



OFFERING SUMMARY

Sale Price:	\$275,000
Lease Rate:	\$2.50 + utilities
Parcel #:	20-26041
Building Size:	20,280 SF
Office SF:	800 SF
Shop SF:	19,480 SF
Lot Size:	0.63 Acres
Price / SF:	\$13.56
Zoning:	IG - General Industrial

PROPERTY OVERVIEW

Industrial building located South Toledo.
Large fenced in lot with plenty of parking and yard space.

LEASE DETAILS

Term: 3-5 years
Security Deposit: Equal to one months rent
Options: Negotiable
Improvement Allowance: Negotiable
Tenant Responsibilities: Utilities, interior maintenance, CAM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,195	38,053	101,789
Total Population	9,730	94,342	243,749
Average HH Income	\$34,298	\$48,954	\$52,588

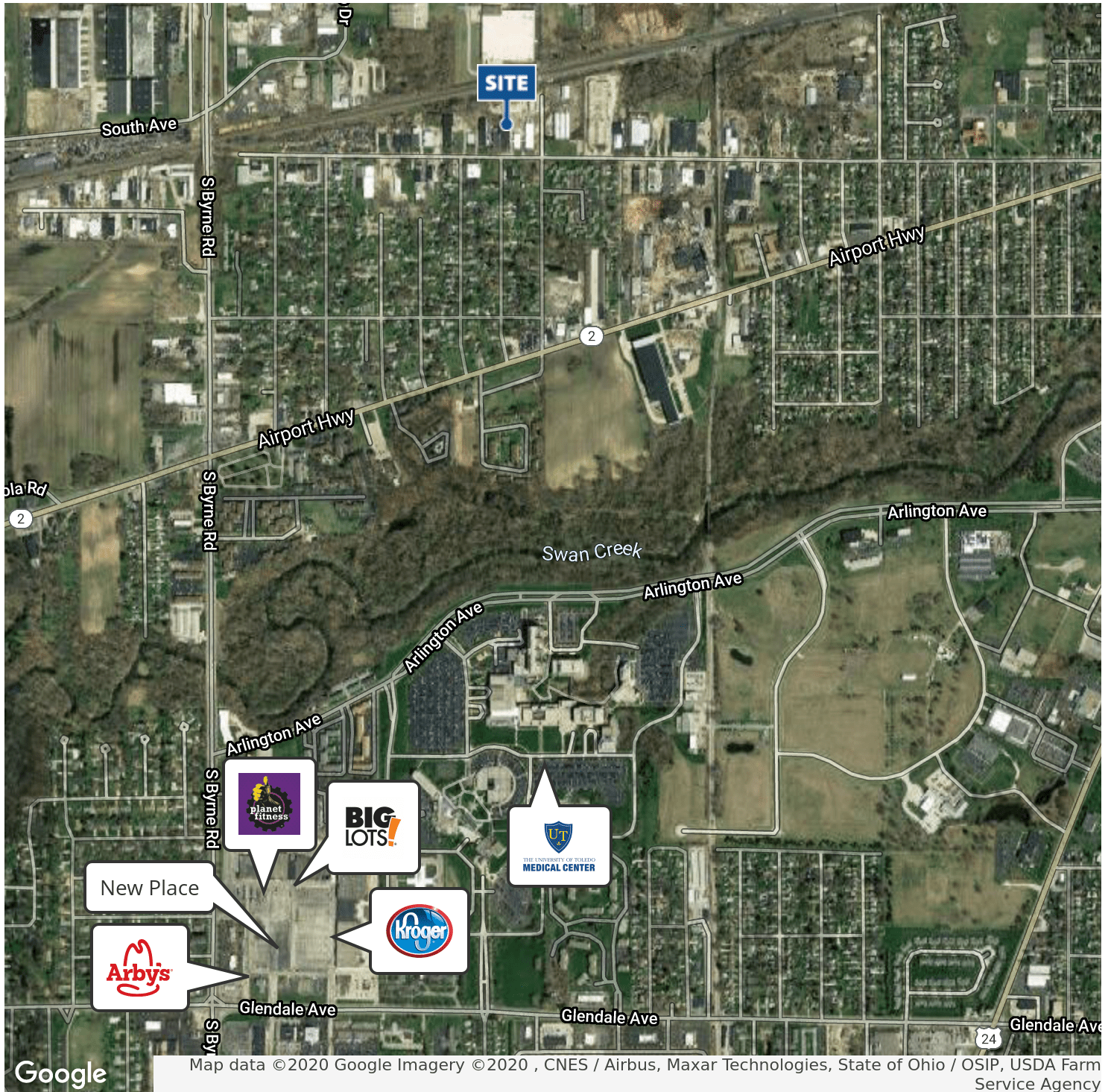
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