

3248 SOUTH AVENUE
TOLEDO, OHIO 43609

INDUSTRIAL BUILDING FOR SALE
14,000 ± Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SOUTHWEST TOLEDO



GENERAL INFORMATION

Sale Price:	\$195,000
Building Size:	14,000 ± SF
Number of Stories:	1
Year Constructed:	1960
Condition:	Good
Acreage:	1.38 ± acres
Land Dimensions:	160' x 229' irregular + 240' x 99'
Closest Cross Street:	Foredale Ave./Airport Hwy/Byrne Rd.
County:	Lucas
Zoning:	IG – General Industrial
Parking:	20 spaces
Curb Cuts:	3
Street:	2 Lane



For more information, please contact:

KEENAN FIELDS
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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Office Space:	1,120 SF
Warehouse Space:	12,880 SF
Exterior Walls:	Brick/block
Structural System:	Block
Roof:	Rubber
Floors/Coverings:	Concrete/none
Ceiling Height:	10', 12', & 14'
Basement:	No
Heating:	GFA & unit heaters
Air Conditioning:	Window unit in office
Power:	480V Available with 3 phase
Security System:	Yes
Restrooms:	2 in office; 1 in shop
Overhead Doors:	3 – 10' x 10', 12' x 10' & 8' x 10'
Truck Well/Dock:	Outside dock with ramp
Sprinklers:	No
Signage:	On building
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Large fenced in storage yard, access from driveway and through building.
- Drive through bays with access to back yard area.
- Multiple drive-in bays with warehouse storage.

BUILDING INFORMATION

Current Occupant:	Building is vacant.
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

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

2019 REAL ESTATE TAXES

TD:	20
Parcels:	26011, 26007, & 05638
Assessor Numbers:	05-432-008, 009, & 05-435-058
Total Taxes:	\$6,068.39



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.