

902 TAYLOR AVENUE
HURON, OHIO 44839

INDUSTRIAL BUILDING FOR SALE
25,821 Square Feet Available



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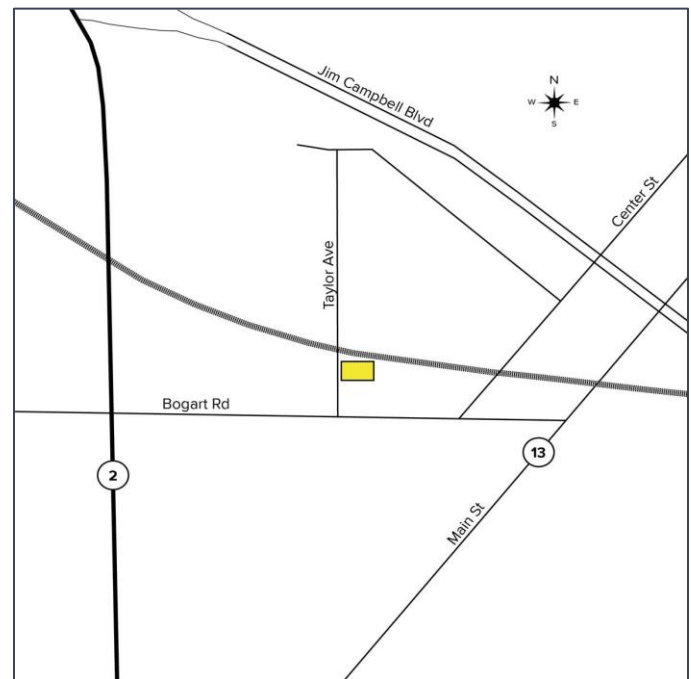
FULL-SERVICE COMMERCIAL REAL ESTATE

GORDON LUMBER



GENERAL INFORMATION

Sale Price:	\$475,000
Building Size:	Building 1 – 8,784 SF Building 2 – 10,912 SF Building 3 – 6,125 SF
Number of Stories:	One
Year Constructed:	1949/1960/1975/2006
Condition:	Average
Acreage:	4.041 acres
Land Dimensions:	Irregular
Closest Cross Street:	Bogart Road
County:	Erie
Zoning:	B-3 General Business
Parking:	Entire lot is fenced
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	8,784 SF
Shop Space:	17,037 SF
Exterior Walls:	Block/metal
Structural System:	Newer building is pre-engineered metal
Roof:	White vinyl membrane above shop area with drive in doors
Floors/Coverings:	Concrete/Carpet & vinyl
Ceiling Height:	12' – 16'
Basement:	No
Heating:	Radiant tube in showroom with gas forced air
Air Conditioning:	Central – office/showroom only
Power:	400 amp/3-phase
Security System:	No
Restrooms:	Three in main building
Overhead Door:	Multiple –sizes vary
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Per code
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Former Gordon Lumber
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange tour with listing agents

UTILITIES

Electric:	Ohio Edison
Gas:	Columbia Gas
Water:	City of Huron
Sanitary Sewer:	Septic system
Storm Sewer:	City of Huron

Comments:

- The subject property consists of three 1-story steel and block framed buildings. One building is an office/showroom and two buildings are for storage.
- Also on site is a 1-story, 3-walled open lean-to for storage (20'x78').
- Lot is fenced and gated. Surplus land to the east of the fence.
- Abandoned water well in the southeast corner of the main original building.

2020 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
42-00510.000	.7622	\$6,578.50	\$30,490	\$254,580	\$285,070
42-00509.000	.1525	\$136.03	\$6,100	---	\$6,100
42-00700.001	3.126	\$4,661.67	\$125,060	\$84,490	\$209,550
Totals:	4.0412	\$11,376.20	\$161,650	\$339,070	\$500,720

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Office/Showroom Building



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Industrial Building For Sale

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Middle Storage Building



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Back Storage Building



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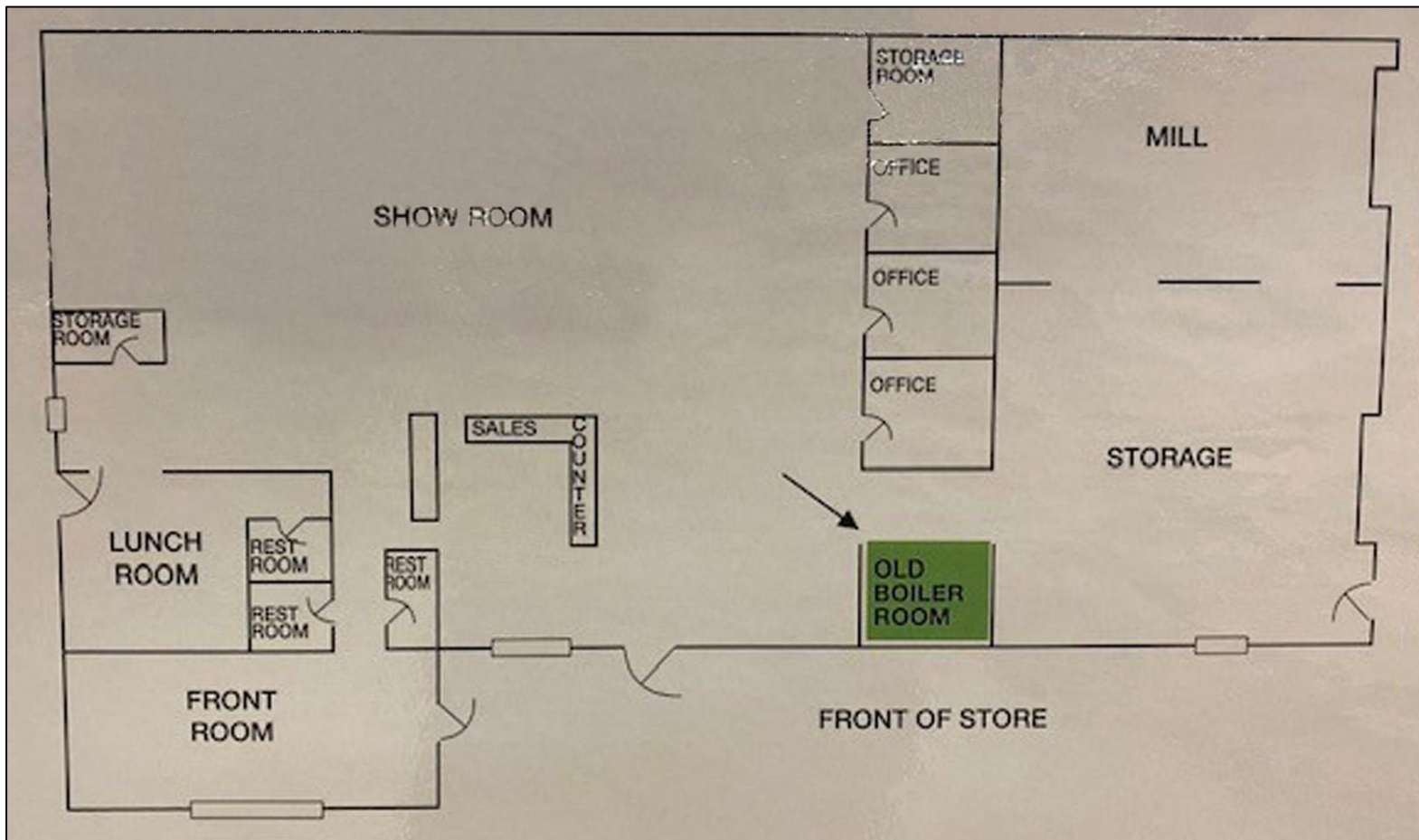
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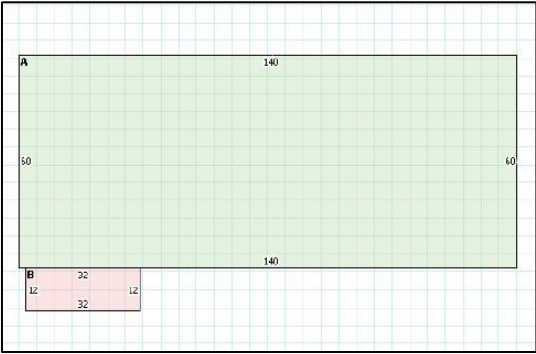
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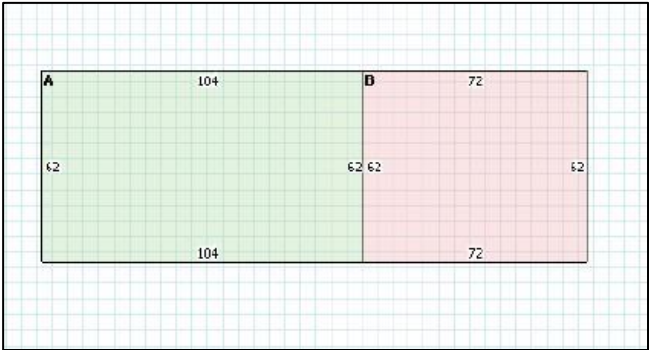
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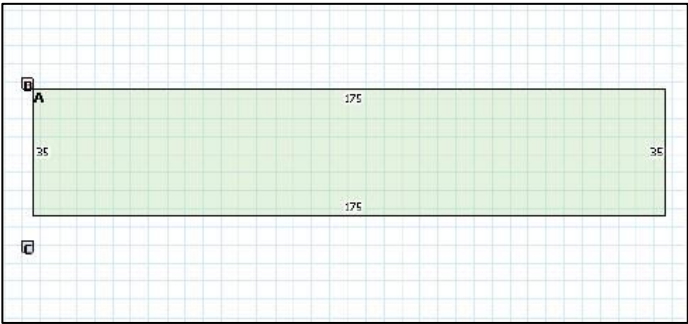
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Main office/showroom/warehouse building



Middle storage building



Rear storage building

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