

3485 Silica Road

3485 Silica Road | Sylvania, OH 43560

PRICE REDUCED



OFFERING SUMMARY

Available Space:	1,800 SF
Office Size:	1,525 SF
Building Size:	16,200 SF
Lease Rate:	\$1,100.00 per month
Lease Type:	Gross + Utilities
Acreage:	3.51 Acres
Year Built:	2000
Zoning:	M-3
Submarket:	W. Toledo/Sylvania

PROPERTY OVERVIEW

- Great flex/industrial suite with nicely built office space
- One (1) 12' x 12' grade door per 1,800 SF space
- 3-phase power
- Attractive aluminum/glass front
- Operating expenses paid by landlord

For More Information Contact:

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LEASE DETAILS

Available SF	1,800 SF
Lease Rate	\$1,100.00 per month
Lease Type	Gross + Utilities
Tenant Responsible For	Rent and utilities

BUILDING INFORMATION

Building Size	16,200 SF
Tenancy	Multiple
Year Built	2000
Construction Status	Existing
Roof System	Standing Seam
Column Spacing	Clear Span
Floor Drains	No
Clear Ceiling Height (Min)	15 ft
Clear Ceiling Height (Max)	20 ft
Lighting	Fluorescent
Climate Controlled	Yes
Heat System Description	Air conditioning and gas-forced air in offices Hanging gas-unit heaters in warehouse
Restrooms	One (1) per 1,800 SF suite
Fire Suppression	No
# of Grade Level Doors	2
Number of Cranes	0

PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	M-3
Acreeage	3.51 Acres
Annual Real Estate Taxes	\$20,153.34
Annual Real Estate Taxes / SF	\$1.24/SF
Parcel Number(s)	78-31464
Rail Access	No

LOCATION INFORMATION

Street Address	3485 Silica Road
City, State, Zip	Sylvania, OH 43560
County	Lucas
Municipality	Sylvania Township
Submarket	W. Toledo/Sylvania

UTILITIES

Internet Provider	Various
Power Provider	Toledo Edison
Power Description	100 AMP, 120/240 Volt, 3-Phase Per 1,800 SF Suite
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal
Sewer Provider	Municipal

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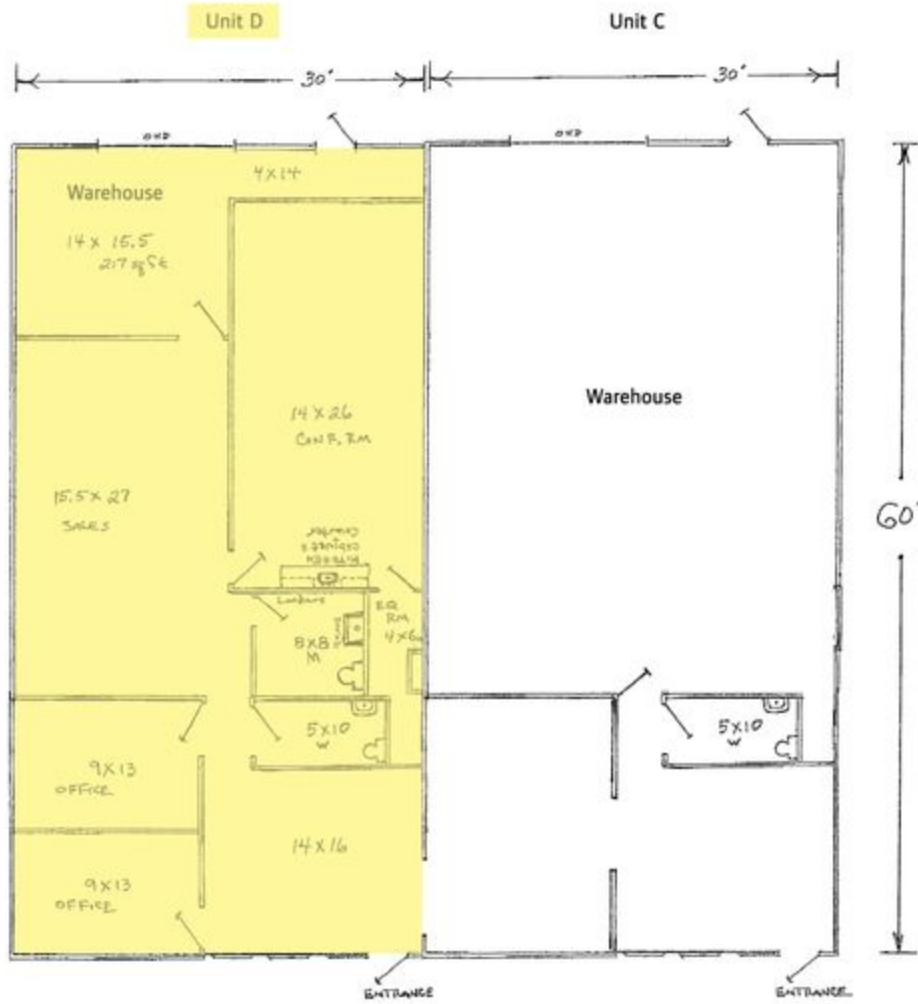
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	1,800 SF	Gross + Utilities	\$1,100 per month	275 SF warehouse/1,525 SF office

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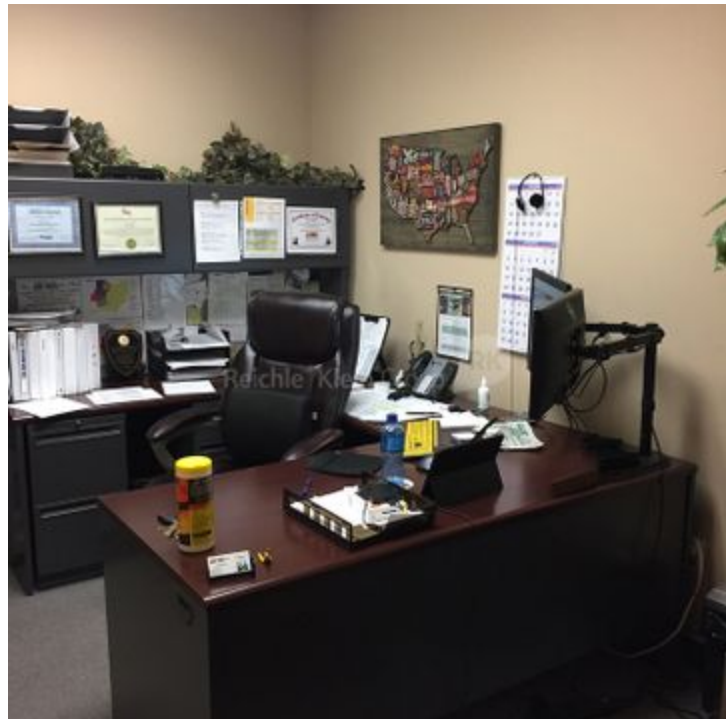
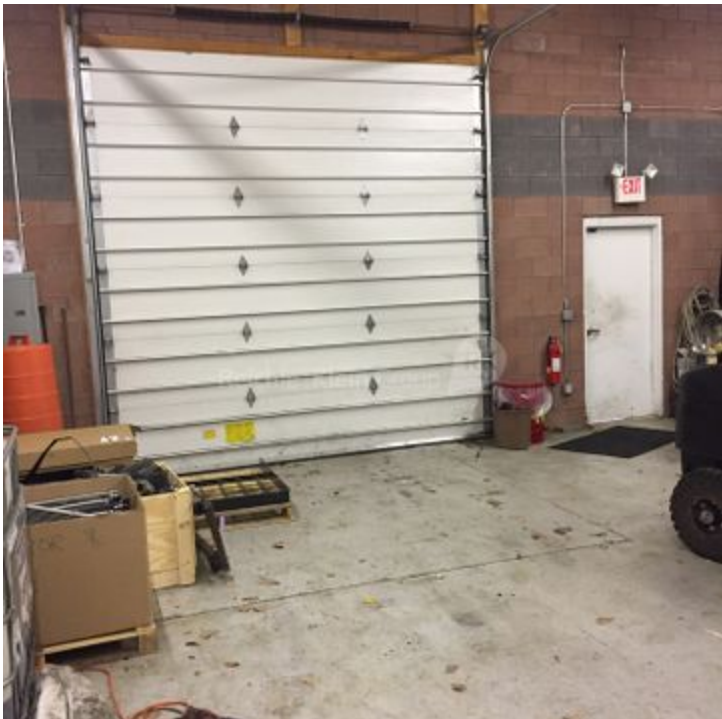
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Industrial Property For Lease



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

Industrial Property For Lease

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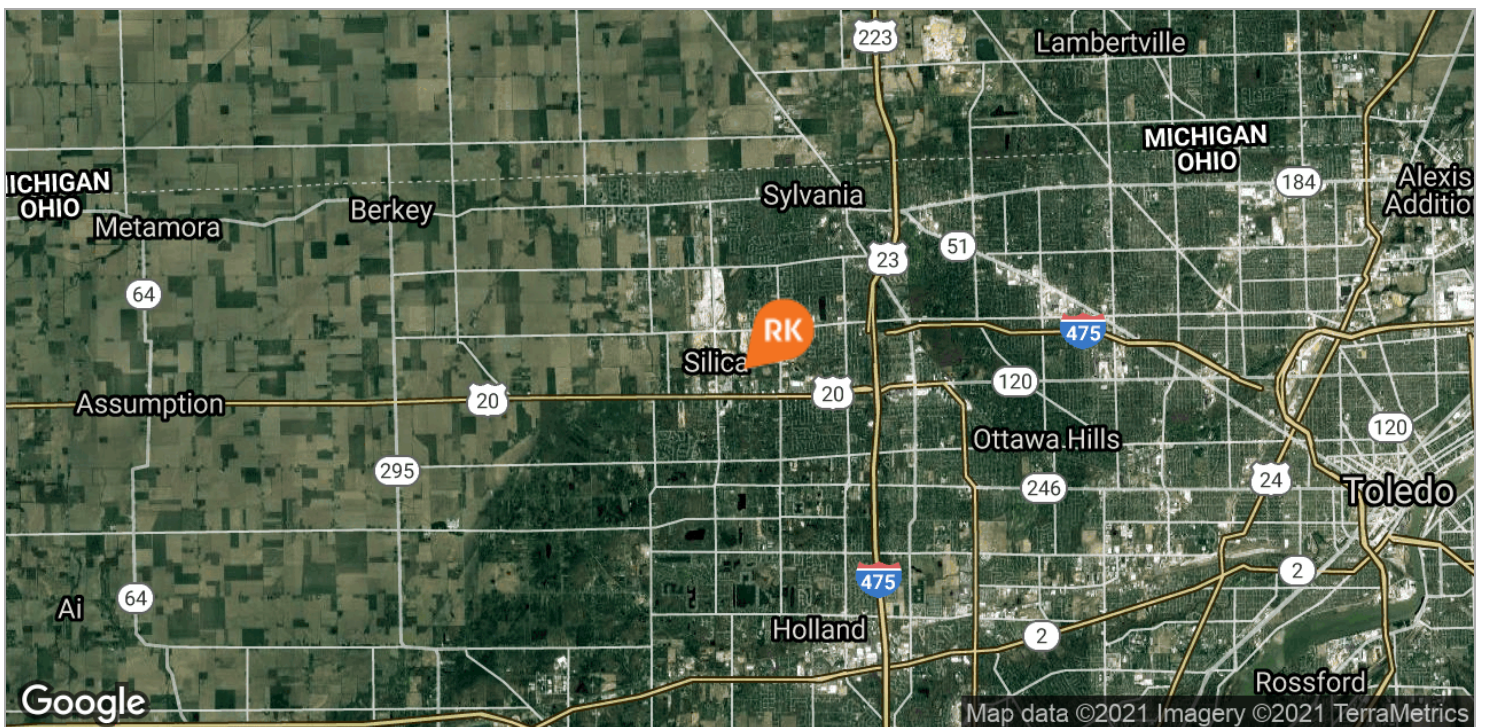
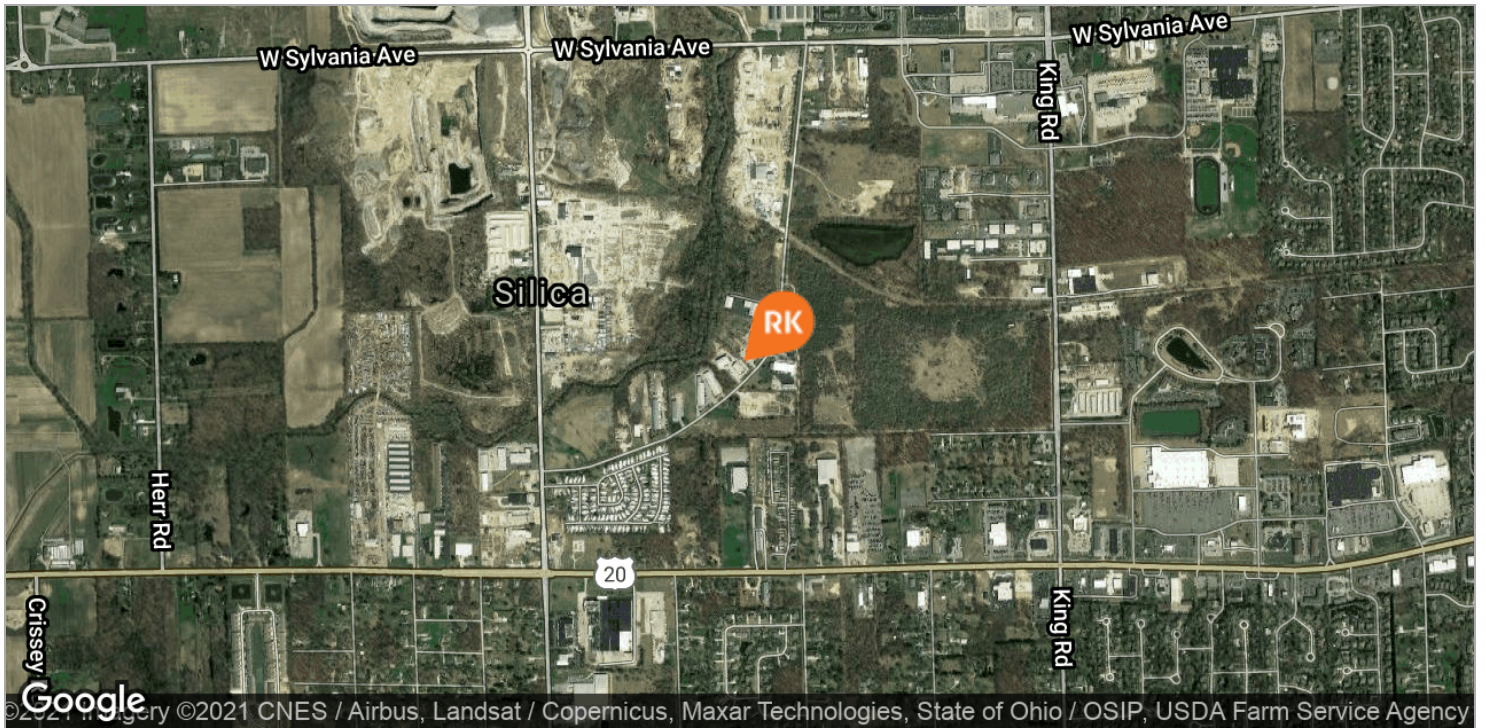
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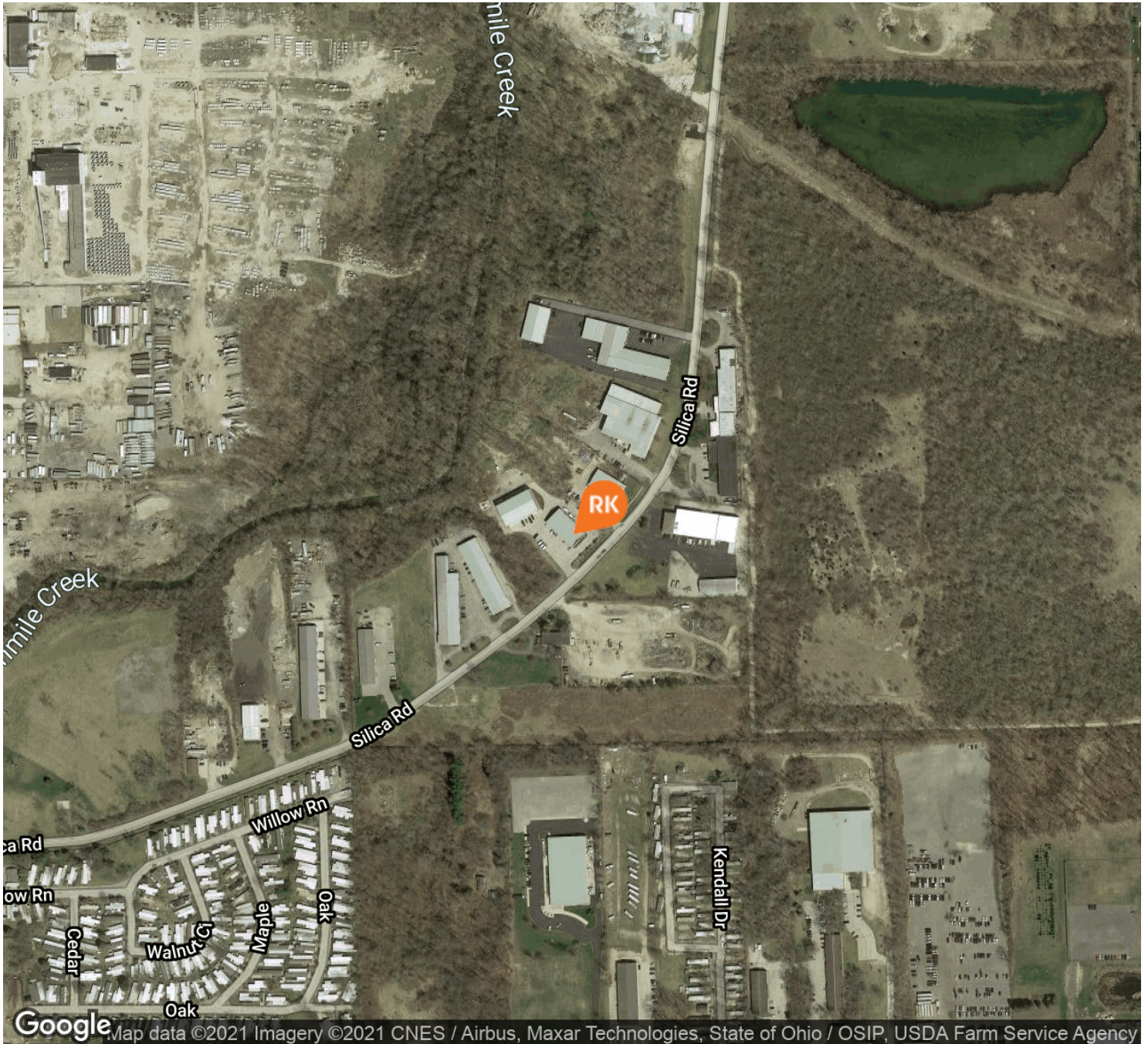
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