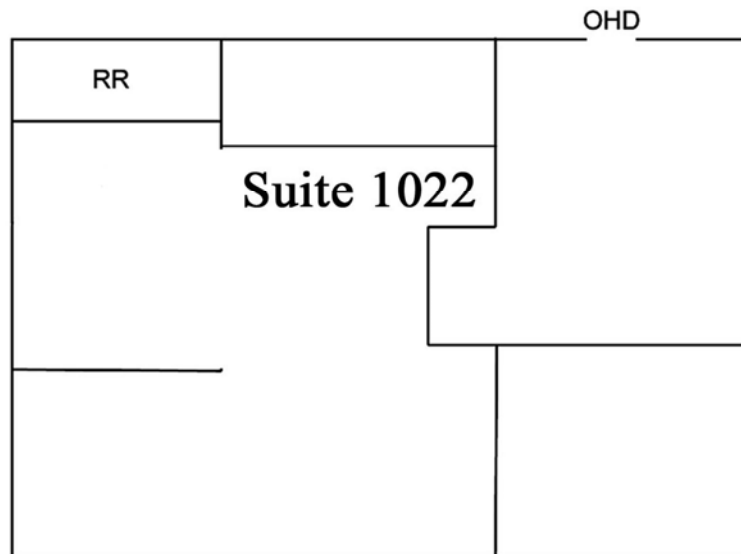
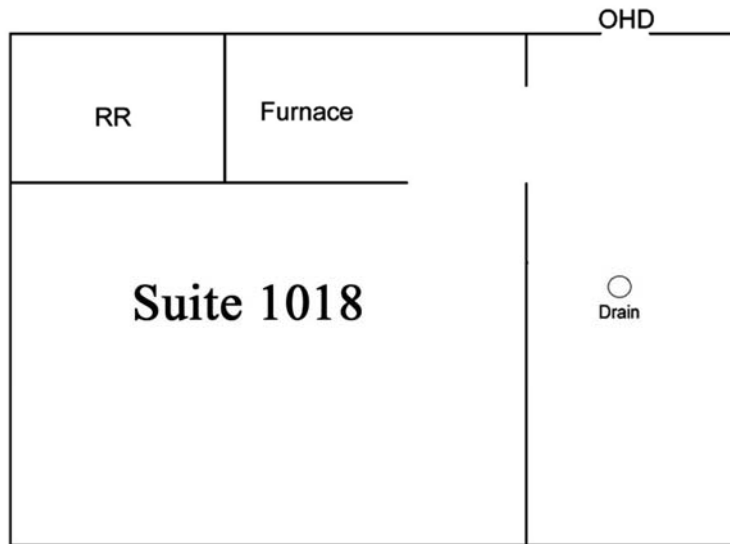
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Industrial Equipment	Occupied	Home Solutions
1042	1040	1038

H&H Funeral Homes	Westbrook Barber	U-Store
1032	1030	1028

Available	Intertek	Available
1022	1020	1018

Not to scale

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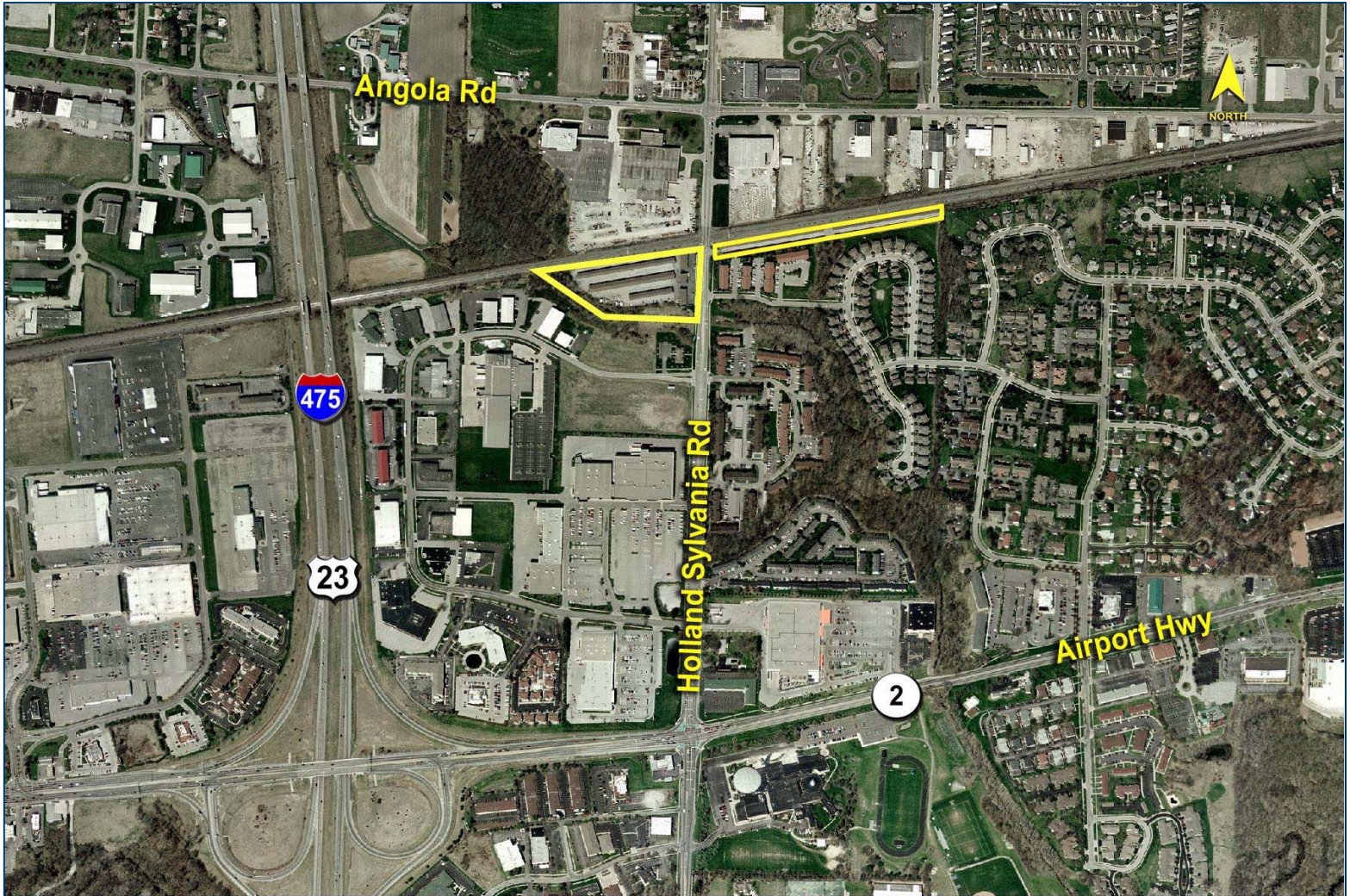
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