

3750 SOUTH AVENUE
TOLEDO, OHIO 43615

INDUSTRIAL BUILDING FOR LEASE
58,000 Square Feet Available



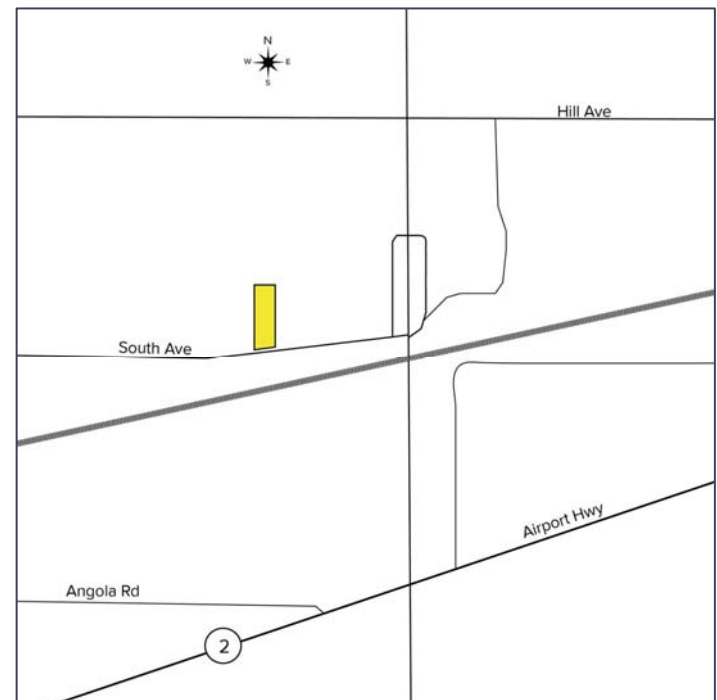
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$2.75 /SF NNN
Available Space:	58,000 SF approximately
Building Size:	99,100 SF
Number of Stories:	1
Year Constructed:	1966
Condition:	Good
Acreage:	8.2469 Acres
Land Dimensions:	304' frontage x 1,153' deep
Closest Cross Street:	Byrne Road
County:	Lucas
Zoning:	IL
Parking:	20 spaces in common
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Office Space:	1,200 SF – remodeled; includes a restroom.
Shop Space:	56,800 SF
Exterior Walls:	Concrete block
Structural System:	Steel
Roof:	Flat – rubber
Floors/Coverings:	Concrete
Ceiling Height:	27' clear
Column Spacing:	38' x 33' (See diagram)
Basement:	No
Heating:	Gas & unit heaters
Air Conditioning:	No
Power:	400 amp, 240/208V, 3 phase
Security System:	No
Restrooms:	2
Overhead Doors:	Not available for current space
Truck Well/Dock:	2 – 20' x 10' dock doors 10 – 10' x 10' dock doors All docks are 52" high.
Sprinklers:	Yes - dry sprinkler system
Signage:	Freestanding
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Large, well maintained, dock-high (52") distribution warehouse.
- Will tailor space to tenant's needs; subject to terms
- Short term warehousing available.
- Front lot (approx. 1.5 acres) and rear lot (approx. 1 acre) is available for lease for \$2,500/month per lot. Both lots covered with asphalt millings.

BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Tenant responsible for gas, electric, liability insurance, refuse removal and building interior maintenance.
NNN charges are estimated \$1.00/sq. ft.	

2021 REAL ESTATE TAXES

TD:	20
Parcel:	05062
Assessor Number:	05-910-105.0
Total Annual Taxes:	\$ 13,840.21



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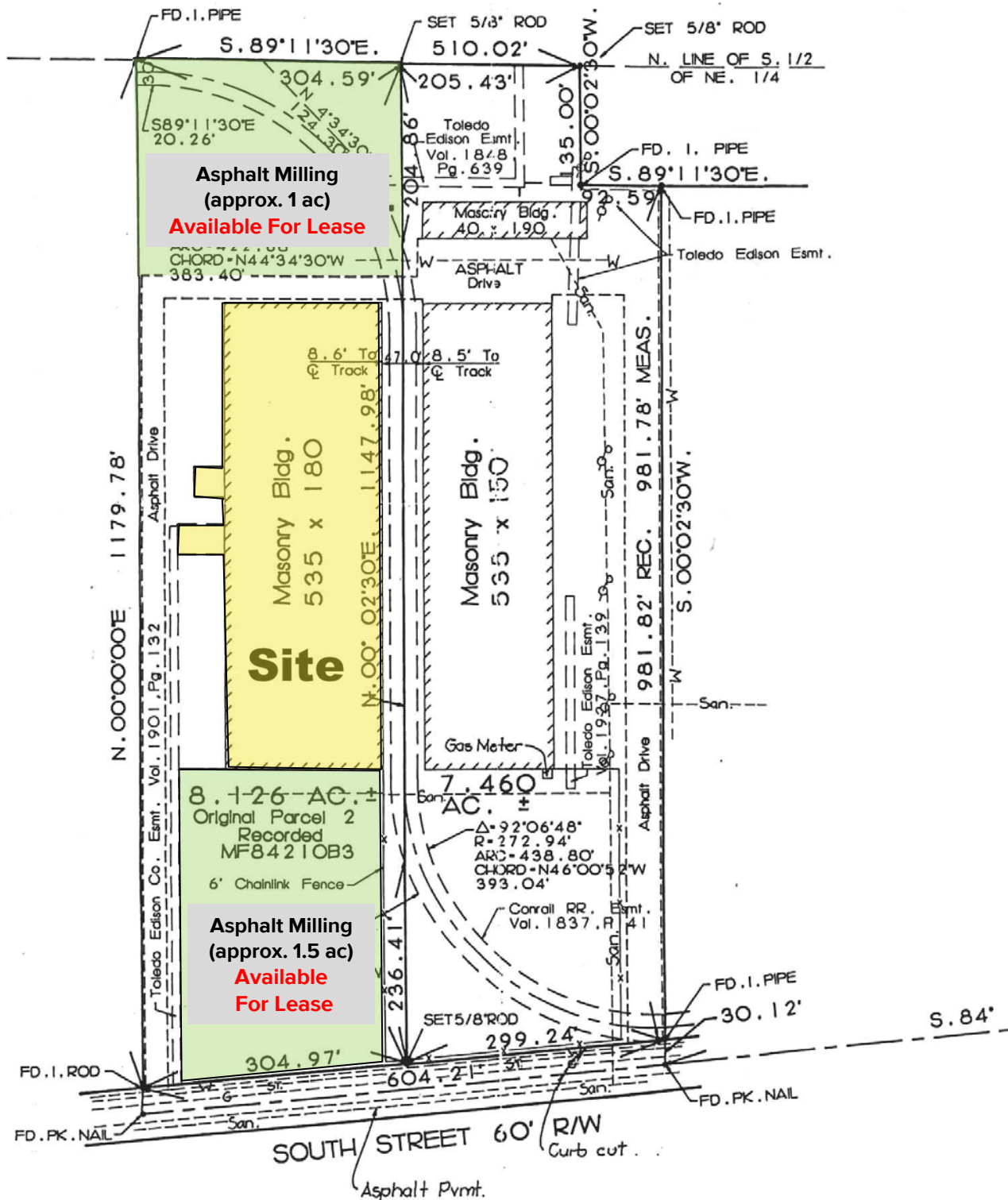
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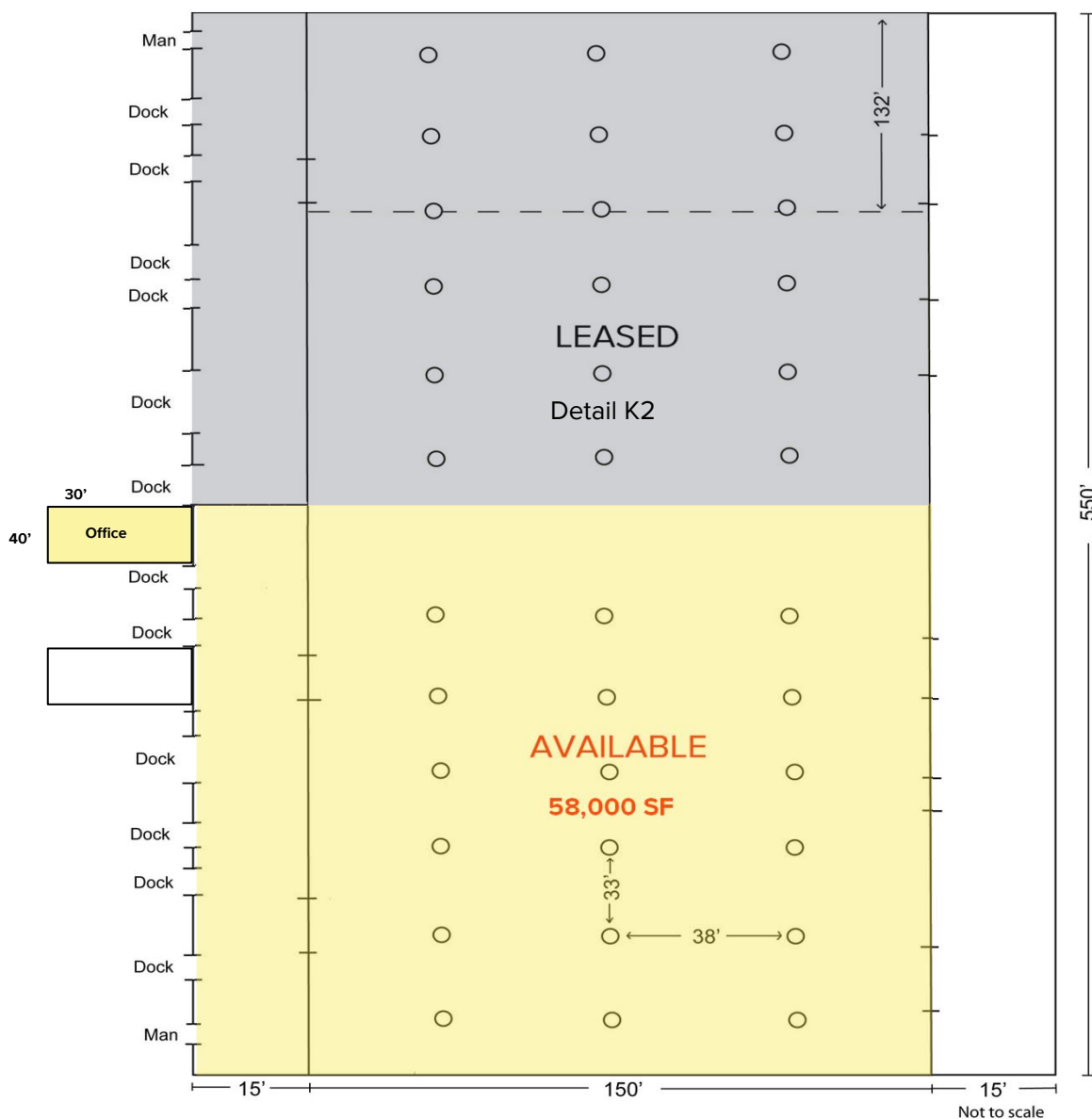
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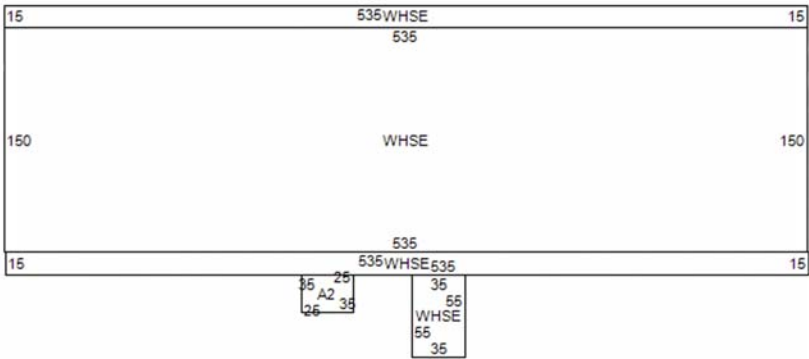
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UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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