

6006 STICKNEY AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR LEASE
29,046 Square Feet Available



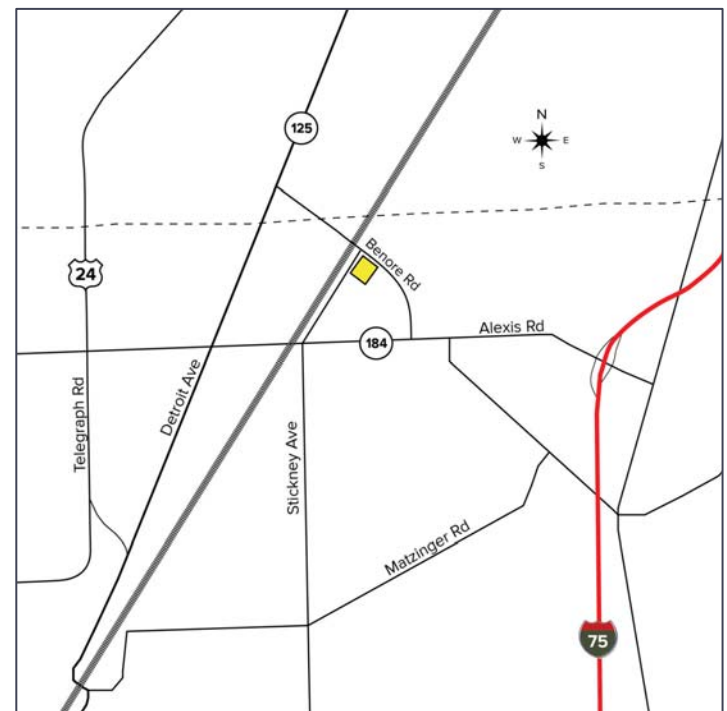
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$14,000.00 per month
Available Space:	29,046 SF
Building Size:	36,720 SF
Number of Stories:	1 with 2-story office
Year Constructed:	1969
Condition:	Fair
Acreage:	13 ±
Land Dimensions:	See attached
Closest Cross Street:	Alexis Road
County:	Lucas
Zoning:	IG
Parking:	Acres
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
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6006 Stickney Avenue, Toledo, OH 43612

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BUILDING SPECIFICATIONS

Office Space:	3,846 SF – 1 st floor
Shop Space:	25,200 SF
Exterior Walls:	Metal
Structural System:	Metal
Roof:	Metal
Floors/Coverings:	Concrete/Tile
Ceiling Height:	12' to 14'
Basement:	Yes – office area
Heating:	Gas
Air Conditioning:	Office areas only
Power:	400 amps
Security System:	Yes
Restrooms:	4
Overhead Door:	0
Truck Well/Dock:	61 – 9' x 10'
Sprinklers:	No
Signage:	Facia & freestanding
Rail:	No
Cranes:	No
Floor Drains:	None

BUILDING INFORMATION

Current Occupant:	None – building is vacant.
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to 1 month's rent
Options:	Available
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities and common area maintenance.
Landlord Responsibilities:	Roof and structure, tax insurance

2020 REAL ESTATE TAXES

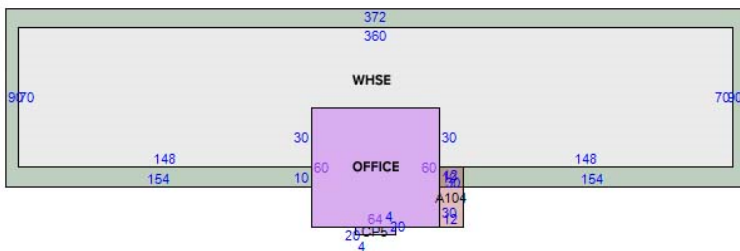
TD:	22
Parcel:	70330
Total Annual Taxes:	\$38,593.86

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

Comments:

- 2 story office plus basement.
- Most dock doors to be replaced.



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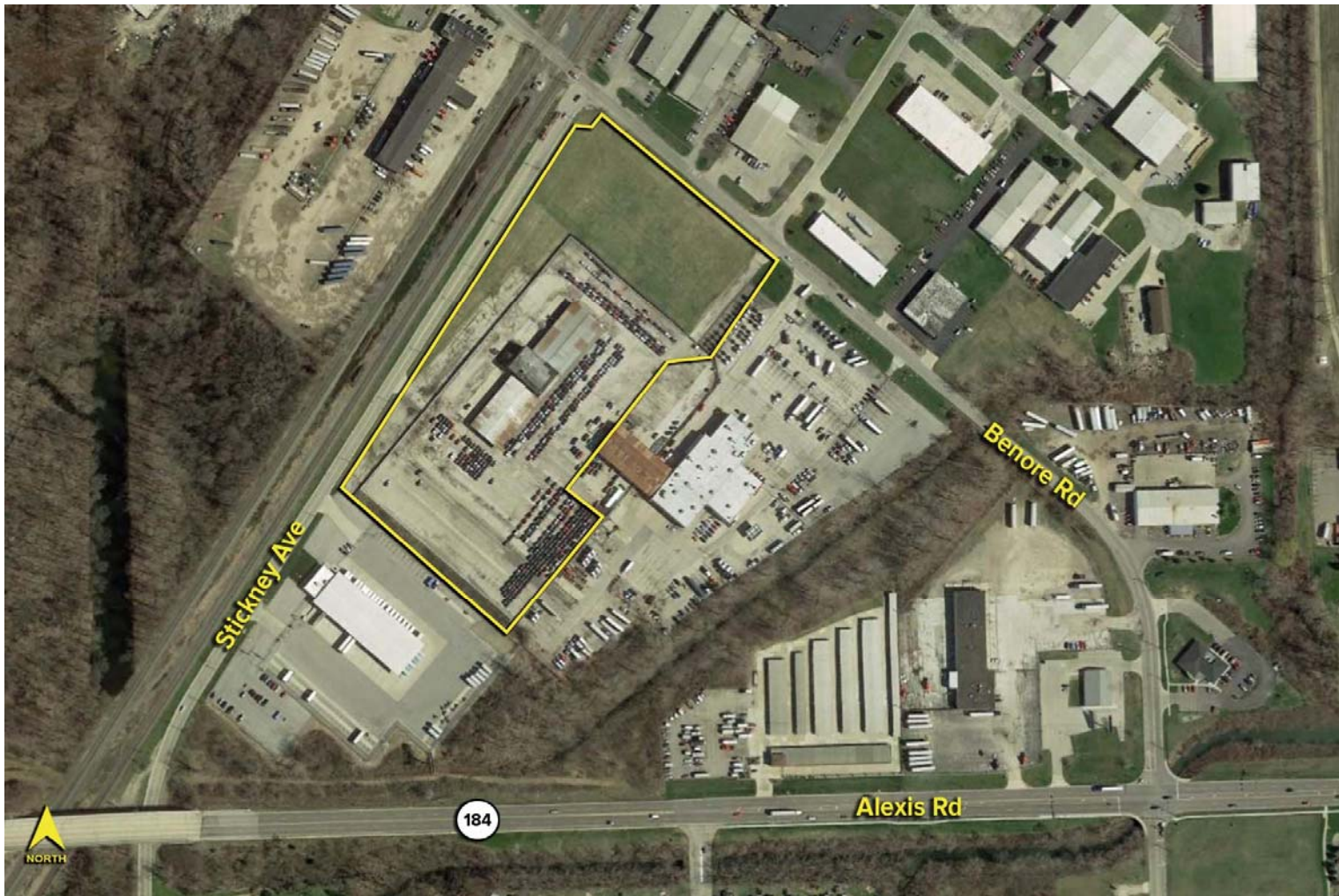
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