

4511 SOUTH AVENUE
TOLEDO, OH 43615

INDUSTRIAL BUILDING FOR SALE
33,054 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|------------------------------|-------------------------|
| Sale Price: | \$695,000 |
| Building Size: | 33,054 sf |
| Number of Stories: | 1 |
| Year Constructed: | 1966, 1976, & 1986 |
| Condition: | Good |
| Acreage: | 4.04 |
| Land Dimensions: | 287.84' x 610.93' |
| Closest Cross Street: | Reynolds Rd. & Wenz Rd. |
| County: | Lucas |
| Zoning: | IL Limited Industrial |
| Parking: | 56 spaces |
| Curb Cuts: | 3 |
| Street: | 2 lane |



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Office Space: | 3,904 square feet |
| Shop Space: | 29,150 square feet |
| Exterior Walls: | Concrete block |
| Structural System: | Steel bar joist and block |
| Roof: | Built-up & TPO |
| Floors: | Concrete |
| Floor Coverings: | Carpet and tile in office |
| Ceiling Height: | 14' to 18' |
| Basement: | No |
| Heating: | Gas forced air in office & unit heaters in shop |
| Air Conditioning: | Central – office only |
| Power: | 600 amps/240v/3 phase/ 4 wire |
| Security System: | Yes |
| Restrooms: | 5 |
| Overhead Door: | 3 - 9' x 10', 10' x 12', & 10' x 10' |
| Truck Well/Dock: | 5 – 8' x 10' |
| Sprinklers: | No |
| Signage | Monument sign at street |
| Cranes: | No |
| Rail: | No |
| Floor Drains: | Yes – Some to sanitary system; some to storm system. |
| Internet Service: | Buckeye |

BUILDING INFORMATION

| | |
|-------------------|---------------------------|
| Current Occupant: | SABCO Inc. |
| Occupancy Date: | Upon closing |
| Sign on Property: | No |
| Key Available: | No – shown by appointment |

2018 REAL ESTATE TAXES

| | |
|--------------|-----------------|
| TD: | 20 |
| Parcels: | 15214 and 15220 |
| Total Taxes: | \$26,248.30 |

Comments:

- 1+ acre (288' x 182') fenced in rear area. Part paved (288' x 89') and part stoned (288' x 93').
- Additional stoned trailer parking.
- Automatic fire doors between sections.
- Airlines throughout building.
- Lunch room and locker room.

Construction:

1966 – 18,150 sf with renovations (Areas 2, 3 and 4)
 1976 – 11,000 sf with renovations (Back dock, Area 5)
 1986 – 3,904 sf with renovation (Office Area 1)

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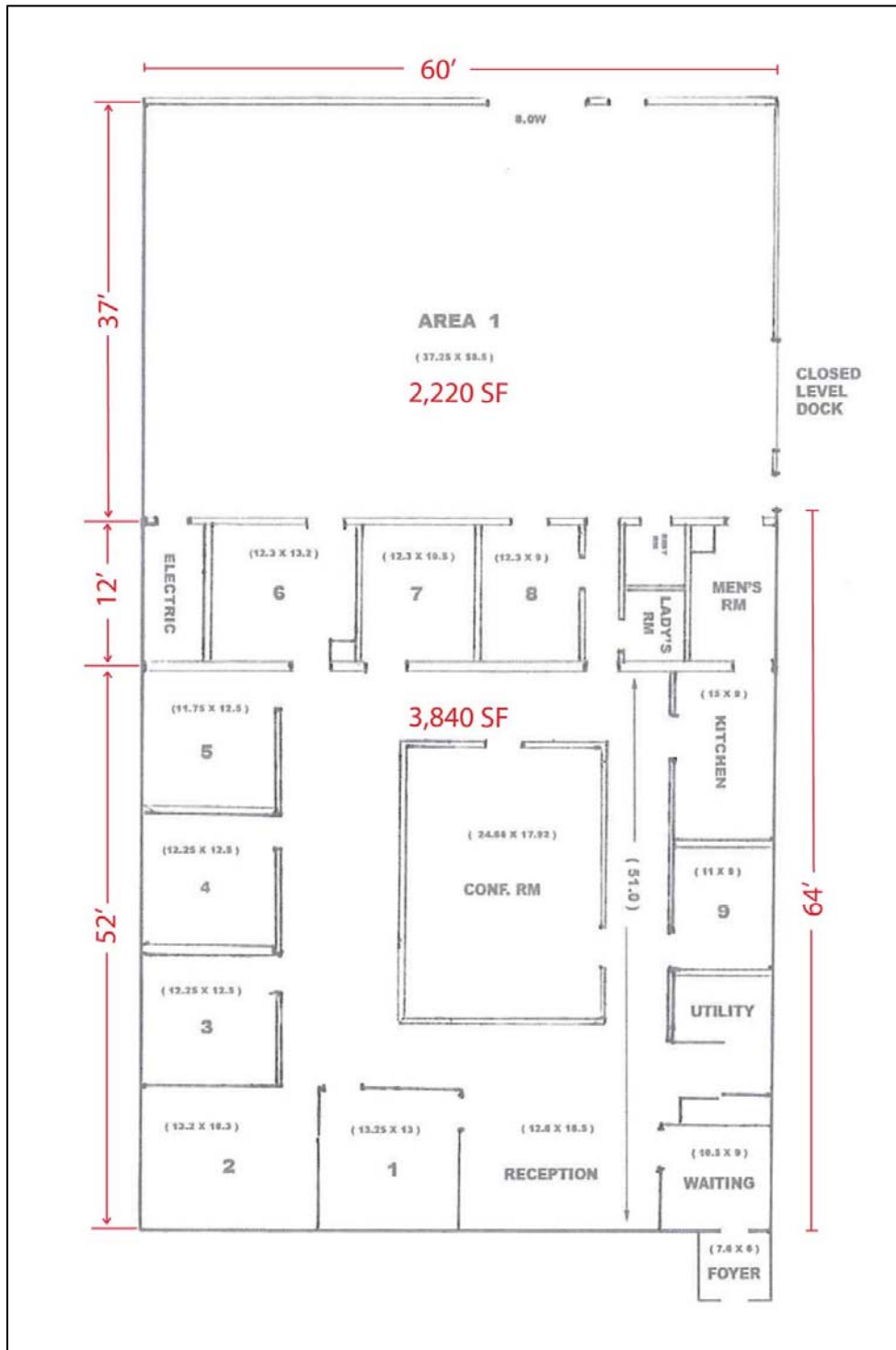
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Floor Plan – Area 1



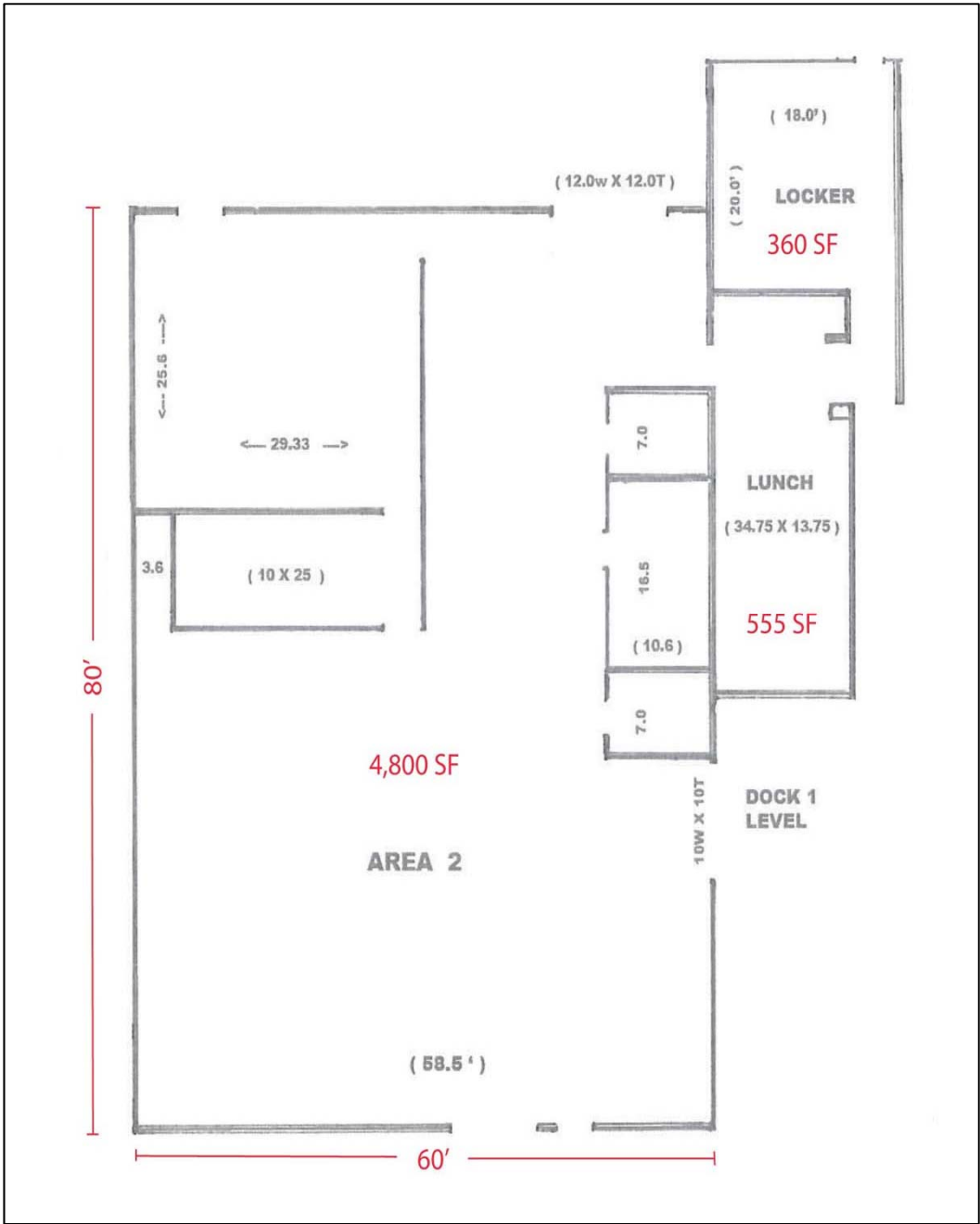
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Floor Plan – Area 2



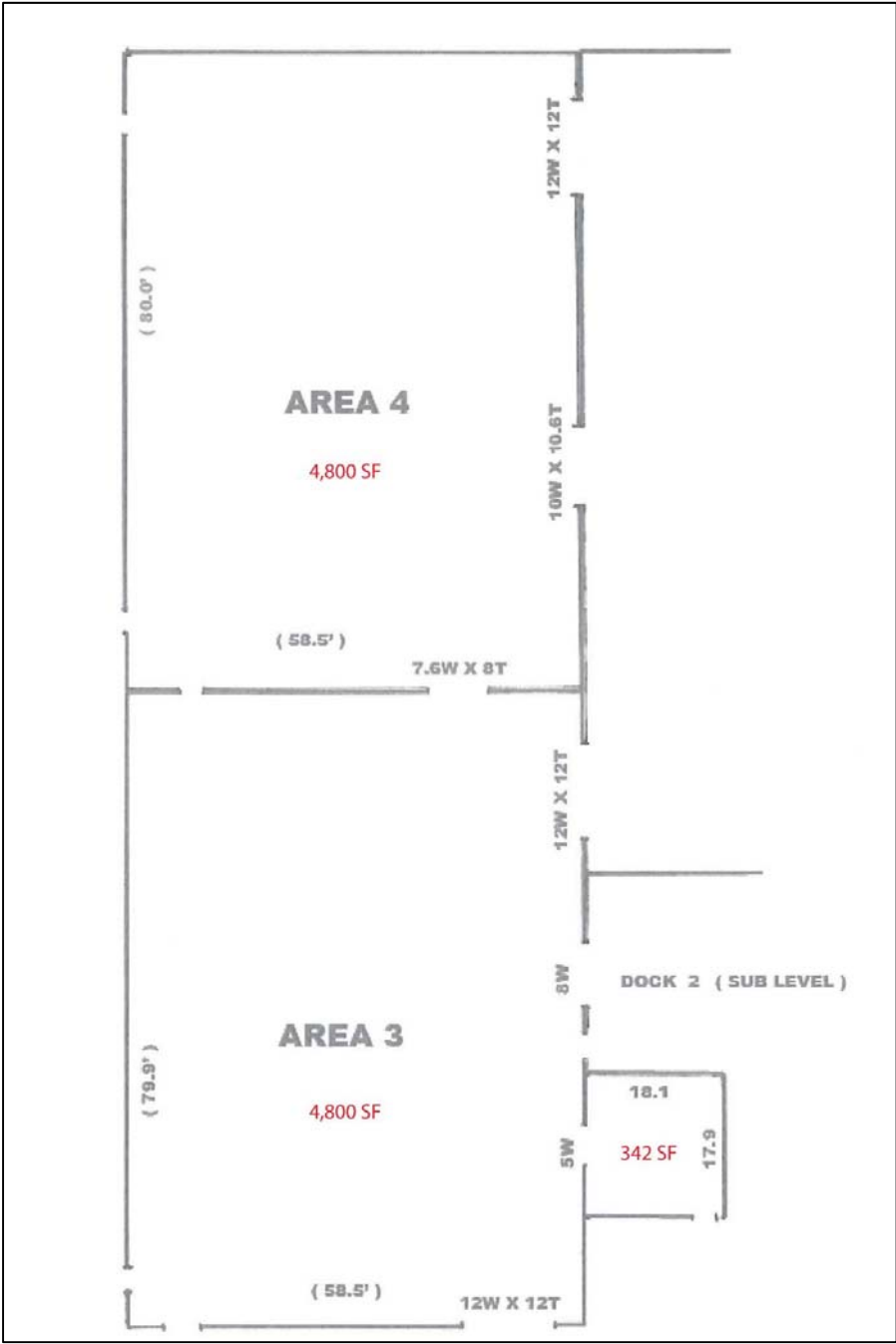
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Floor Plan – Area 3 & 4



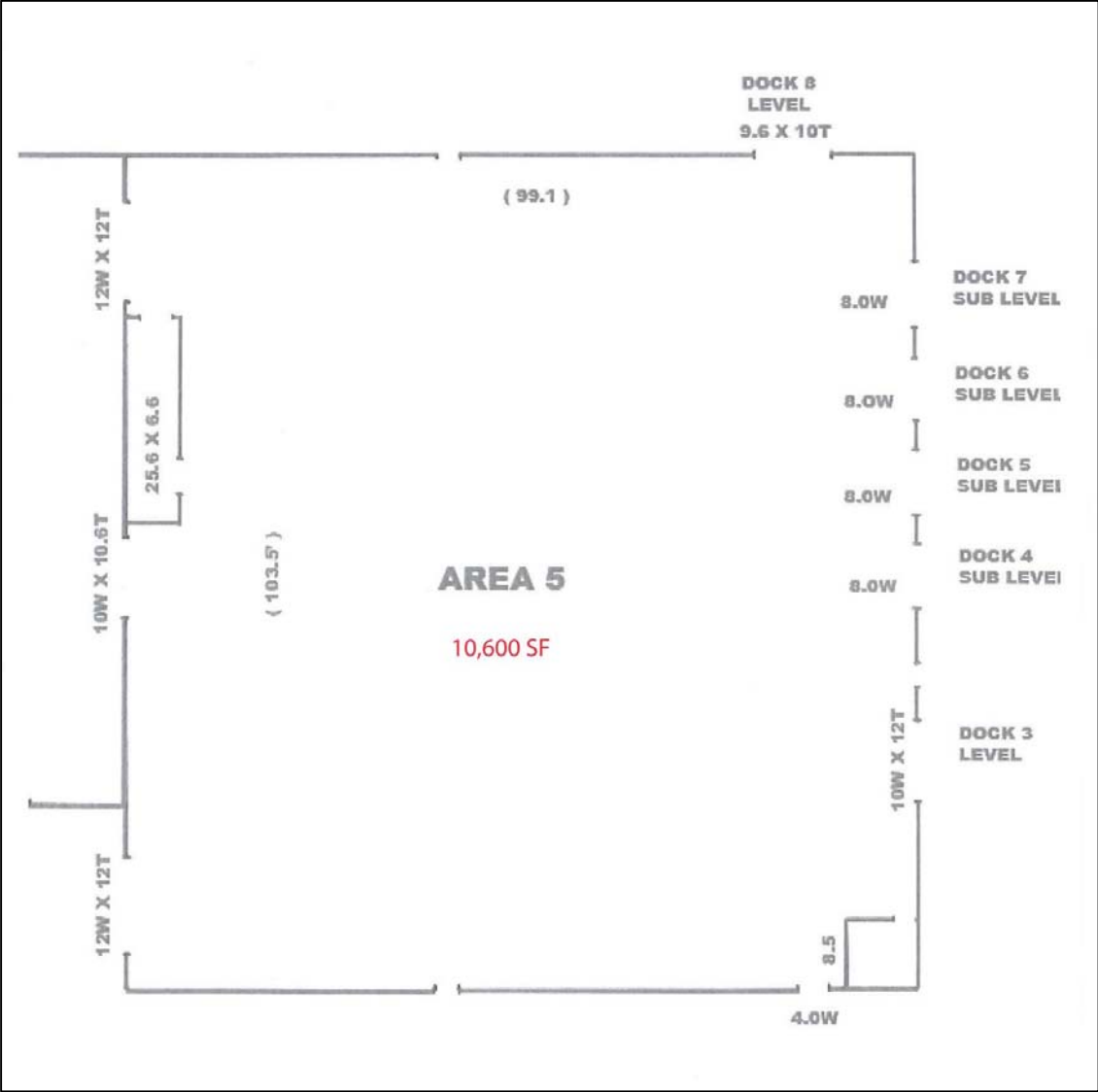
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Floor Plan – Area 5



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Exterior Photos



Roof view



Front Elevation



Rear Elevation



Loading Docks



Side view

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Interior Photos



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Aerial Maps



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