

2200 FRONT STREET
TOLEDO, OHIO 43605

INDUSTRIAL BUILDING FOR SALE
8,026 Square Feet Available



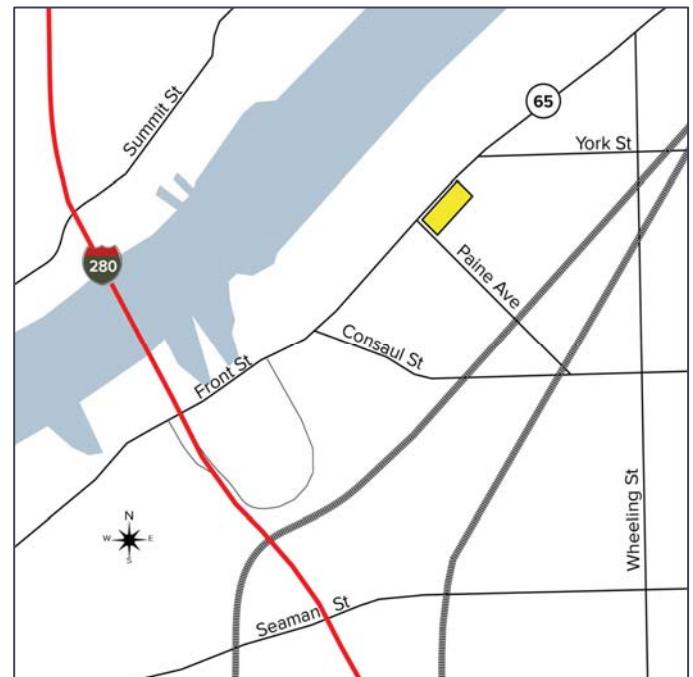
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$500,000
Building Size:	8,026 SF
Number of Stories:	1
Year Constructed:	2003
Condition:	Excellent
Acreage:	0.926
Land Dimensions:	420' x 96'
Closest Cross Street:	Consaul Street
County:	Lucas
Zoning:	CR Regional
Parking:	25 spaces
Curb Cuts:	2
Street:	4 lane with center turn lane



For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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

BUILDING SPECIFICATIONS

Office Space:	2,470 SF
Shop Space:	5,556 SF
Exterior Walls:	Block
Structural System:	Wood truss
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	New carpet & tile
Ceiling Height:	8' to 10'
Basement:	No
Heating:	GFA
Air Conditioning:	Yes
Power:	225 amps, 240 volts
Security System:	Yes
Restrooms:	4
Overhead Door:	1 – 8' x 6'
Truck Well/Dock:	1
Sprinklers:	No
Signage:	On building
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	American Floor Installers
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	No

2020 REAL ESTATE TAXES

TD:	02
Parcel:	16168
Assessor Number:	08-134-038
Total Annual Taxes:	\$7,230.66

Comments:

- Clean, move- in condition.
- Double door 6' x 8' next to dock door.
- Showroom area.
- Customer pick-up at rear of building.
- All new floor covering in 2016.
- 3 ½ baths plus 1 full bath in owner's office.

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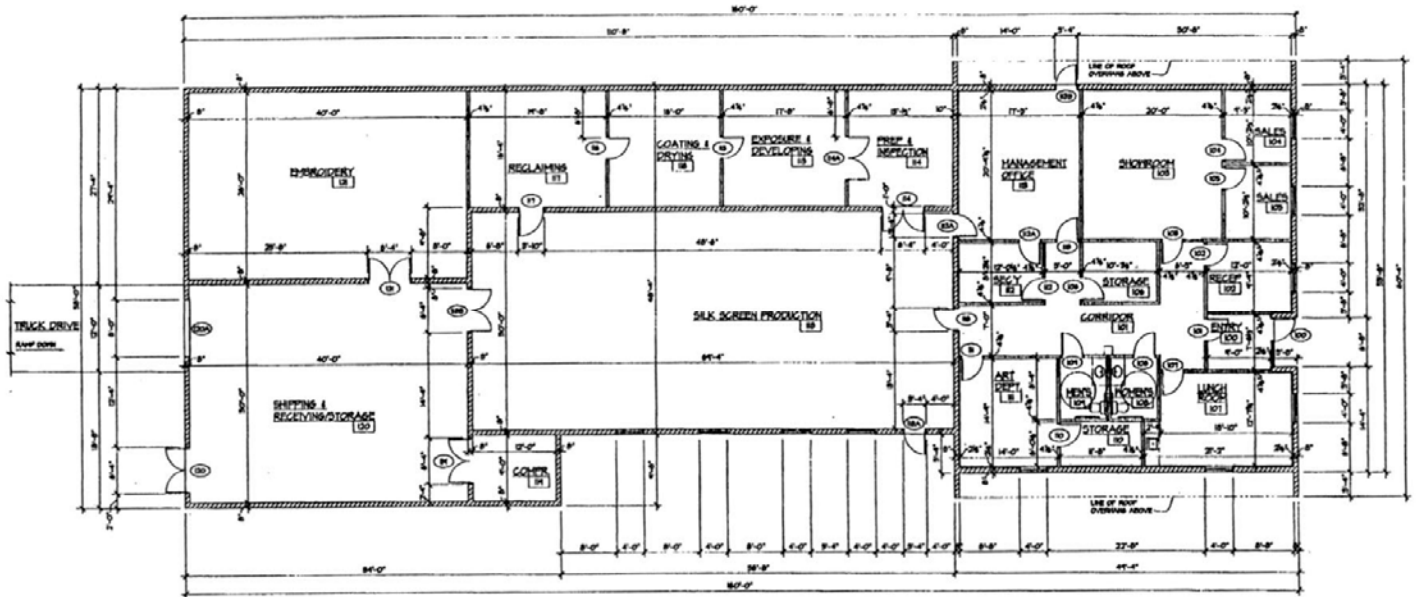
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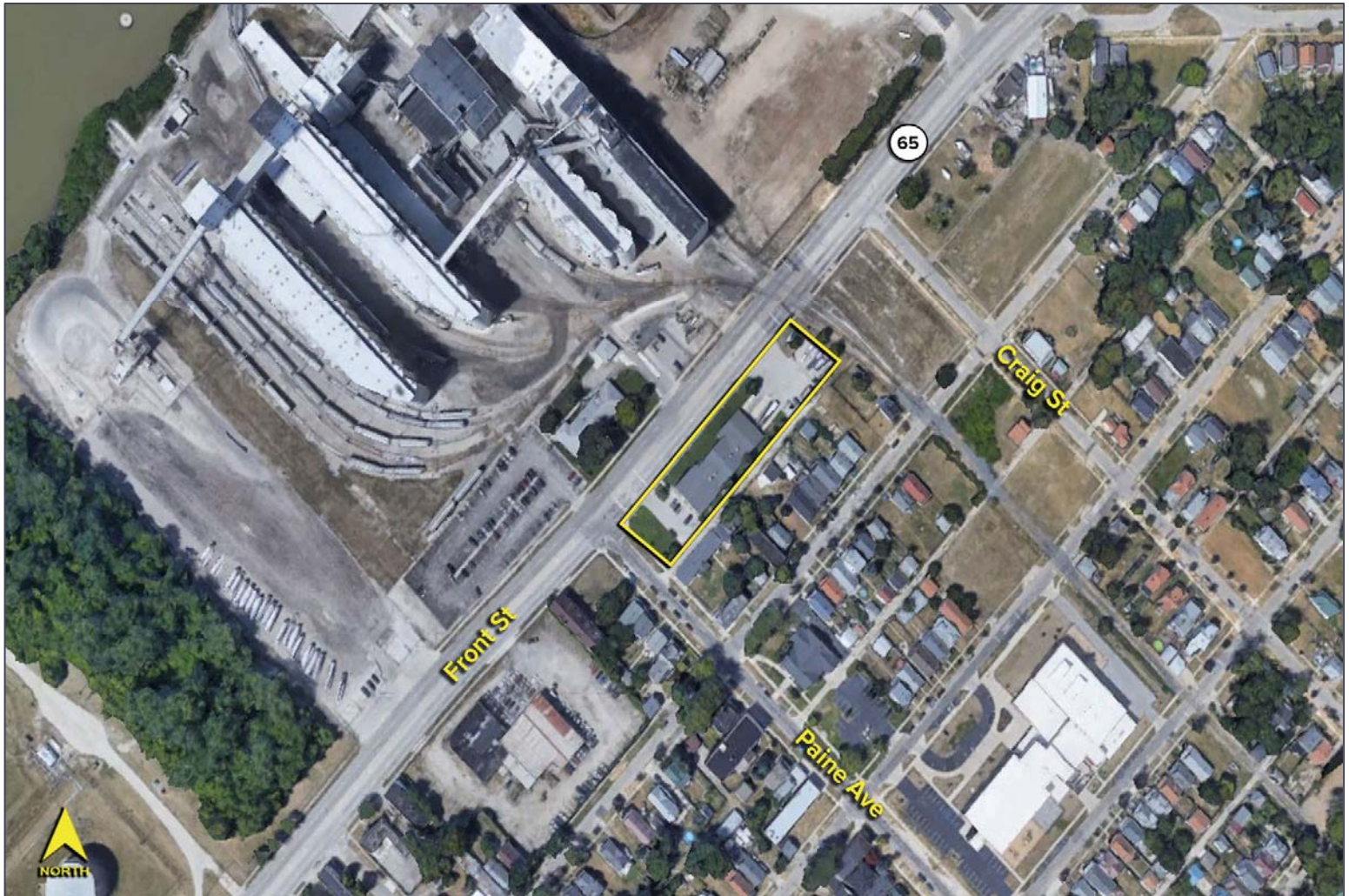
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