

3140 DUSTIN ROAD
OREGON, OHIO 43616

OFFICE CONDO FOR SALE/LEASE
2,450 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

DUSTIN PROFESSIONAL PLAZA

Available Condo



GENERAL INFORMATION

Sale Price:	\$85,000
Lease Rate:	\$9.00 per square foot NNN
Condo Size:	2,450 square feet
Number of Stories:	1 with partial basement
Year Constructed:	1986 - finishes updated 2008
Condition:	Excellent
Acreage:	1.59*
Land Dimensions:	310.52' x 220.61' Irregular*
Closest Cross Street:	Coy Road
County:	Lucas
Zoning:	C-4 Business District
Parking:	46 spaces shared
Curb Cuts:	1
Street:	2 lane, 2 way

* Per Lucas County AREIS



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

3140 Dustin Road, Oregon, OH 43616

Office Condo For Sale or Lease

2,450
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Brick and wood
Structural System:	Steel joist
Roof:	Pitched with asphalt shingles
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	8'
Basement:	Partially finished
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2
Sprinklers:	Yes
Signage:	Facia and freestanding

Comments:

- Large reception area.
- Five offices.
- Business office/secretarial area.
- Kitchen.
- Open work area.
- Storage areas.
- Basement includes unfinished area for restroom (plumbing available), washer and dryer hook-ups, and kitchen/staff lounge.

BUILDING INFORMATION

Current Tenant:	Building is vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	No - shown by appointment

LEASE DETAILS

Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for operating expenses, utilities, suite janitorial, real estate taxes, condo fee and content/liability insurance.	
Landlord responsible for roof and structure.	
Condo Fees:	\$525.00 per month \$6,300.00 per year

2019 REAL ESTATE TAXES

TD:	44
Parcel:	52994
Assessor Number:	24-032-225
Total Annual Taxes:	\$4,731 per year

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

3140 Dustin Road, Oregon, OH 43616

Office Condo For Sale or Lease

2,450
Square Feet
AVAILABLE



For more information, please contact:

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

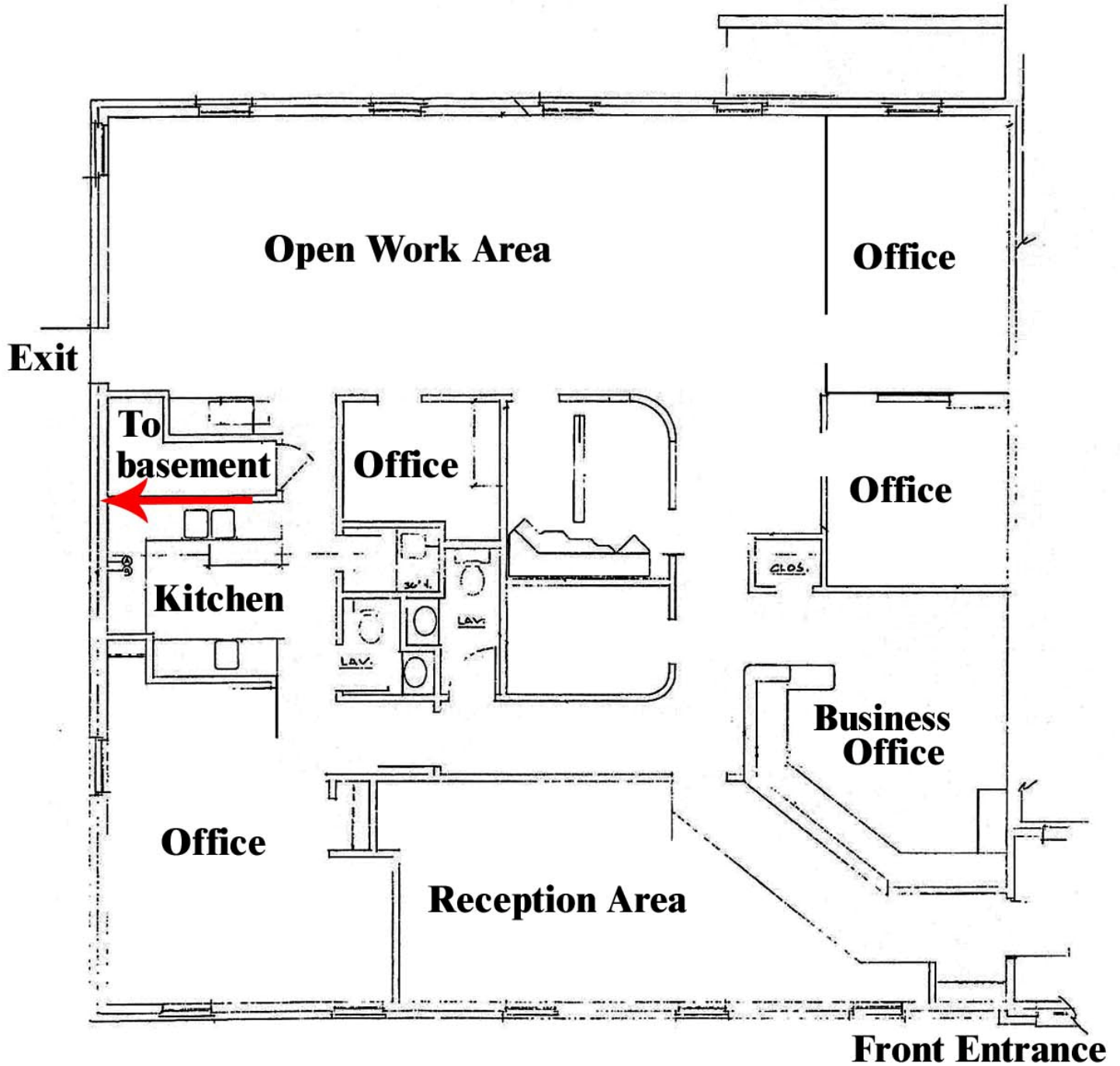
MEGAN MALCZEWSKI, CCIM
(419) 249 6314 or (419) 215 1008
mmalczewski@signatureassociates.com

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

3140 Dustin Road, Oregon, OH 43616

Office Condo For Sale or Lease

2,450
Square Feet
AVAILABLE



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

3140 Dustin Road, Oregon, OH 43616
Office Condo For Sale or Lease

2,450
Square Feet
AVAILABLE



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