

945 CLEVELAND AVENUE
DEFIANCE, OHIO 43512

INDUSTRIAL BUILDING FOR SALE
20,400 Square Feet Available



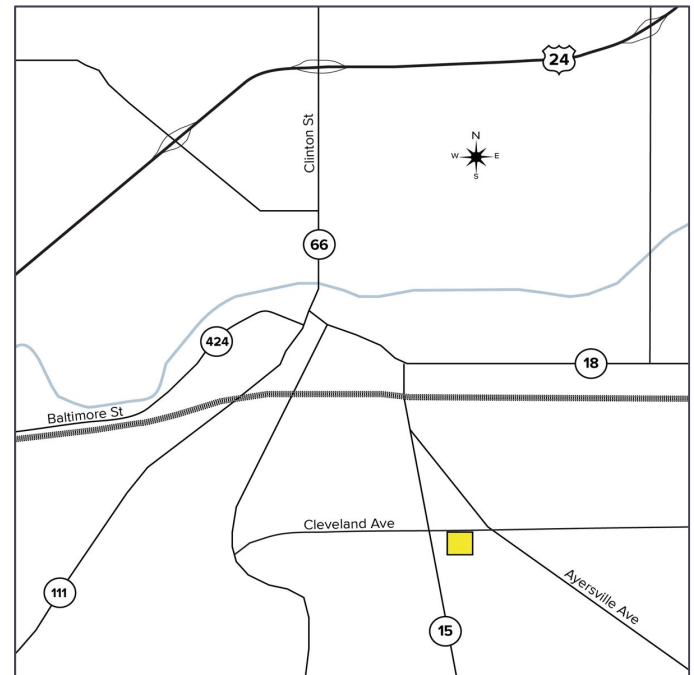
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$317,900
Building Size:	20,400 SF
Number of Stories:	1
Year Constructed:	1960 remodeled 1968
Condition:	Fair
Acreage:	2.629 Acres
Land Dimensions:	Approx. 220' x 523'
Closest Cross Street:	SR 15 Ottawa Avenue
County:	Defiance
Zoning:	M-2 Light manufacturing
Parking:	Unstriped asphalt & gravel lots
Curb Cuts:	1
Street:	2 Lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

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BUILDING SPECIFICATIONS

Office Space:	Approx. 800 ± SF
Shop Space:	Approx. 19,600 ± SF
Exterior Walls:	Metal with block perimeter
Structural System:	Pre-engineered metal
Roof:	Pitched in center – metal Internal roof drains
Floors/Coverings:	Concrete
Ceiling Height:	Approx. 19' ceilings to the bottom joist
Basement:	No
Heating:	Warehouse – Co ray vac / unit heater
Air Conditioning:	Office only
Power:	Main service panel is 480/277V, 1200 AMPs. Transformer outside is rated for up to 3,000 AMPs of 480V even though the building is only 1200 AMPs inside.
Security System:	No
Restrooms:	1 – office 1 – shop/locker room with shower
Overhead Door:	3 – (1) 12' x 16' west sided automatic (1) 12' x 12' east sided automatic (1) 12' x 16' west sided automatic
Truck Well/Dock:	2 – place exterior truck wells – one side with leveler
Sprinklers:	None
Signage:	Yes
Rail:	None
Cranes:	No – but crane support beams in place for crane rail that could measure 35' x 80'
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Triple Diamond Plastics
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes - Lockbox

UTILITIES

Electric:	Toledo Edison
Gas:	Ohio Gas Company
Water:	City of Defiance
Sanitary Sewer:	City of Defiance
Storm Sewer:	City of Defiance
Trash:	City of Defiance

2019 REAL ESTATE TAXES

Parcel:	B01-4168-0-003-02
100 % Appraisal Value:	
Land Value:	\$16,300
Improvements Value:	\$206,160
Total Value:	\$222,460
Total Annual Taxes:	\$4,167.56

Comments:

- Co-Ray-Vac heating – does not work, there is a gas unit heater
- Front HVAC needs attention
- Front office is approx. 40' x 20' with 2 private offices and a lunch room and restroom
- Exhaust fan on eastern wall.
- Mezzanine capacity 150 lbs/sq. ft.
- 1 Reznor suspended unit heater.
- Airlines.

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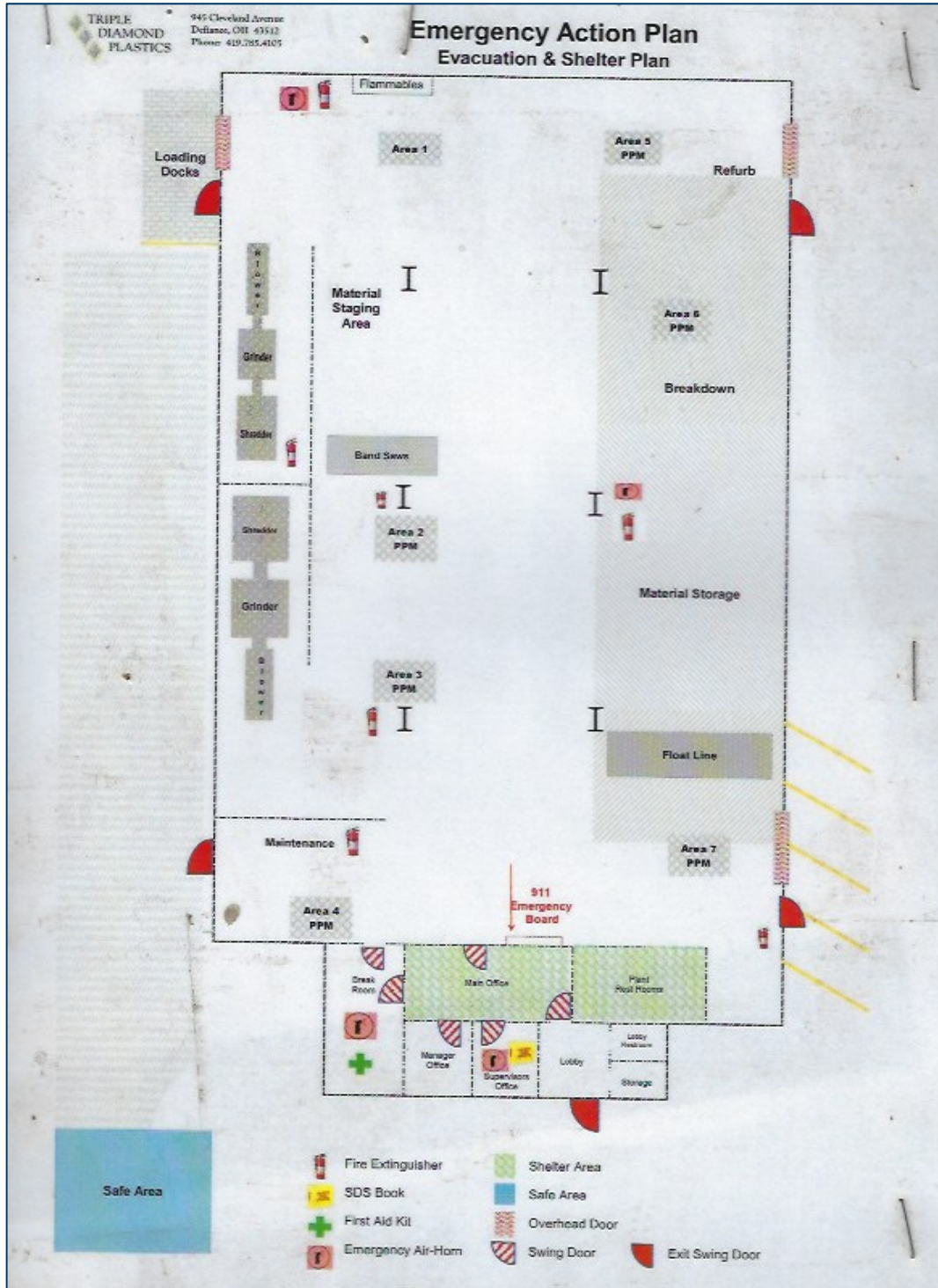


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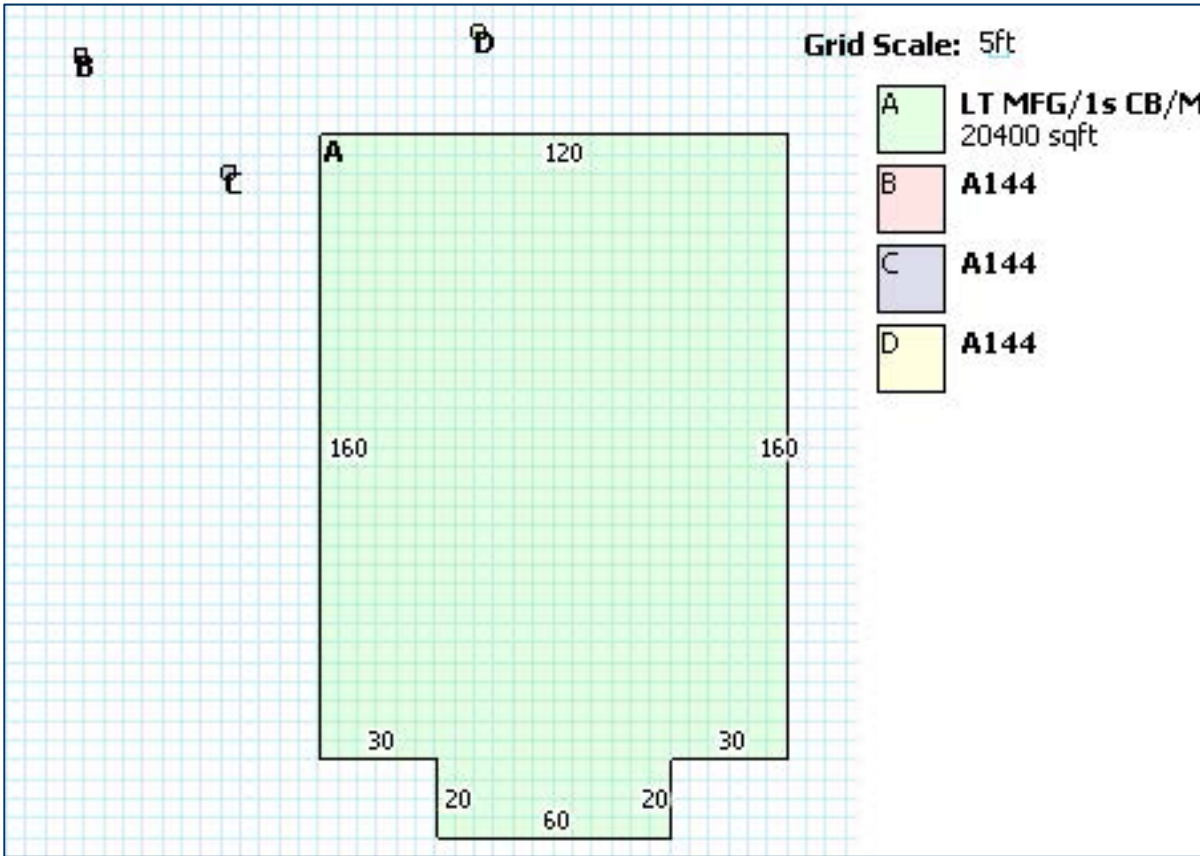
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