

240 STANFORD PARKWAY  
FINDLAY, OHIO 45840

INDUSTRIAL BUILDING FOR SALE  
12,610 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**SMB CONSTRUCTION**



## GENERAL INFORMATION

Sale Price:	\$725,000
Building Size:	12,610 square feet (80'x152')
Number of Stories:	One
Year Constructed:	1969
Condition:	Good
Acreage:	1.29 acres
Land Dimensions:	250'x225'
Closest Cross Street:	W Main Cross St
County:	Hancock
Zoning:	Light Industrial
Parking:	Unstriped areas on the north & south side of building
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
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Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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### BUILDING SPECIFICATIONS

Office Space:	Approx. 2,000
Shop Space:	Approx. 10,610
Exterior Walls:	Metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors/Coverings:	Carpet/tile in office Epoxy in part of warehouse
Ceiling Height:	16' max, 14' at eaves
Basement:	No
Heating:	Shop - Co-Ray-Vac Office - central
Air Conditioning:	Office only
Power:	120/240v
Security System:	Yes
Restrooms:	Four – one with shower
Overhead Door:	Two drive in doors on south side of building
Truck Well/Dock:	One receiving dock on north side of building
Sprinklers:	No
Signage:	Available
Rail:	No
Cranes:	No
Floor Drains:	Yes

### BUILDING INFORMATION

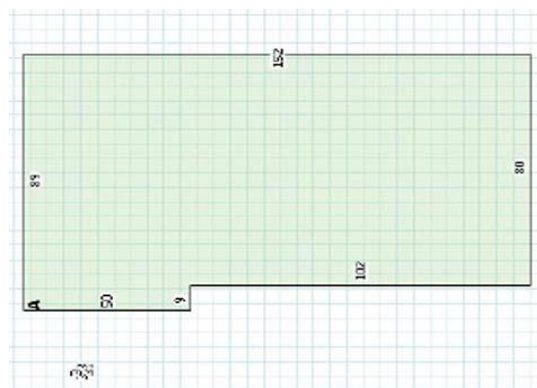
Current Occupant:	SMB Construction
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

### UTILITIES

Electric:	American Electric Power
Gas:	Columbia Gas
Water:	City of Findlay
Sanitary Sewer:	City of Findlay
Storm Sewer:	City of Findlay

### 2021 REAL ESTATE TAXES

Parcel:	620000350070
Total Taxes:	\$2,459.68
Land Valuation:	\$30,630
Improvement Valuation:	\$119,170
Total Valuation:	\$149,800



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# 240 Stanford Pkwy, Findlay, OH 45840

## Industrial Building For Sale

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AVAILABLE



South elevation



West elevation



Contiguous dog park



North elevation with truck dock



Shipping & receiving entry and parking

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### Warehouse Area



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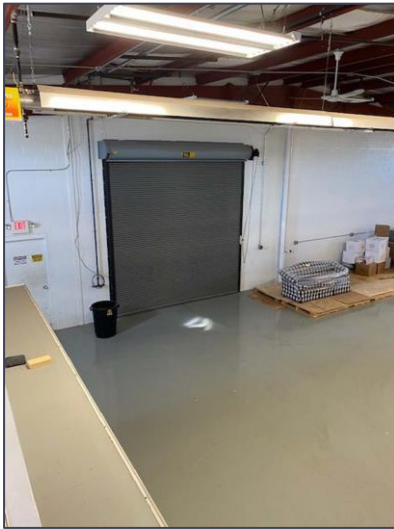
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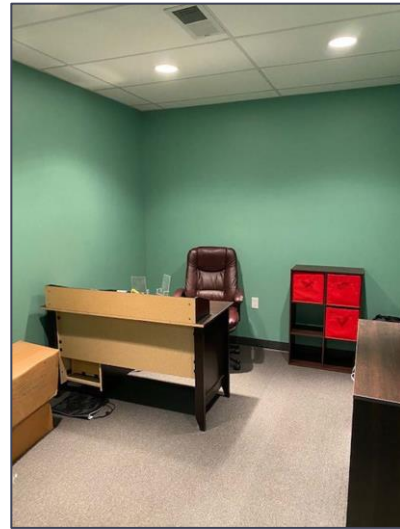
Bonus mezzanine area



Washer/dryer



Passageway door



Office area



Conference/training room



Bonus mezzanine area

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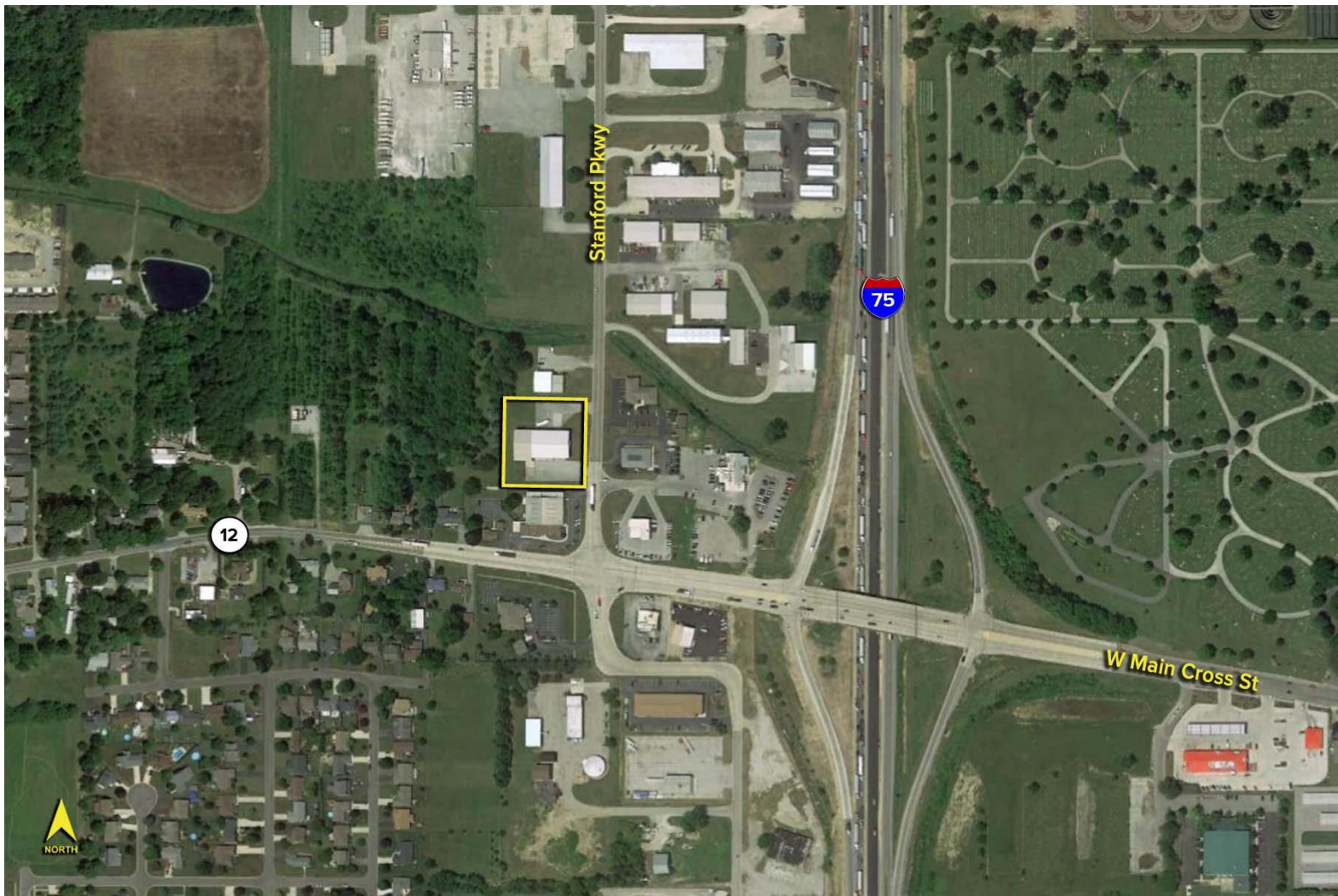
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### Comments:

- Very clean, freestanding building at the forefront of the Stanford Parkway industrial corridor.
- The building is sub-divided for potential multi-tenant uses with separate electric meters.
- Bonus mezzanine areas are not included in the floorspace.
- Air compressor is available.
- Ceiling fans.
- Across the street from United Way and contiguous to the Dog Park in the rear.
- Sidelights create natural light in warehouse areas in addition to the upgraded existing lighting.



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