

136 – 152 HAMILTON STREET
TOLEDO, OHIO 43604

INDUSTRIAL BUILDING FOR SALE
163,816 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

OPPORTUNITY ZONE



GENERAL INFORMATION

Sale Price:	\$995,000
Building Size:	163,816 SF
Number of Stories:	Varies (one – four)
Year Constructed:	1928, 1945, 1949 & 1962
Condition:	Fair
Acreage:	2.46 acres
Land Dimensions:	Irregular
Closest Cross Street:	Erie Street
County:	Lucas
Zoning:	IL
Parking:	40 + spaces
Curb Cuts:	2
Street:	2 lane
Heavy Haul Route:	No



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	2,000 SF
Shop Space:	161,816 SF
Exterior Walls:	Brick/block
Structural System:	Block/steel
Roof:	Composite/membrane
Floors/Coverings:	none
Ceiling Height:	10' – 14'
Basement:	Partial (152)
Heating:	Gas – unit (152)
Air Conditioning:	Office only
Power:	480v (152) & 240v (136)
Security System:	Yes
Restrooms:	4 (132) & 3 (152)
Overhead Door:	8 – 8' & 8 – 14'
Truck Well/Dock:	1 – interior & 4 - exterior
Sprinklers:	partial
Signage:	Fascia/rooftop
Rail:	No
Cranes:	No
Floor Drains:	Yes – varies throughout

Comments:

- Located within an Opportunity Zone.
- Great exposure to I-75.
- Within Toledo Warehouse District.
- Conversion opportunity.

BUILDING INFORMATION

Current Occupant:	Toledo Core Supply
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	No – by appointment only

UTILITIES

Electric:	Toledo Edison/First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2019 REAL ESTATE TAXES

Parcel #	Assessor #	Land	Building	Total
16-21241	01-095-026	\$5,100	----	\$5,100
16-21271	01-095-022	\$5,500	----	\$5,500
16-21284	01-095-020	\$3,200	----	\$3,200
16-21287	01-095-018	\$1,600	----	\$1,600
16-21291	01-095-019	\$1,600	----	\$1,600
16-21294	01-095-017	\$3,500	\$47,700	\$51,200
16-21297	01-095-016	\$3,800	-----	\$3,800
16-21301	01-095-015	\$2,400	-----	\$2,400
16-21304	01-095-013	\$3,500	\$27,700	\$31,200
16-21367	01-095-030	\$5,600	-----	\$5,600
16-21381	01-095-028	\$3,700	\$116,600	\$120,300
16-21384	01-095-027	\$20,200	\$56,400	\$76,600
		\$59,700	\$248,400	\$308,100
Net Gen:	\$10,290			
Net SPSC:	\$2,110			
Total Tax:	\$12,400			

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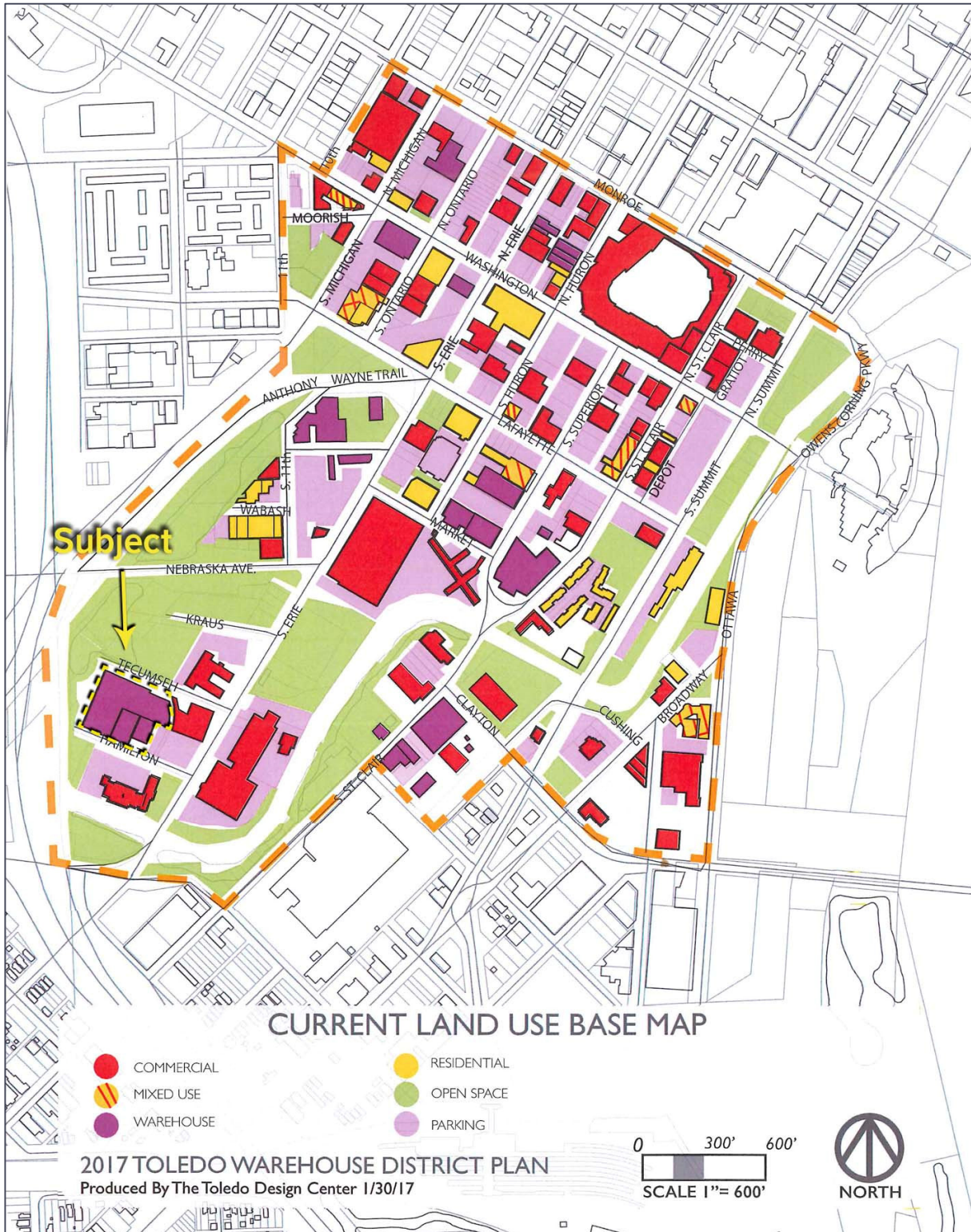
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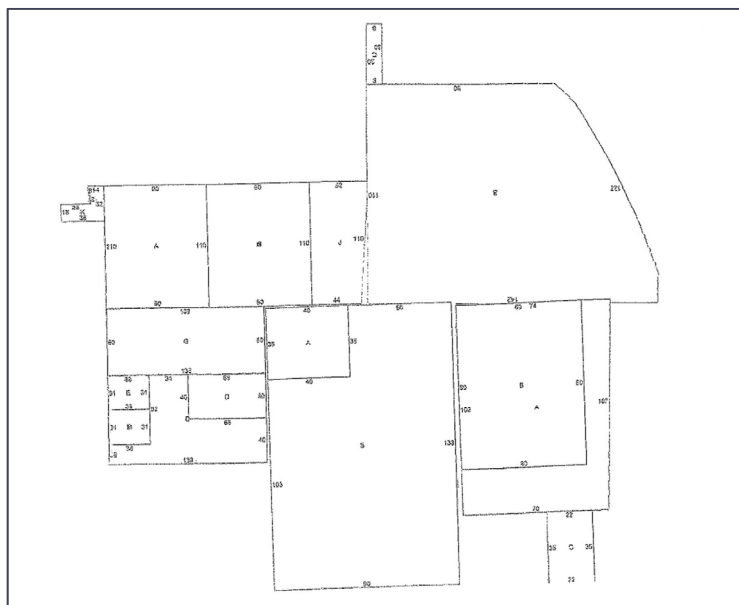
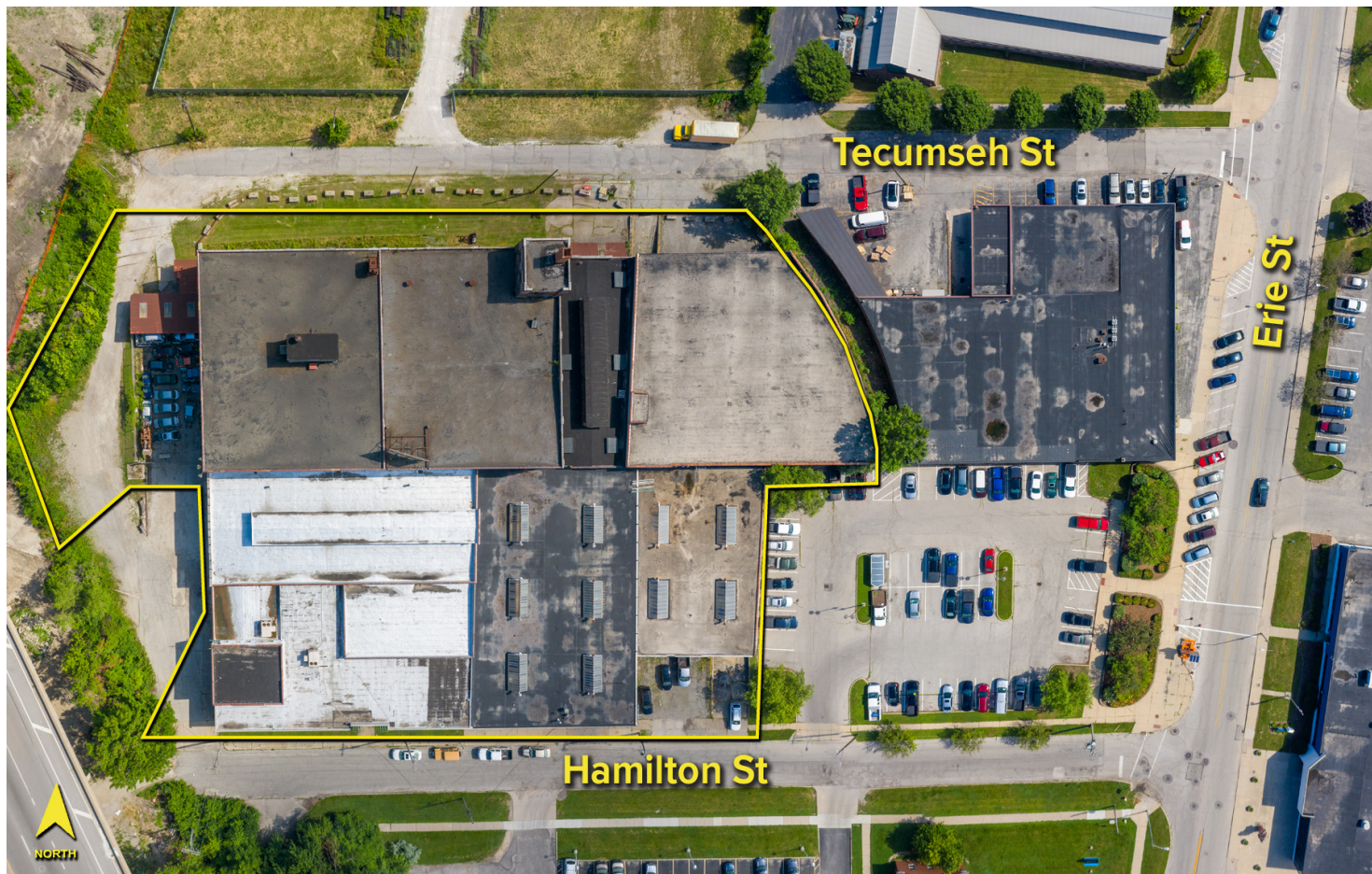
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