

28304 CEDAR PARK BLVD., SUITE H
PERRYSBURG, OH 43551

INDUSTRIAL SPACE FOR LEASE
7,455 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CEDAR BUSINESS PARK



GENERAL INFORMATION

Lease Rate:	\$5,531/month + utilities
Space Available:	7,455 SF
Building Size:	18,000 SF
Number of Stories:	1
Year Constructed:	2004
Condition:	Excellent
Lot Dimensions:	298.1' x 516.19' irregular
Acreage:	4.41 AC
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	Unzoned – subject to Cedar Business Park restrictions
Parking:	80± for complex
Curb Cuts:	1
Street:	2 lane



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Warehouse Space:	6,877 ± SF
Office Space:	577 SF
Exterior Walls:	Metal
Structural System:	Insulated metal
Roof:	Metal standing seam
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	Approx. 10' to 22' sloped
Basement:	No
Heating:	GFA, suspended Reznor gas units
Air Conditioning:	Central
Power:	208Y/120V/3 phase
Restrooms:	1
Security System:	Yes
Overhead Doors:	3 – 2 (15' x 12') and 1 (6' x 14')
Sprinklers:	Yes
Signage:	Monument
Delivery Area:	In rear

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Refer to sign
Sign on Property:	Yes
Key Available:	Yes – Lockbox Call Megan for code (419-215-1008)

LEASE DETAILS

Term:	3-5+ years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, interior maintenance, in suite janitorial. Common area expense = \$2.71/SF included in lease rate.

2021 REAL ESTATE TAXES

Parcel:	P57-400-010000042000
Total Annual Taxes:	\$54,743.48

Comments:

- Located in Cedar Business Park.
- Space includes small 577 SF open office. Warehouse bay approximately 124' x 65' (less office).
- Windows and high bay side lights throughout the warehouse.
- Exhaust fan.

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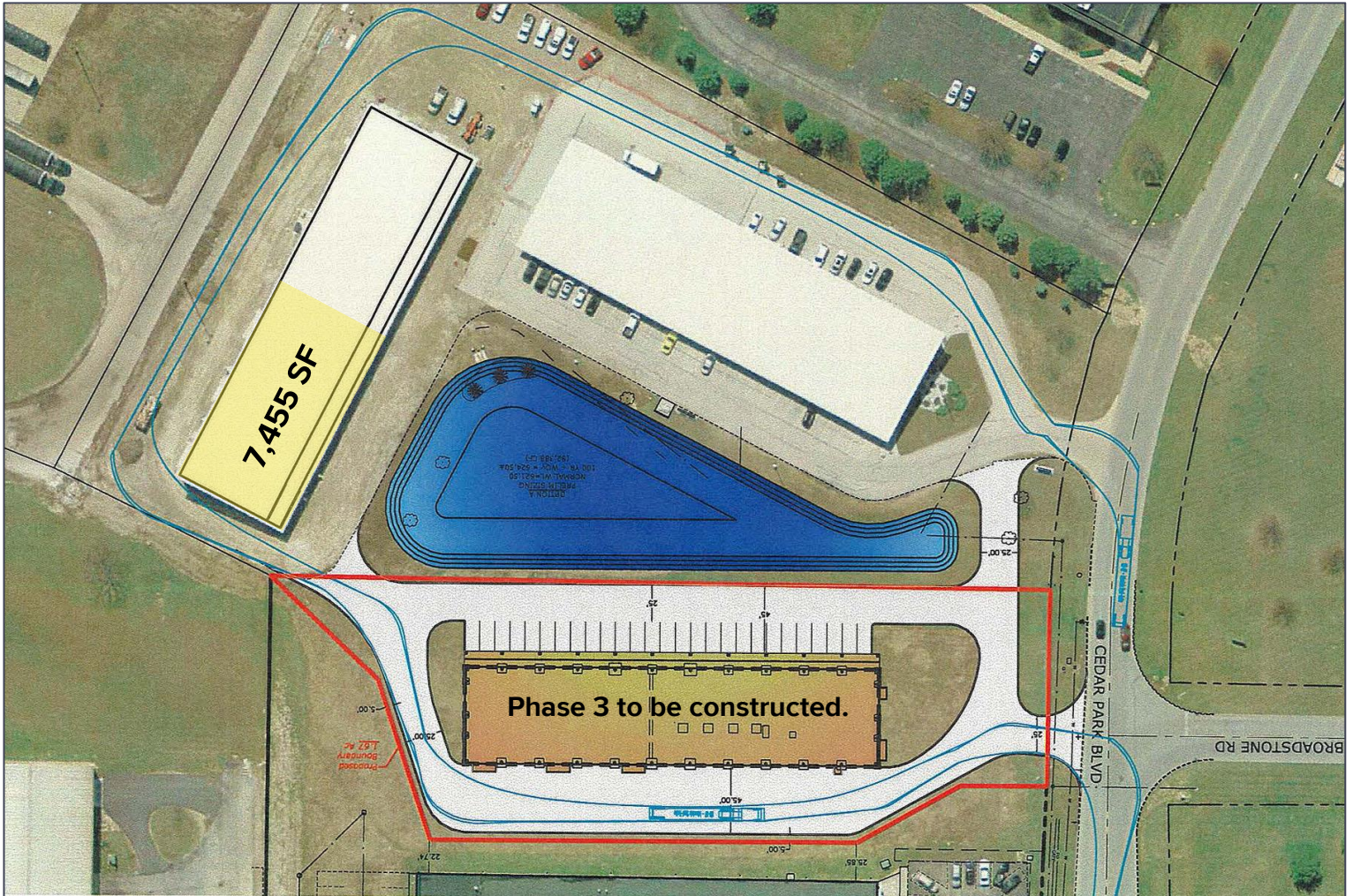
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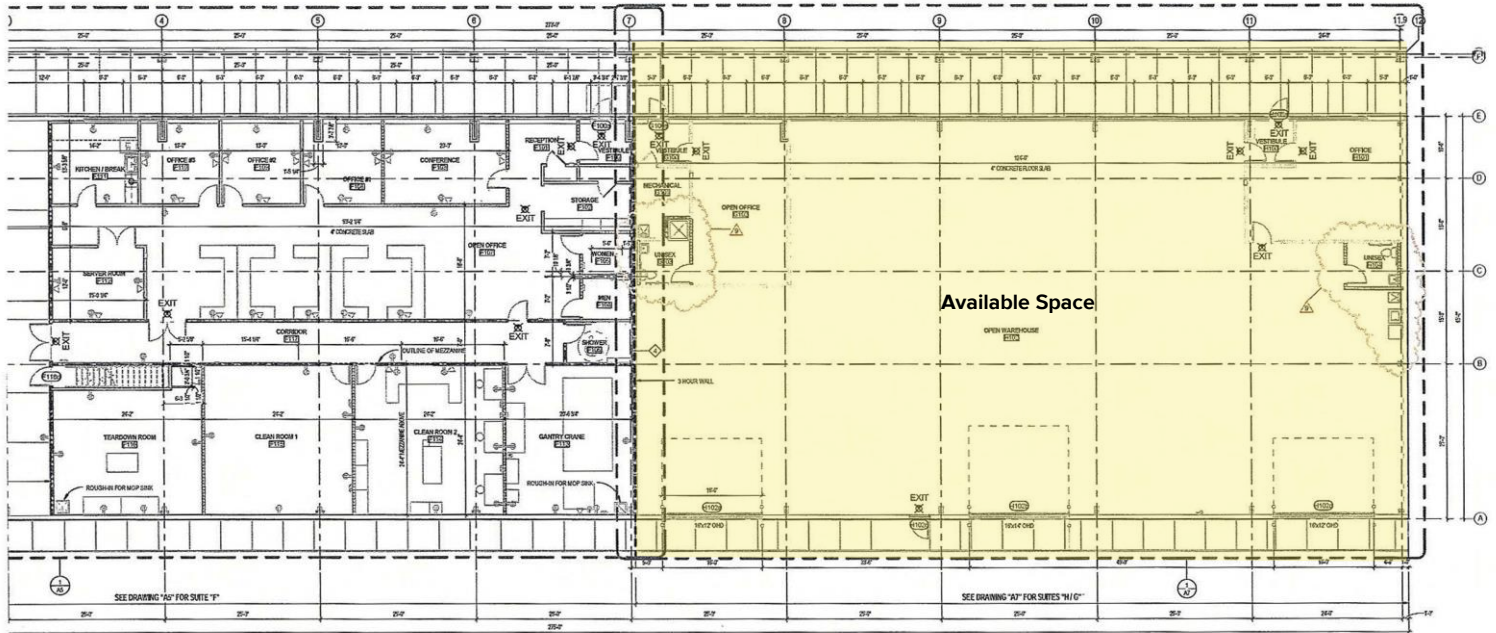
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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