4240 SECOR ROAD TOLEDO, OH 43613

COMMERCIAL BUILDING FOR SALE OR LEASE 4,280 Square Feet Available



FULL-SERVICE COMMERCIAL REAL ESTATE

ACROSS FROM TOLEDO CLINIC



GENERAL INFORMATION

Sale Price: \$550,000

Lease Rate: \$12.00 per square foot NNN

Building Size: 4,280 square feet

Number of Stories: One Year Constructed: 1989

Condition: Very Good
Lot Dimensions: 102'x160'
Acreage: 0.37 acres

Closest Cross Street: Sylvania Avenue

County: Lucas

Zoning: CR – Commercial Regional

Parking: 23 spaces

Curb Cuts: Two

Street: 4 lane with center turn



For more information, please contact:

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ROB KELEGHAN, SIOR (419) 680-7663 or (419) 249 6323 rkeleghan@signatureassociates.com SIGNATURE ASSOCIATES

Four SeaGate, Suite 608 Toledo, Ohio 43604 www.signatureassociates.com

Commercial Building For Sale or Lease

BUILDING SPECIFICATIONS		
Exterior Walls:	Block	
Structural System:	Frame	
Roof:	Pitched asphalt shingle (new)	
Floors:	Concrete	
Floor Coverings:	Carpet	
Ceiling Height:	10' – 12'	
Heating:	Gas forced air	
Air Conditioning:	Central – newer 3-ton units	
Power:	150a/240v/3-phase	
Restrooms:	One per suite	
Security System:	Yes	
Overhead Doors:	Neighboring space	
Signage:	Pylon & raceway	

BUILDING INFORMATION		
Current Occupant:	Lucid Diagnostic Labs, One Day Sign	
Occupancy Date:	December 1, 2021	
Sign on Property:	Yes	
Key Available:	Yes - lockbox	

LEASE DETAILS	
Term:	2 year minimum
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	TBD
Tenant Responsible For:	Utilities, RE taxes, CAM, insurance

2021 REAL ESTATE TAXES		
TD:	22	
Parcels:	25597, 25594	
Assessor Number:	03493015	
Total Taxes:	\$12,770.71	

Comments:

- > Two-sided, lighted pole and facia signage.
- On mass transit route with I-475 close by.
- Unit 1 Five exam rooms, two large offices, restroom, large service and display area. Former eye clinic that is now a lab.
- ➤ Unit 2 8'x8' overhead door, 4 offices, open floor concept.
- ➤ Hard corner with traffic light across from Toledo Clinic.

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Commercial Building For Sale or Lease

4,280 Square Feet AVAILABLE







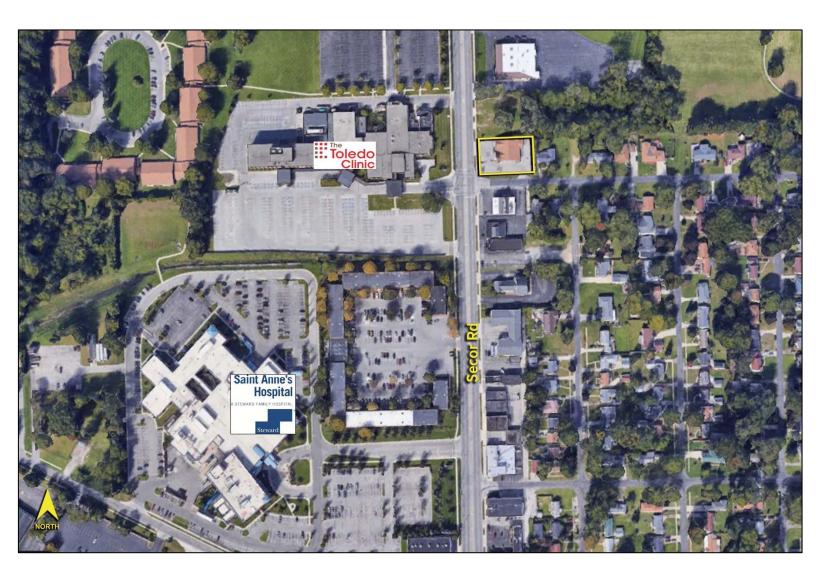


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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	14,056	\$50,752
3 MILE 110,836 \$61,942		\$61,942
5 MILE	244,101	\$57,136

TRAFFIC COUNTS (TWO-WAY)		
SECOR ROAD	25,751 (2019)	
SYLVANIA AVE	19,814 (2019)	
MONROE STREET	28,295 (2019)	

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