

6120 N. DETROIT AVENUE
TOLEDO, OHIO 43612



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FULL-SERVICE COMMERCIAL REAL ESTATE

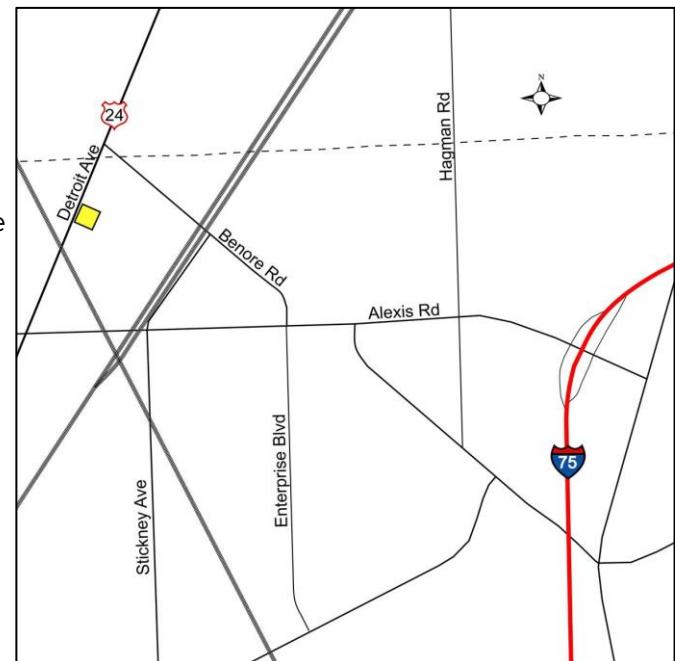
INDUSTRIAL/OFFICE SPACE FOR SALE & LEASE
98,000± SF Industrial Space & 6,000± SF Office Space Available

ARLINGTON RACK BUILDING



GENERAL INFORMATION

Sale Price:	\$3,575,000
Lease Rate:	\$4.50/SF + utilities – Industrial \$5,000/mo. + operating exp. - Office
Space Available:	98,000± SF – Industrial 6,000± SF – Office
Building Sizes:	98,074 ± SF – Shop & 6,000± SF - Office
Number of Stories:	1
Year Constructed:	1954 & 2000
Condition:	Good
Acreage:	30.63
County:	Lucas
Closest Cross Street:	Alexis Road/I-75 (3 miles)
Zoning:	IG
Parking :	50 + spaces in common
Curb Cuts:	3
Street:	4 Lane



For more information, please contact:

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Four SeaGate, Suite 608
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Industrial & Office Space For Sale & Lease

Up to 104,000±
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	6,000± SF
Shop Space:	98,074± SF
Exterior Walls:	Block
Structural System:	Steel
Roof:	Membrane
Floors:	6" Concrete
Floor Coverings:	Carpet in office area
Ceiling Height:	16' to 25'
Basement:	No
Heating:	Gas
Air Conditioning:	Office HVAC
Power:	1000 amps, 480 V-Plus
Security System:	No
Restrooms:	5
Overhead Door:	5 – 14' x 14', 12' x 14', & 10' x 16'
Truck Well/Dock:	10 exterior – 9' x 10'
Sprinklers:	Yes – office No – shop space
Signage:	Pole
Rail:	CSX – Track agreement needed
Cranes:	10-ton Demag
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	No

LEASE DETAILS

Term:	3 Years
Security Deposit:	1 Month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	For prorata share of the utilities, taxes, insurance and common area maintenance.

2021 REAL ESTATE TAXES

TD:	22
Parcel:	40657
Total Annual Taxes:	\$48,198.19

Comments:

- Docks – 10 positions
- Landlord has ability to provide material handling.
- Compressor and air line thru outplant
- Certified truck scale - 200,000 pounds.
- Fenced secured yard.
- Tenant in south end of building occupies 19,160 SF. Has access to two dock doors and one 14' overhead door.
- Railroad doors available.
- Baler & related equipment available separate from real estate.

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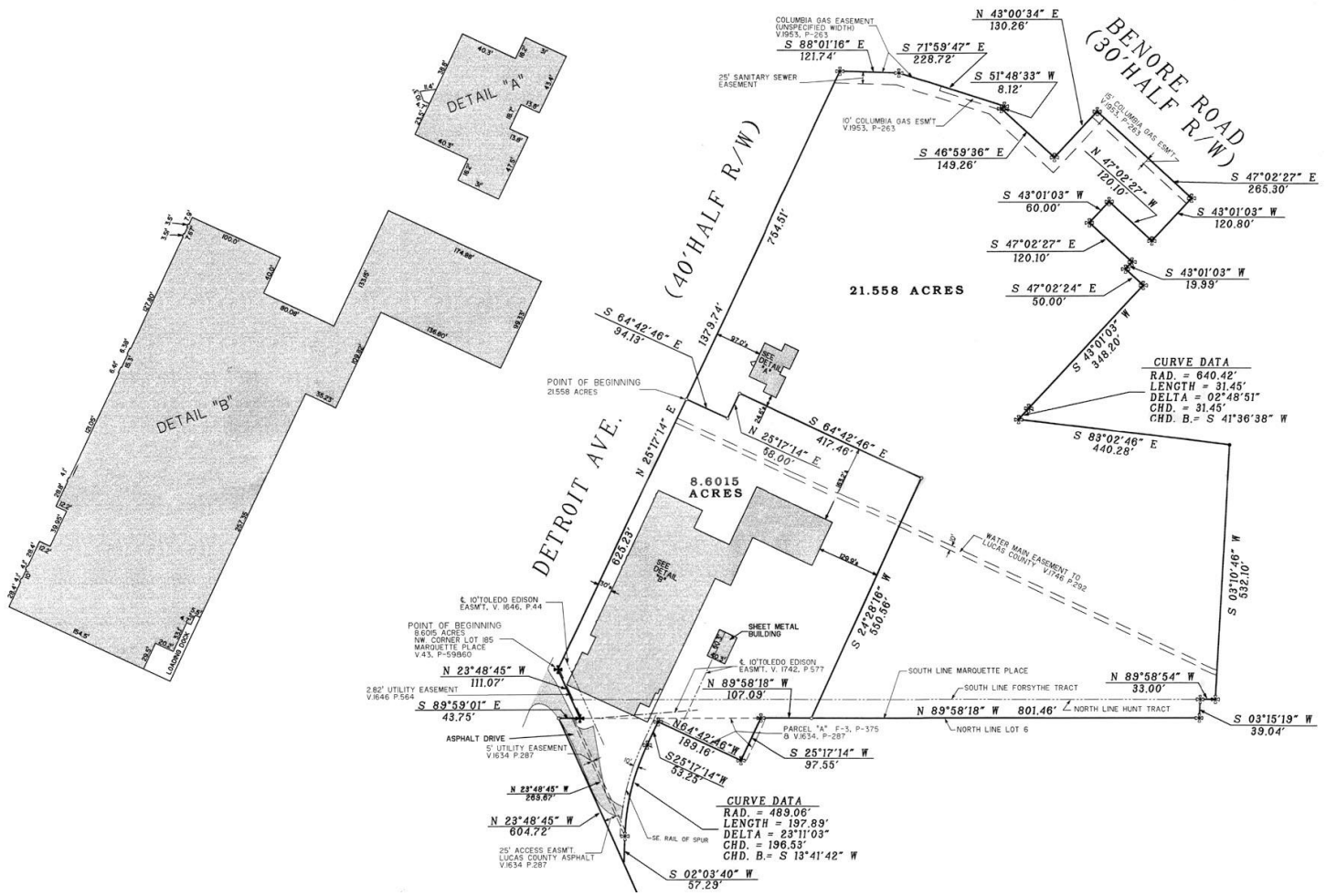
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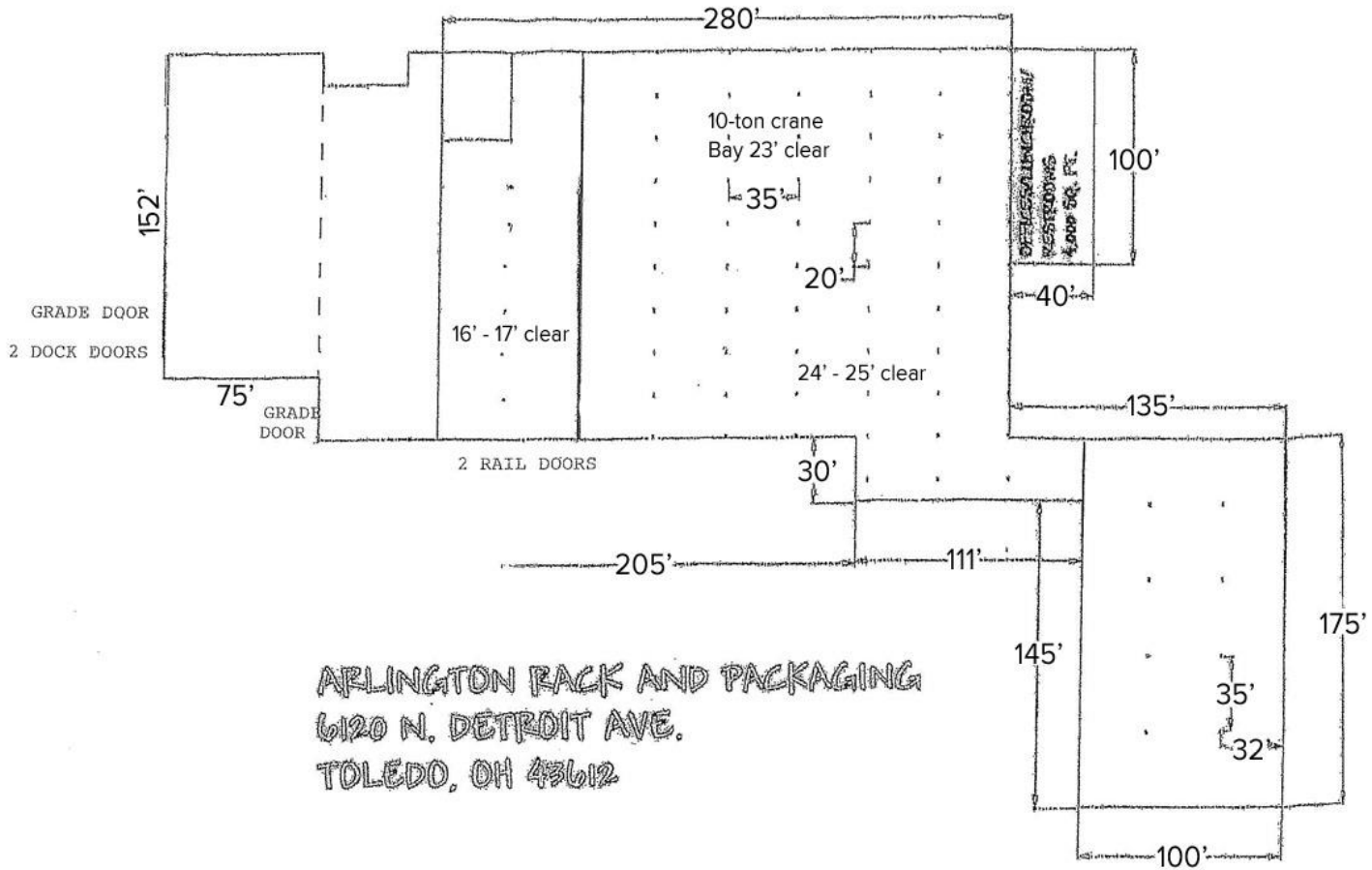
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