

26695 & 26699 ECKEL ROAD
PERRYSBURG, OHIO 43551

INDUSTRIAL COMPLEX FOR SALE/LEASE
40,310 SQUARE FEET



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price: \$1,200,000
Lease Rate: \$6,500/mo. plus utilities –
Front building
\$3,500/mo. plus utilities –
Rear section/rear building – 12,000 sf

Building Size:

Available entire Front Building 16,260 square feet
Leased Rear Building 24,050 square feet
Total 40,310 square feet

Number of Stories: 1
Year Constructed: 1963/1987
Condition: Good
Acreage: 4.98
County: Wood
Zoning: I-2



For more information, please contact:

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

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

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FRONT SECTION

| | |
|--------------------|-------------------------|
| Exterior Walls: | Metal with brick façade |
| Structural System: | Pre-engineered metal |
| Roof: | Primarily metal |
| Floors: | Concrete |
| Floor Coverings: | Carpet and tile |
| Ceiling Height: | Up to 15' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | Various zones and units |
| Power: | 120/240V |
| Security System: | No |
| Restrooms: | 8" |
| Overhead Door: | 4 |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Monument sign in front |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Yes |

2018 REAL ESTATE TAXES

| | |
|---------------------|----------------------|
| Parcel Number: | Q61-400-070302006000 |
| Total Annual Taxes: | \$35,330.98 |
| Valuation: | |
| Land | \$ 199,200 |
| Improvements | \$1,245,900 |
| Total Valuation | \$1,445,100 |

FRONT SECTION LEASE DETAILS

| | |
|--------------------------|--------------------|
| Term: | 3 years |
| Security Deposit: | Equal to one month |
| Options: | Negotiable |
| Improvements Allowance: | Negotiable |
| Tenant Responsibilities: | Utilities |

BUILDING INFORMATION

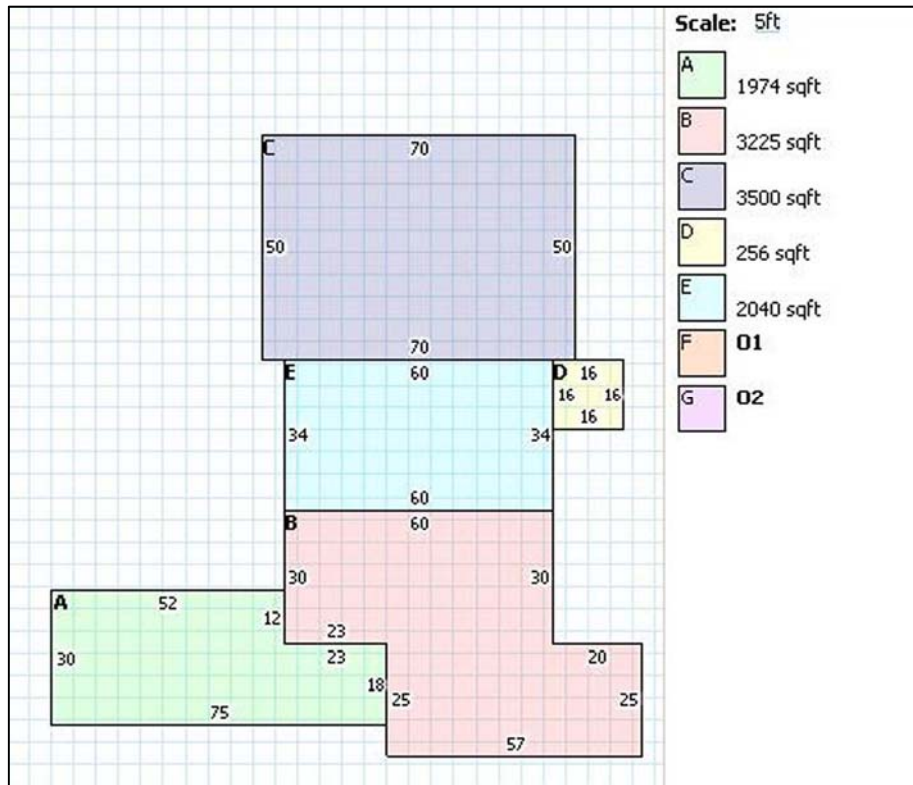
| | |
|--------------------|--|
| Current Occupants: | Mr. Rooter Plumbing Corp. Heritage-Crystal Clean, LLC |
| Occupancy Date: | Vacant space – immediately available |
| Sign on Property: | Yes |
| Key Available: | Yes |
| Parking: | Shared |
| Curb Cuts: | 2 |
| Street: | 2 lane, 2 way |

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Front Building Layout



| TENANT | LEASE COMMENCEMENT | CURRENT TERM EXPIRATION | SQUARE FOOTAGE OCCUPIED | RENTAL RATE | COMMENTS |
|--|--------------------------|-------------------------|-------------------------------------|----------------------------|--|
| Former – Craig Transportation | Original Occupant (1963) | Vacant | 16,260 | \$6,500/mo. plus utilities | The entire front building is available. |
| Mr. Rooter Plumbing Corp. | November 2016 | Oct. 31, 2019 | 4,000 shop 1,300 upstairs office | \$1,650 | 2 – 3 year options with CPI & 3% annual cap |
| Former Air Contact Transport, Inc. | | Sept. 30, 2019 | 12,000 | \$3,500 | Available October 1, 2019 |
| Heritage-Crystal Clean, LLC | December 2009 | Dec. 31, 2019 | 8,050 | \$2,900/mo. * | Amidst their Extension Term. |
| * They may give back part of their space at anytime with 30 days' notice for tanker storage upon which time the rent would decrease to \$2,350/mo. | | | | | |

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Front Building Photos



Front Building Executive Office



Front Building Executive Office



Open Areas with Perimeter Offices



Front Building Office



Corner Dispatch Office



Parts Storage

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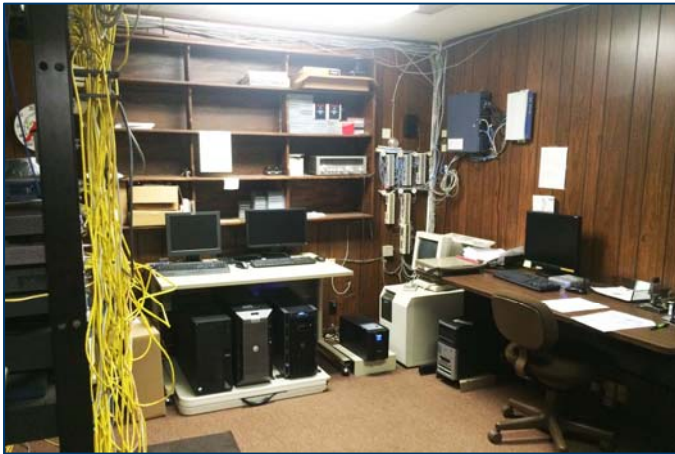
Front Building Photos



Storage Closet



Mail Room



Data Room



Fitness Room



Lunch Room



Kitchenette

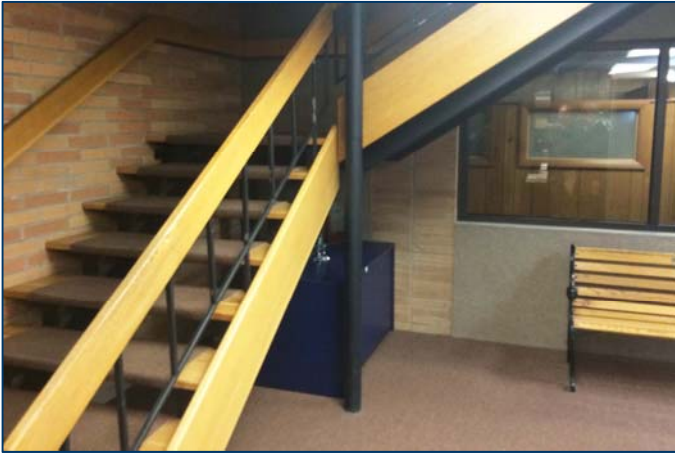
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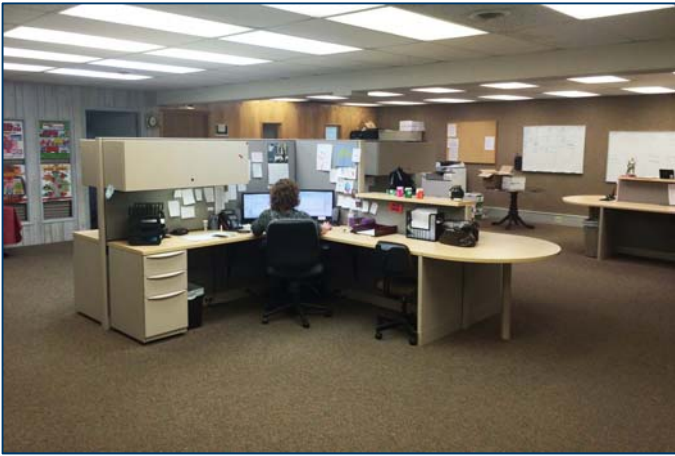
40,310
Square Feet



Staircase



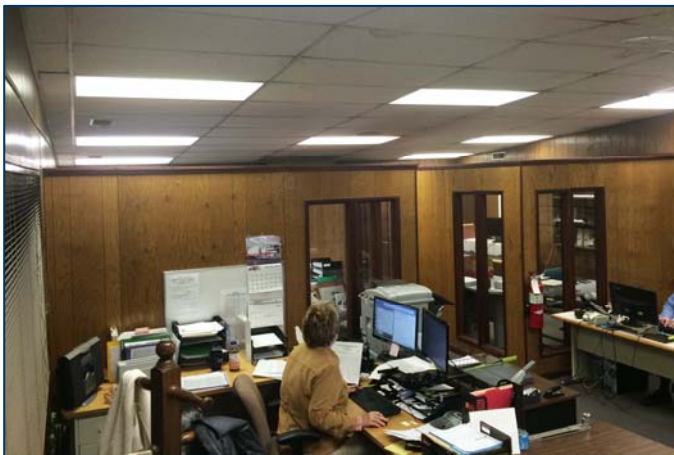
Upstairs Conference Room



Open Offices



Upstairs Offices



Upstairs Offices



Upstairs Offices

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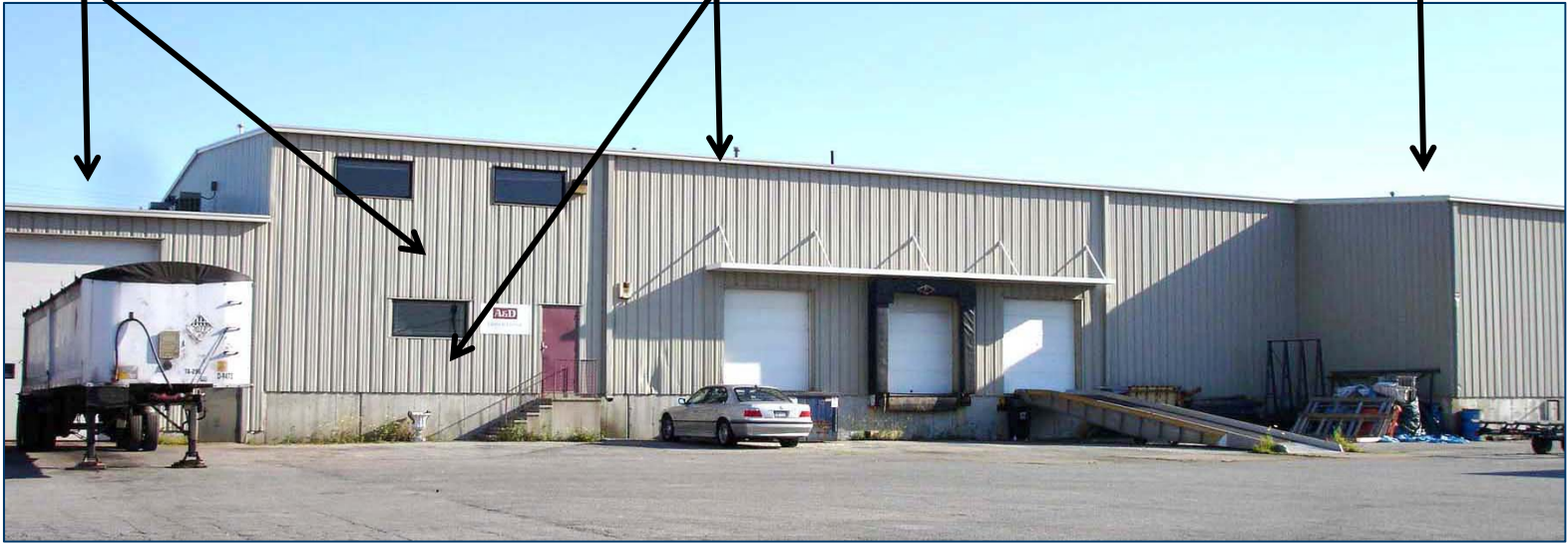
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Front Section of Rear Warehouse

Mr. Rooter Plumbing

Heritage Crystal Clean

Former Air Contact



Mr. Rooter Plumbing



Not to scale

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Rear Building Section 1

2 bay, 4,000 sf garage space
occupied by Mr. Rooter

| REAR BUILDING SECTION 1 | |
|-------------------------|--|
| Exterior Walls: | Metal |
| Structural System: | Pre-engineered metal |
| Roof: | Metal |
| Floors: | Concrete |
| Floor Coverings: | Carpet and tile upstairs |
| Ceiling Height: | 15' |
| Basement: | No |
| Heating: | Gas unit heater |
| Air Conditioning: | Office only |
| Power: | 120/240V 150 amp front,; 100 amp rear |
| Security System: | No |
| Restrooms: | 1 |
| Overhead Door: | 2 – 14" |
| Floor Drains: | Yes |

Comments:

- Space is 80' deep and 100' wide.
- 1,300 sf of upstairs office space is occupied by adjoining tenant, Mr. Rooter Plumbing.

Rear Building Mid-Section

8,000 sf occupied by Heritage Crystal Clean
and a 1,300 sf 2nd floor office occupied by Mr. Rooter

| REAR BUILDING MID-SECTION | |
|---------------------------|--|
| Exterior Walls: | Metal |
| Structural System: | Pre-engineered metal |
| Roof: | Metal |
| Floors: | Concrete |
| Floor Coverings: | Tile and carpet in office |
| Ceiling Height: | 18' to 22' |
| Basement: | No |
| Heating: | Gas unit in warehouse |
| Air Conditioning: | Office only |
| Power: | 120/240 |
| Security System: | No |
| Restrooms: | 2 |
| Overhead Door: | Portable ramp can be used to access dock |
| Truck Well/Dock: | 3 |
| Sprinklers: | No |
| Signage: | No |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | No |

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Rear Building Rear Section

12,000 sf previously occupied by Air Contact Transport Inc.

| REAR BUILDING MID-SECTION | |
|---------------------------|--|
| Exterior Walls: | Metal |
| Structural System: | Pre-engineered metal |
| Roof: | Metal |
| Floors: | Concrete |
| Floor Coverings: | Tile and carpet in office |
| Ceiling Height: | 18' to 22' |
| Basement: | No |
| Heating: | Gas unit in warehouse |
| Air Conditioning: | Office only |
| Power: | 120/240 |
| Security System: | No |
| Restrooms: | 1 |
| Overhead Door: | Portable ramp can be used to access dock |
| Truck Well/Dock: | 4 |
| Sprinklers: | No |
| Signage: | No |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | No |



Rear Section



Rear Section

Comments:

- Small portable office area.
- Space is 100' deep and 120' wide.

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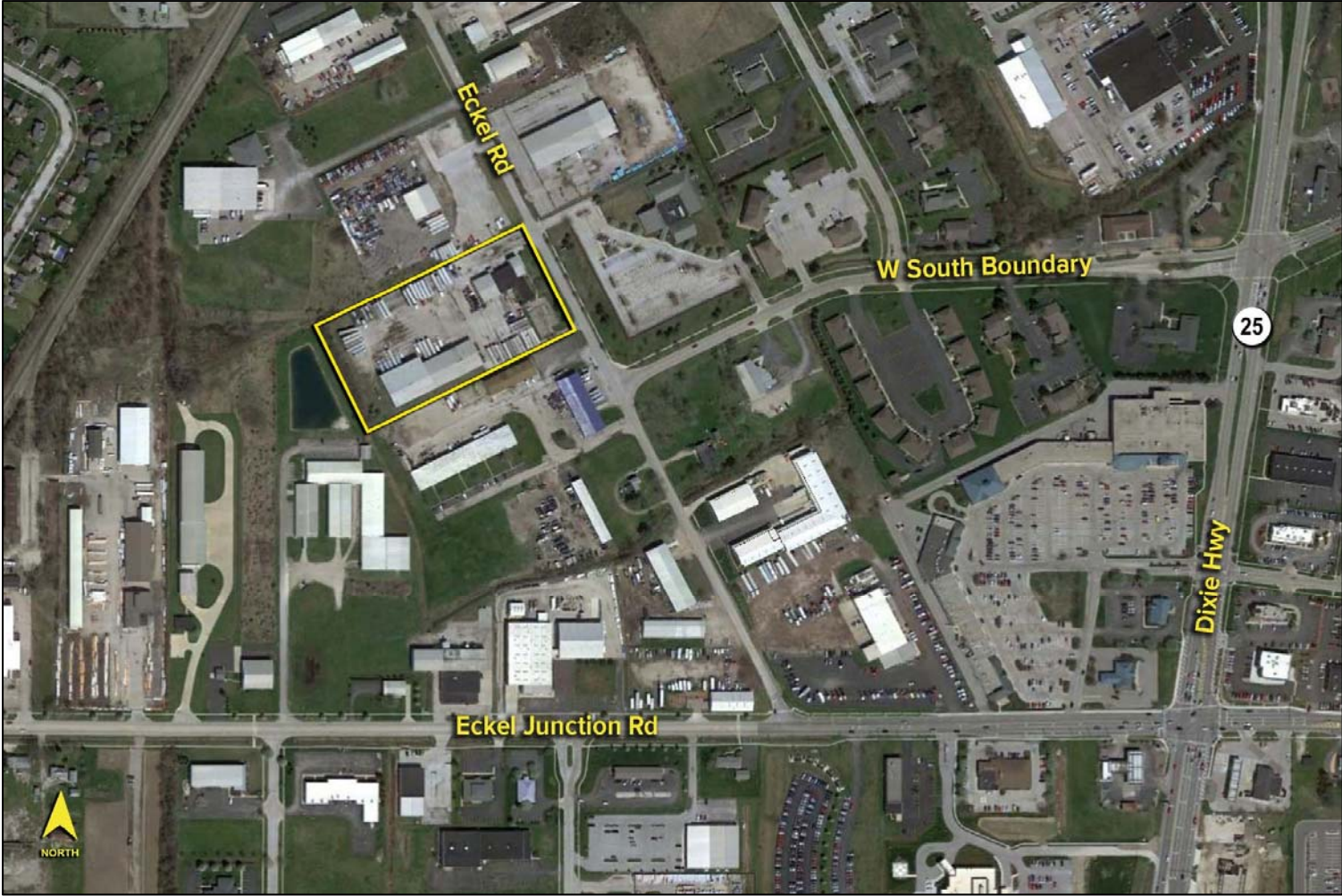
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