

3319 NEBRASKA AVENUE  
TOLEDO, OH 43607

SCHOOL BUILDING FOR LEASE  
13,370 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Lease Rate:</b>	\$12.00 PSF NNN + utilities
<b>Space Available:</b>	13,370 SF
<b>Building Size:</b>	37,847 SF
<b>Number of Stories:</b>	2
<b>Year Constructed:</b>	1986-2006
<b>Condition:</b>	Good
<b>Closest Cross Street:</b>	Byrne Road
<b>Acreage:</b>	21.26 acres
<b>Land Dimensions:</b>	Irregular – see attached
<b>County:</b>	Lucas
<b>Zoning:</b>	MX
<b>Parking:</b>	100 spaces
<b>Curb Cuts:</b>	1
<b>Street:</b>	2 Lane, 2 way plus turn lane



For more information, please contact:

**KEN MARCINIAK, SIOR**  
(419) 249 6302  
kmarciniak@signatureassociates.com

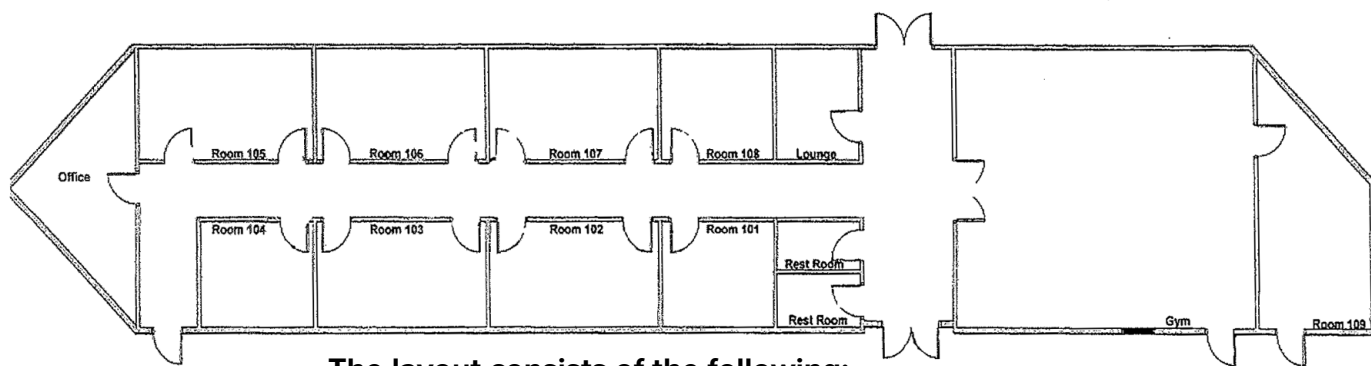
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BUILDING SPECIFICATIONS	
Exterior Walls:	Block
Structural System:	Block bar joist
Roof:	Asphalt
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas
Air Conditioning:	Yes
Power:	200 amps
Restrooms:	2
Sprinklers:	No
Elevator:	No
Signage:	Yes

LEASE DETAILS	
Term:	Negotiable
Security Deposit:	Yes
Options:	Yes
Improvements Allowance:	None
Tenant Responsible For:	Utilities

BUILDING INFORMATION	
Current Tenant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

2019 REAL ESTATE TAXES	
TD:	20
Parcel Number:	04481
Assessor Number:	05908015
Total Taxes:	\$2,564.64



**The layout consists of the following:**

- 8 classrooms
- 2 large restrooms
- 1 employee lounge with restroom
- Gymnasium
- Kitchen

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## School Building For Lease

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