

Global Tech

4346 Secor Road | Toledo, OH 43623



OFFERING SUMMARY

Available Space:	8,784 - 17,568 SF
Building Size:	17,568 SF
Lease Rate:	\$12.50 SF/yr (MG)
Lot Size:	0.92 Acres
Year Built:	1975
Building Class:	B
Market:	Toledo
Submarket:	W. Toledo/Sylvania
Traffic Count:	27,229
Total Parking:	75
Parking Ratio Per 1,000 SF:	4.2

PROPERTY OVERVIEW

- Solid building of steel and masonry construction
- Several large classrooms and meeting rooms on first/second floor
- Great visibility on Secor Road
- Dedicated A T & T Fiber
- Perfect for charter school, headquarters, multi-tenant or medical use
- Easy access from I-475
- Very well maintained
- Generous parking field
- Pole signage

LOCATION OVERVIEW

Located across from Toledo Clinic's main campus and great proximity to Mercy St. Anne's Hospital

For More Information Contact:

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John Sluhan

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LEASE DETAILS

Available SF	8,784 - 17,568 SF
Lease Rate	\$12.50 SF/yr
Lease Type	MG

BUILDING INFORMATION

Building Size	17,568 SF
Number Of Floors	2
Year Built	1975
Tenancy	Multiple
Condition	Good
Construction Status	Existing
Roof System	Rubber
Building Exterior	Brick
Structural System	Steel
Exterior Walls	Brick
Flooring Composition	Tile, VCT, Carpet
Basement	No
Heat System Description	Electric-Forced Air
Restrooms	Two (2) Men, Two (2) Women, One (1)
	ADA
Exterior Signage	Pole

PROPERTY DETAILS

Primary Property Type	Office
Zoning	10-MX
Acreage	0.916 Acres
Annual Real Estate Taxes	\$12,354.20
Annual Real Estate Taxes Per SF	\$0.70/SF
Parcel / APN Numbers	18-86161
# Parking Spaces	75
Parking Ratio Per 1,000 SF	4.2

LOCATION INFORMATION

Building Name	Global Tech
City, State & Zip	Toledo, OH 43623
County	Lucas
Submarket	W. Toledo/Sylvania
Cross Streets	W. Laskey Road and W. Sylvania Avenue

UTILITIES

Internet Provider	A T & T Fiber and others available
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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Reichle | Klein Group

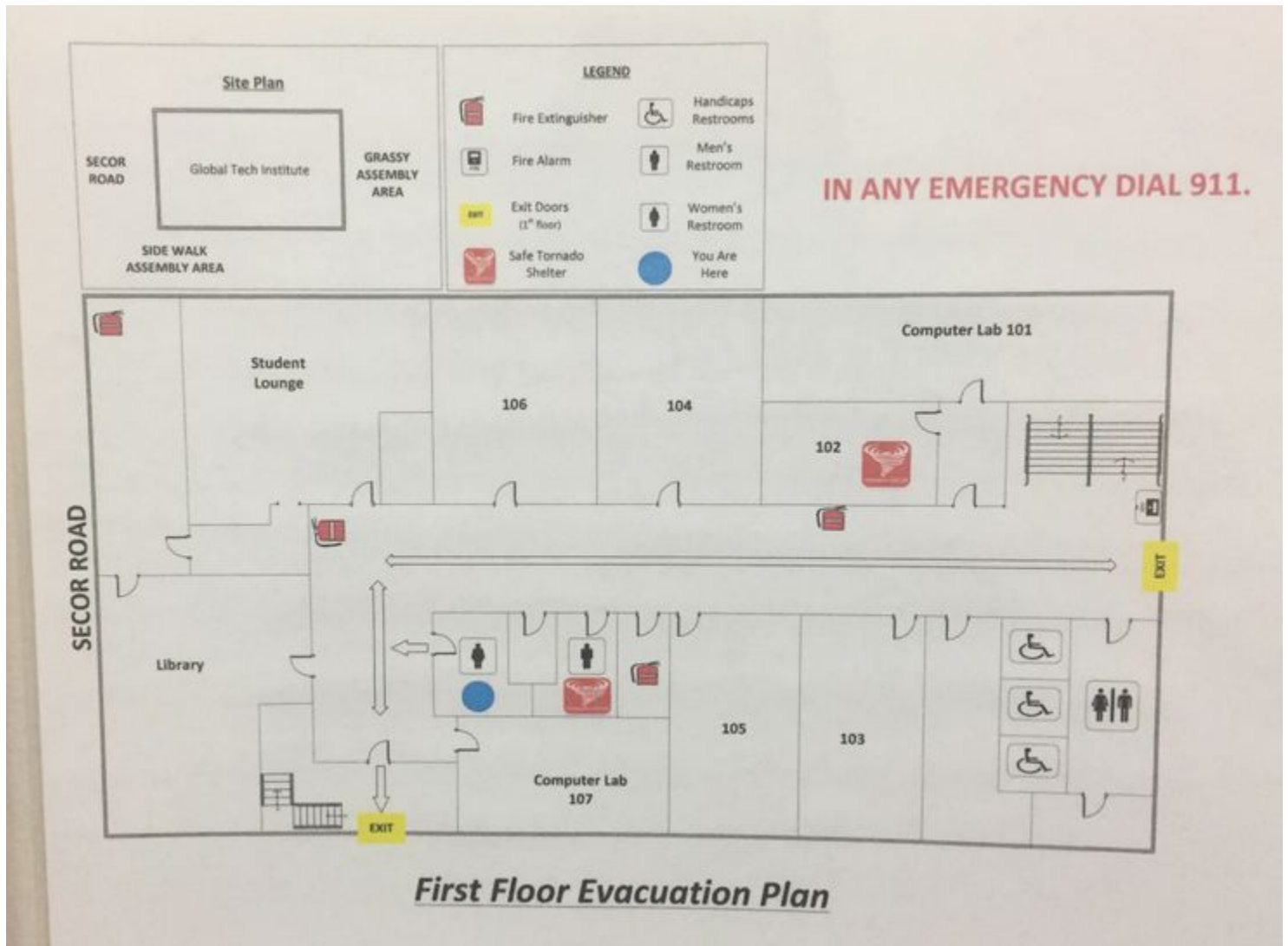
Commercial Property Brokers, Managers & Investment Advisors



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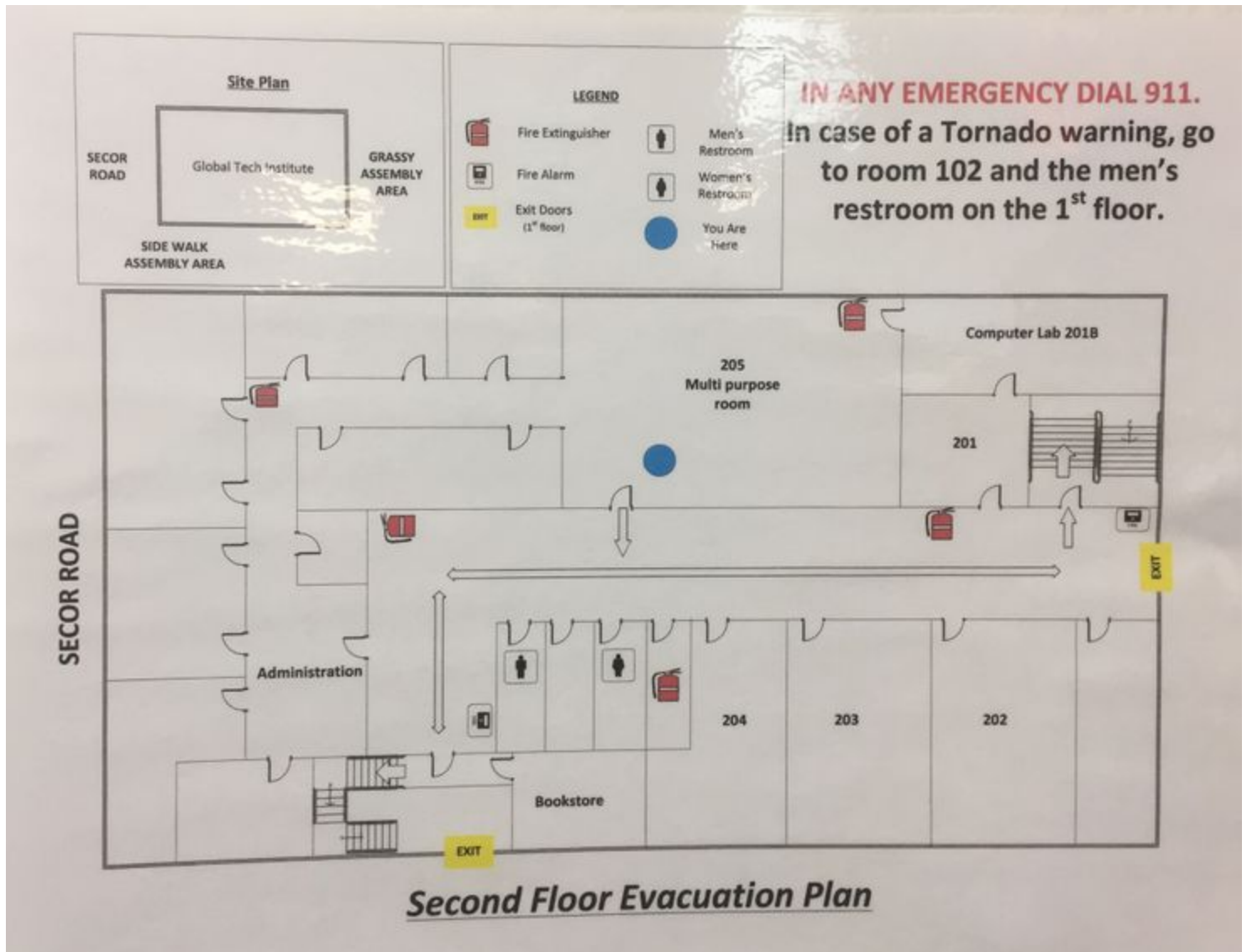
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Office Building For Lease

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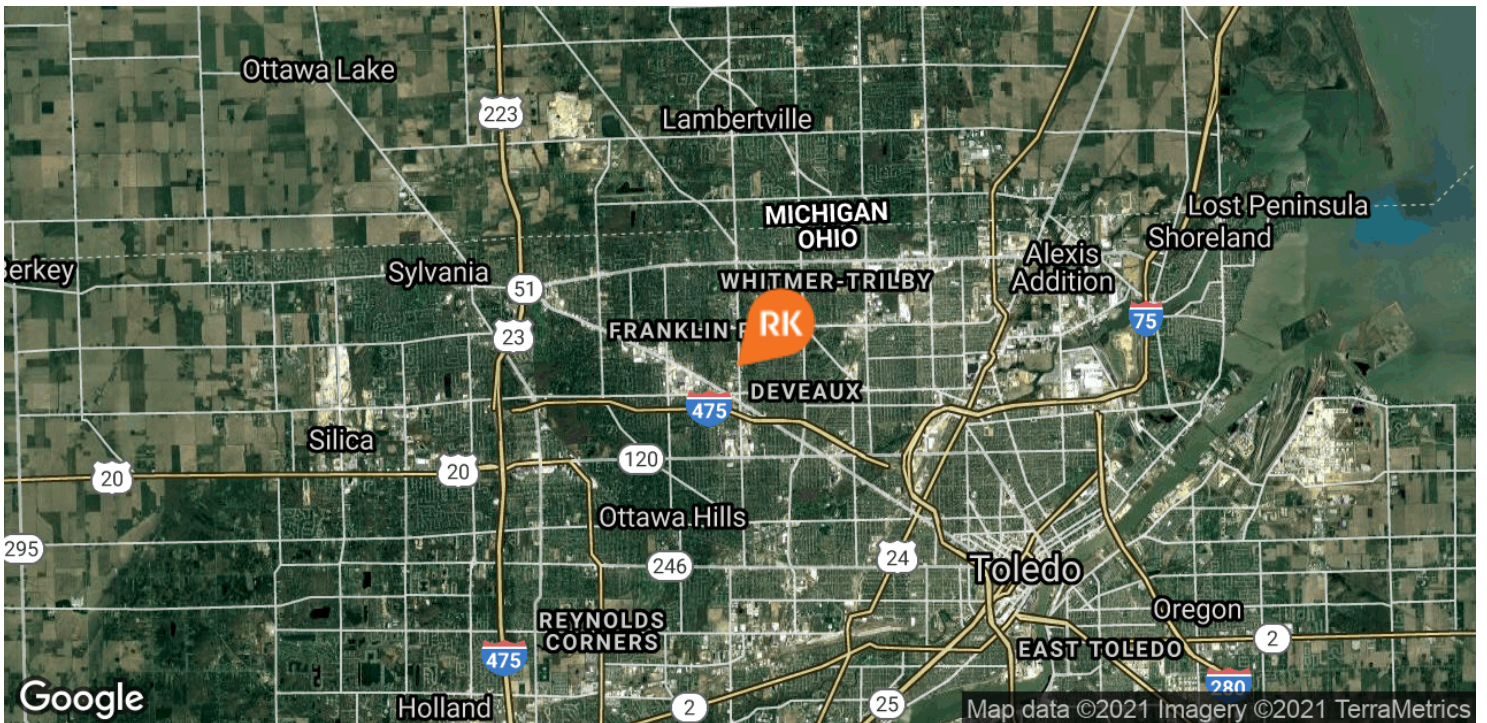
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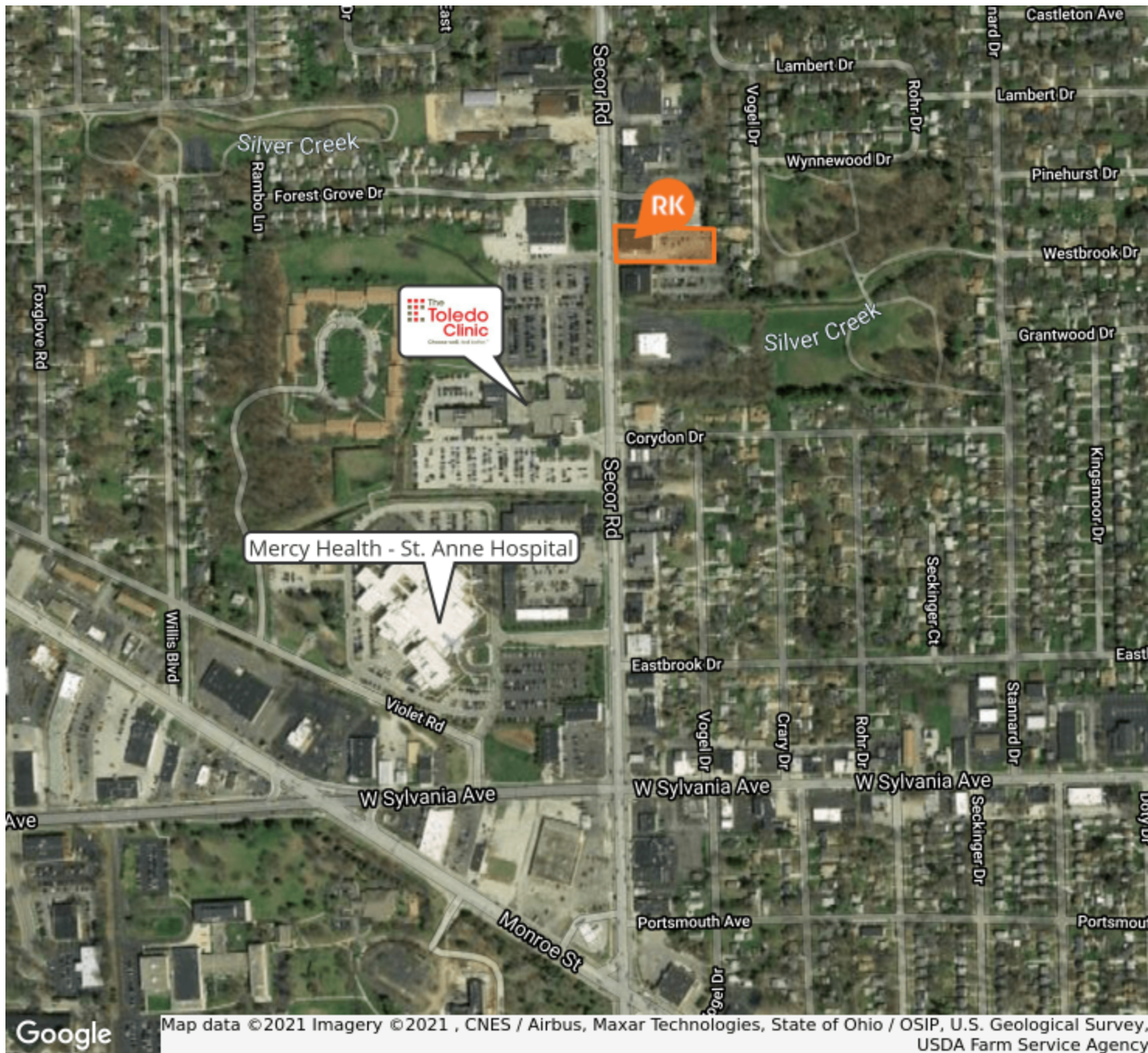
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