

REDUCED!



OFFERING SUMMARY

Sale Price:	\$725,000
Lease Rate:	\$12.95 SF Full Service
Available SF:	2nd Flr - 6,485 SF
Building Size:	15,423 SF
Lot Size:	1.059 Acres
Price / SF:	\$47.01
Year Built:	1979
Zoning:	C-2
Traffic Count:	20,419 VPD on Airport Highway

PROPERTY HIGHLIGHTS

- Very well maintained building and property
- Renovated in 2008 and 2010
- 68 parking spaces
- 200 feet of frontage on Airport Highway
- Great visible signage
- Within 1/2 mile to all needed amenities
- Garage/delivery area on site

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,820	16,064	44,393
Total Population	4,517	38,499	106,385
Average HH Income	\$65,887	\$65,253	\$65,465

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

BRIAN DOWNEY

419.466.6690

bdowney@millerdiversified.com



PROPERTY DETAILS

Street Address	7300 International Dr.
City, State, Zip	Holland, OH 43528
County/Township	Lucas
Nearest Intersection	International & Fairborne
Zoning	C-2
Lot Size	1.059 Acres
Parcel #	65-37717

BUILDING SPECIFICATIONS

Building Size	15,423 SF
Available SF	6,423 SF
Parking Spaces	68
Curb Cuts	1
Number Of Floors	2
Floor Coverings	C
HVAC	Central Air
Roof	Rubber
Ceiling Height	8'-10'
Over Head Doors	1 garage
Restrooms	3
Signage	Monument & Door

CURRENT TENANT DETAILS

Star Medical	884 SF
Advantage Billing & Cash Flow	2,258 SF
TASK	1,261 SF

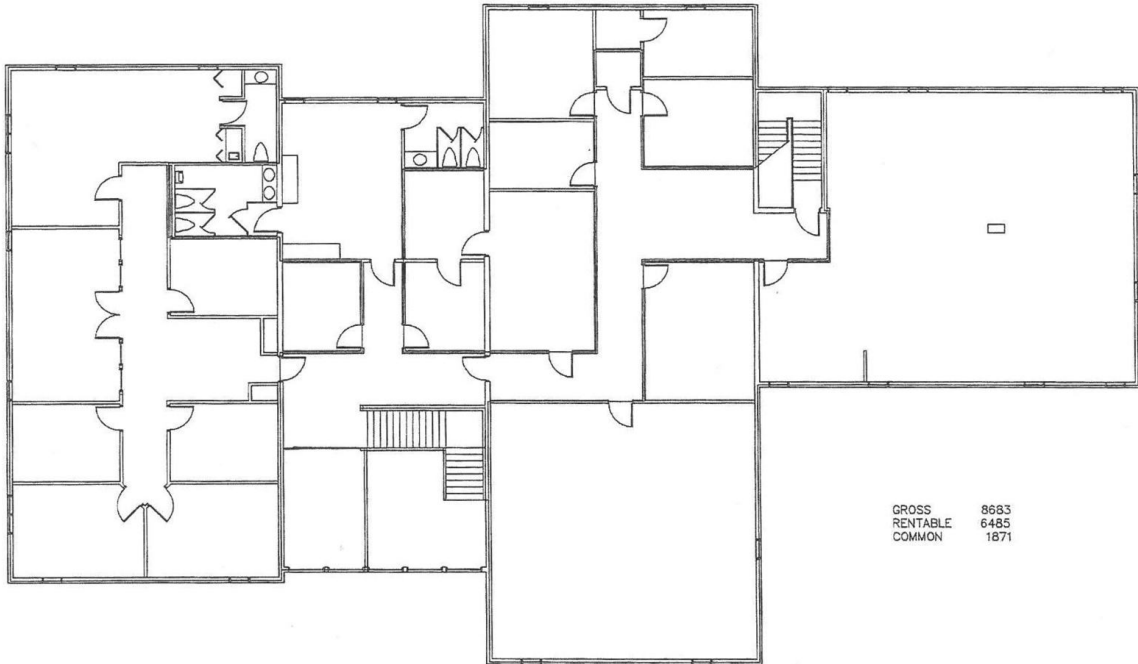


BRIAN DOWNEY

419.466.6690

bdowney@millerdiversified.com





GROSS 8683
RENTABLE 6485
COMMON 1871



2nd FLOOR 7300 INTERNATIONAL

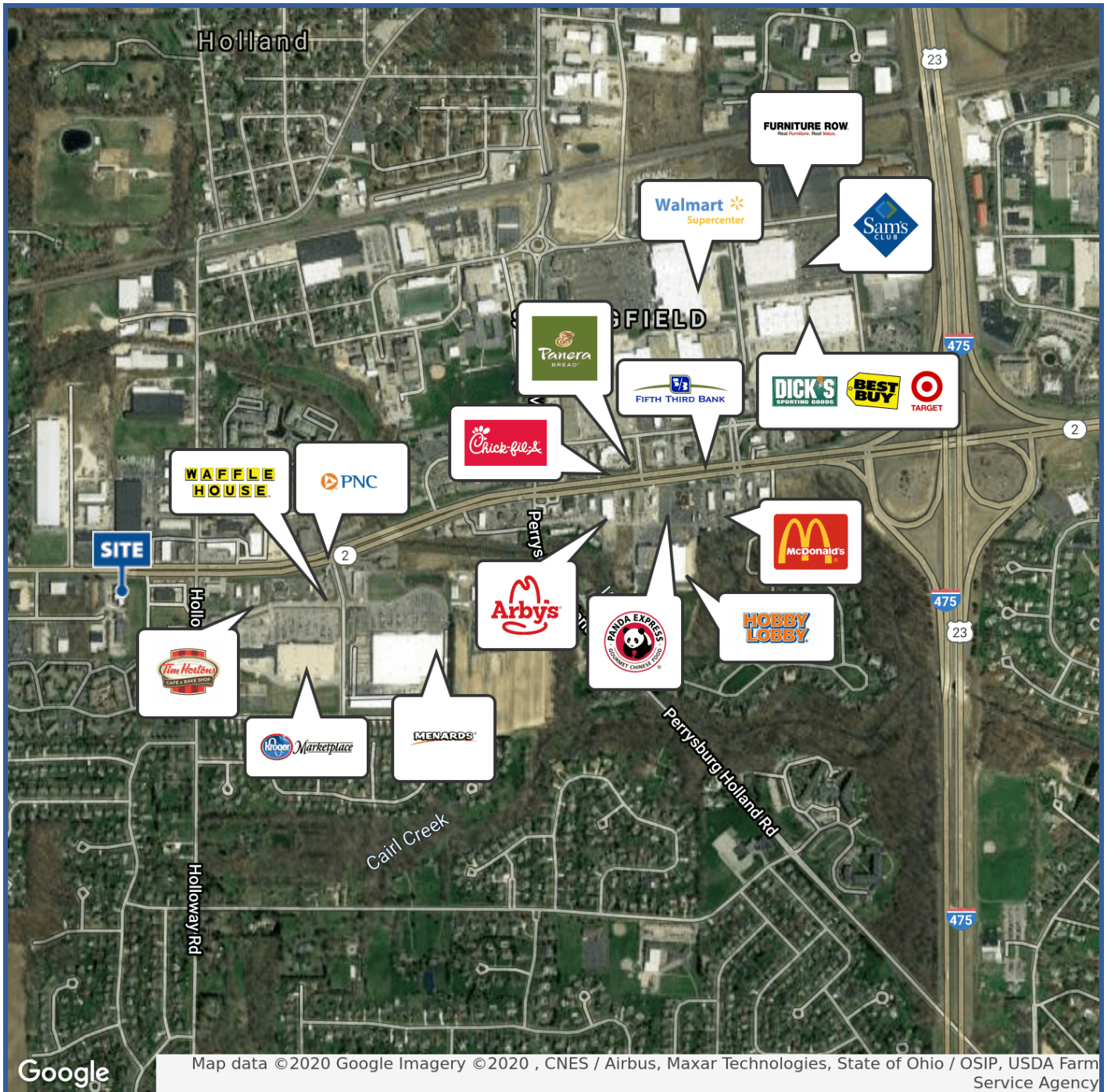
SCALE: 1/8" = 1'-0"

BRIAN DOWNEY

419.466.6690

bdowney@millerdiversified.com





BRIAN DOWNEY

419.466.6690

bdowney@millerdiversified.com

