

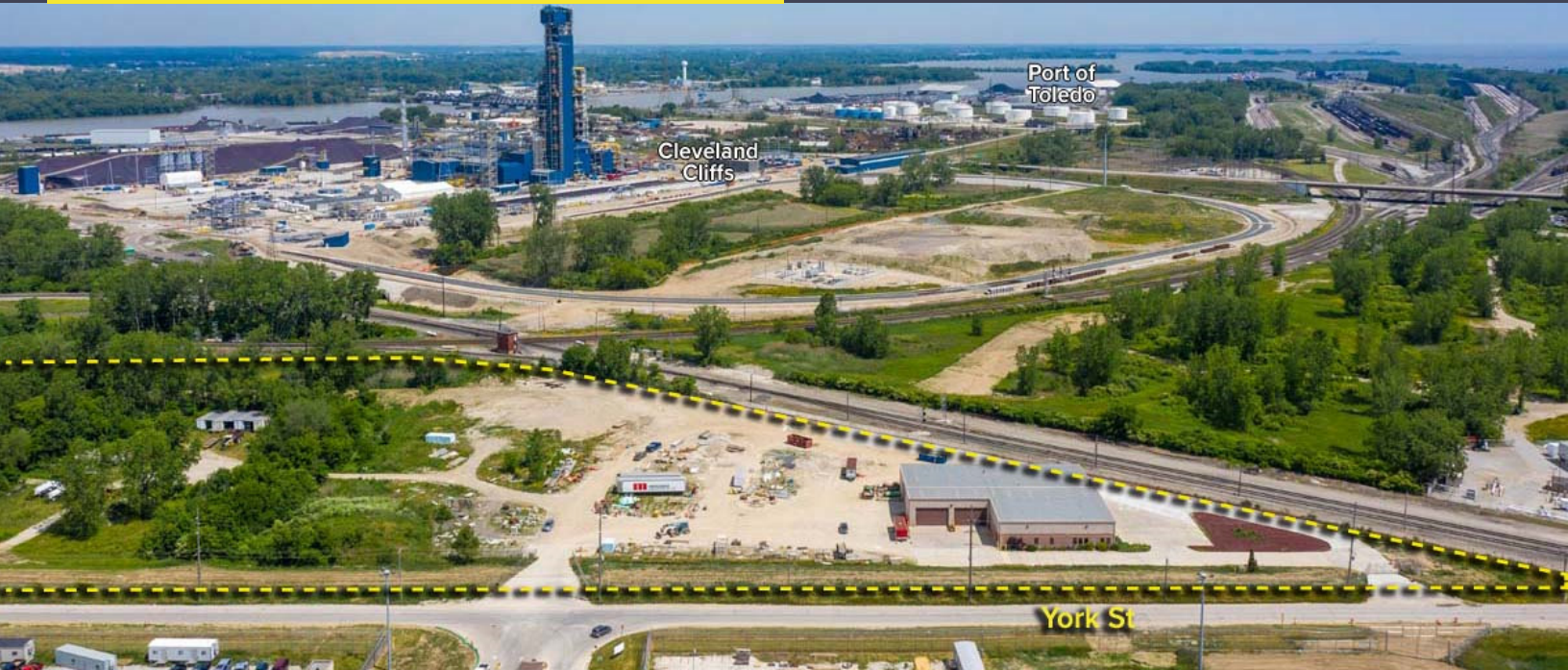
3145 YORK STREET
OREGON, OHIO 43605
(MSA CITY OF TOLEDO)

INDUSTRIAL BUILDING FOR SALE
14,440 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,750,000
Building Size:	14,440 SF
Number of Stories:	1 + mezzanine
Year Constructed:	2000
Condition:	Excellent
Acreage:	12.4
Land Dimensions:	Irregular – see attached
Closest Cross Street:	Millard/Otter Creek Road
County:	Lucas
Zoning:	M2
Parking:	Acres
Curb Cuts:	2
Street:	2 lane, 2 way
Heavy Haul Route:	Yes



For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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

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BUILDING SPECIFICATIONS

Office Space:	2,400 SF
Parts Department:	800 SF
Shop Space:	11,200 SF
Exterior Walls:	Block & metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors/Coverings:	None
Ceiling Height:	19'6" eave
Basement:	No
Heating:	Gas/waste oil in shop
Air Conditioning:	In office
Power:	400 amps/480 volt
Security System:	Yes
Restrooms:	2 – 1 with shower
Overhead Doors:	8
Truck Well/Dock:	None
Sprinklers:	Yes – wet office & mezzanine
Signage:	None
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	City of Toledo – Shook Construction
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes – contact Ken

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Public
Sanitary Sewer:	Public
Storm Sewer:	Public

2020 REAL ESTATE TAXES

TD:	44
Parcel:	07274
Assessor Number:	24035018
Total Annual Taxes:	\$16,059.70

Comments:

- Trench drains with mud filter.
- 4,000 PSI concrete floors.
- 125 PSI – on mezzanine.
- Overhead doors sizes are 14' x 16', 14' x 14', 14' x 20', & 14' x 24'.
- 2,400 square foot mezzanine above office.
- Heavy haul route.
- Welding outlets throughout building.
- Water outlets.
- Exhaust fan in shop.
- Fenced lot.

For more information, please contact:

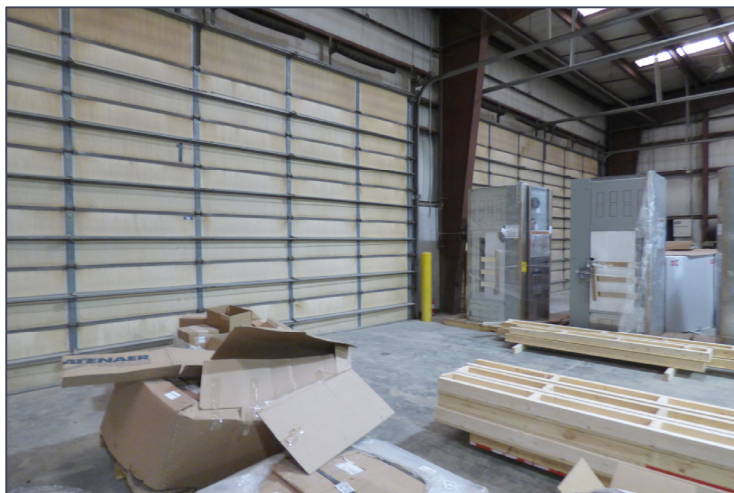
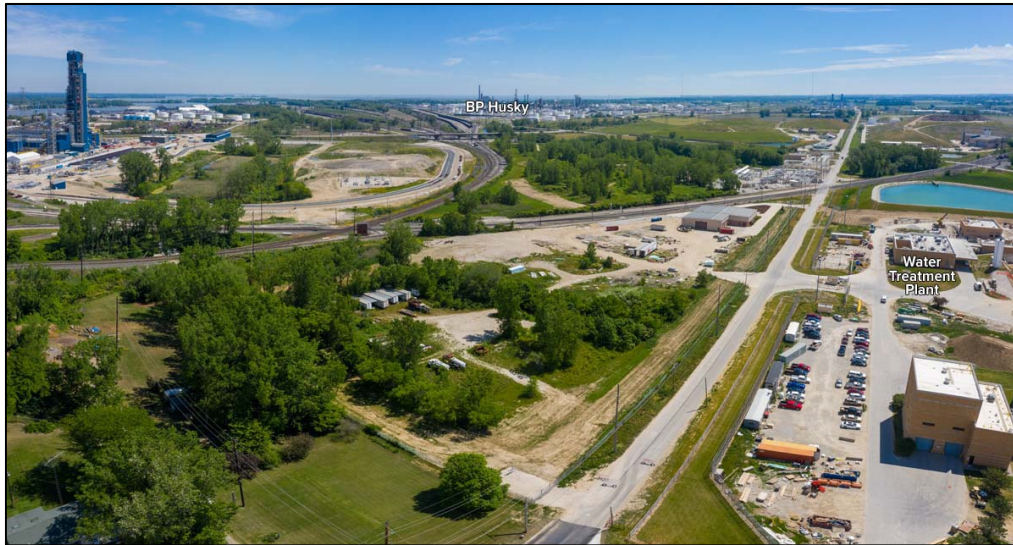
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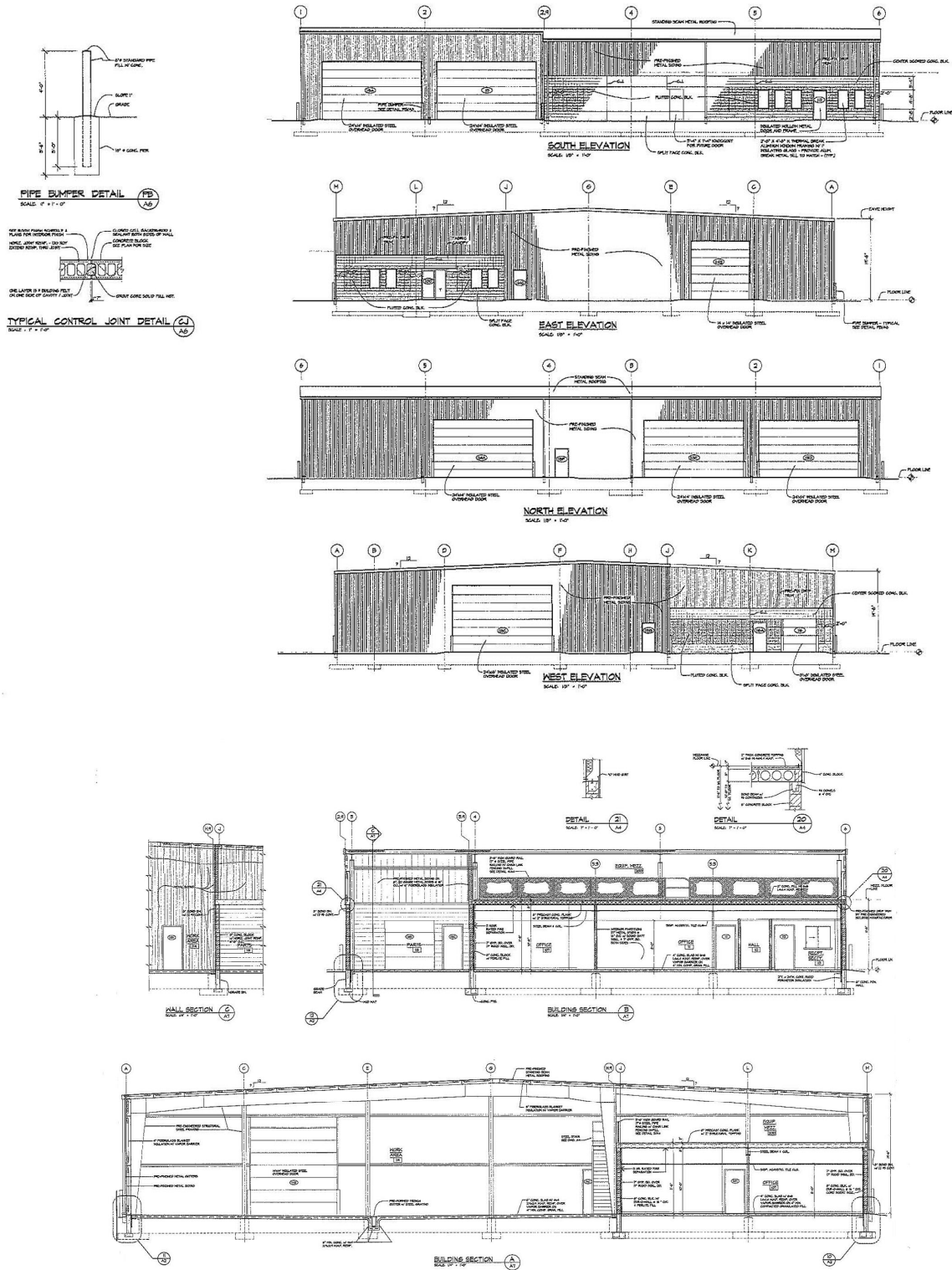
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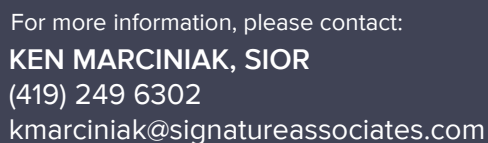
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