

38 W. SYLVANIA AVENUE
TOLEDO, OH 43612

INDUSTRIAL BUILDING FOR SALE OR LEASE
3,654 Square Feet Available



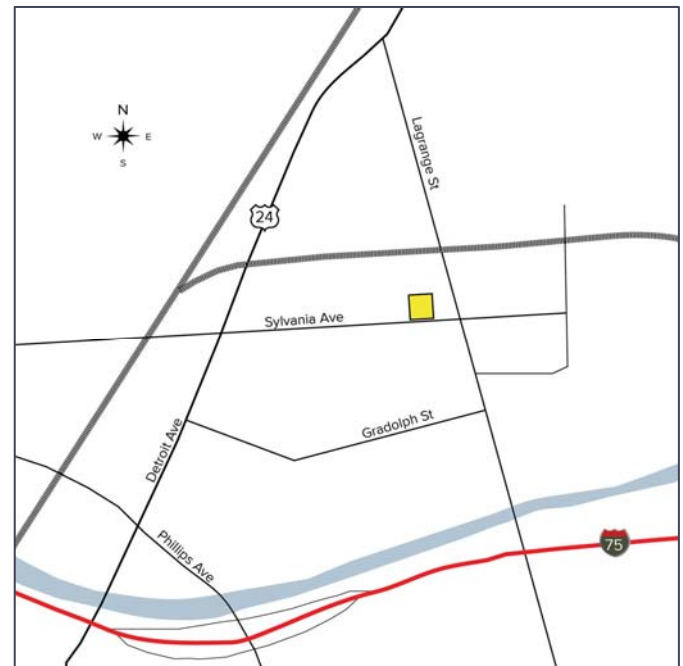
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Price:	\$275,000
Lease Rate:	\$3,500/month modified gross
Space Available:	3,654 square feet
Building Size:	14,522 square feet
Number of Stories:	Two
Year Constructed:	1952
Condition:	Fair
Lot Dimensions:	Irregular
Acreage:	0.5± *
Closest Cross Street:	Lagrange Street
County:	Lucas
Zoning:	General Industrial
Parking:	10± spaces
Curb Cuts:	One
Street:	4 lane with center turn



* Per Lucas County Auditor

For more information, please contact:

ZACK LIBER
(419) 249 6325
zliber@signatureassociates.com

JOE FRANCIS
(419) 249 6320
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS – WHSE #1 – 10,868 SF

Exterior Walls:	Metal
Structural System:	Block
Roof:	Pitched metal
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	12' – 20'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	None
Power:	Heavy/3-phase
Restrooms:	Yes
Security System:	Yes
Overhead Doors:	Five
Sprinklers:	No
Signage:	No

BUILDING SPECIFICATIONS – WHSE #2– 3,654 SF

Exterior Walls:	Brick & wood siding
Structural System:	Block & beam
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Tile & carpet
Ceiling Height:	8'
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Window units
Power:	Heavy/3-phase
Restrooms:	Yes
Security System:	Yes
Overhead Doors:	Two
Sprinklers:	No
Signage:	No

LEASED

Comments:

- Multi-use industrial property.
- Former metal fabricating and recycling business.
- Heavy power with 2-ton crane bay.
- 2 grade level service doors.

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38 W. Sylvania Avenue, Toledo, OH 43612

Industrial Building For Sale or Lease

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LEASE DETAILS

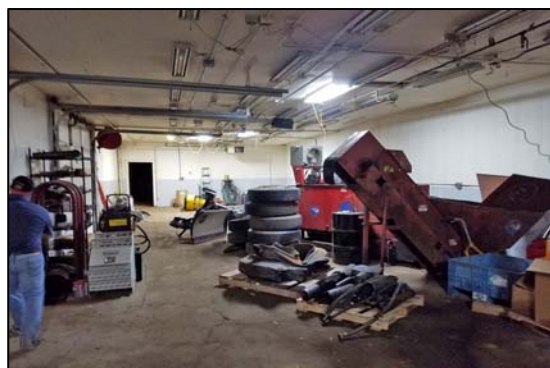
Term:	2 year minimum
Security Deposit:	One month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsible For:	Utilities

2021 REAL ESTATE TAXES

TD:	13
Parcels:	18561, 18571, 18624, 18587
Assessor Number:	02154001, 002, 013, 003
Total Taxes:	\$9,477.01

BUILDING INFORMATION

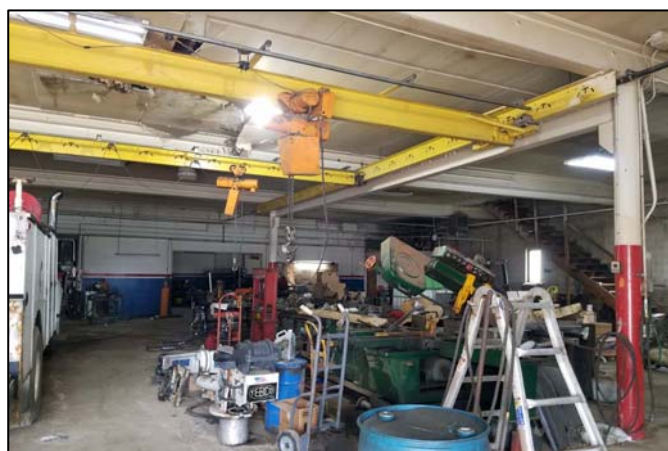
Current Occupant:	R&M Recycling, Federal Rent-A-Fence
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	By appointment only



Radiant heat



Apartment with patio



2-ton crane

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Front building



Rear building



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,525	\$37,942
3 MILE	91,669	\$38,757
5 MILE	220,198	\$43,635

TRAFFIC COUNTS (TWO-WAY)

SYLVANIA AVE	10,312 (2018)
DETROIT AVE	11,324 (2018)
LAGRANGE ST	10,000 (2011)

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