

4934 & 4862 LEWIS AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
124,618 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LAND BANK ORDERS SALE



GENERAL INFORMATION

Sale Price:	\$99,000
Building Size:	124,618 SF
Number of Stories:	1
Year Constructed:	1942
Condition:	Poor
Acreage:	9.34 acres
Land Dimensions:	Irregular – see attached
Closest Cross Street:	At Laskey Road
County:	Lucas
Zoning:	IL
Parking:	50 spaces + separate lot
Curb Cuts:	3
Street:	4 lane, 2 way
Heavy Haul Route:	No



For more information, please contact:

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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Office Space:	12,118 SF
Shop Space:	112,500 SF
Exterior Walls:	Metal & block
Structural System:	Bar joist
Roof:	Built up – in bad condition
Floors/Coverings:	Concrete
Ceiling Height:	16' to 22'
Basement:	No
Heating:	Gas
Air Conditioning:	No
Power:	None
Security System:	No
Restrooms:	None
Overhead Doors:	4 – 12' x 12', 8' x 8', 26' x 15', & 14' x 11'
Truck Well/Dock:	3 wells – 11 positions
Sprinklers:	Yes - damaged
Signage:	No
Rail:	Possible
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	No
Key Available:	Yes

UTILITIES

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

2020 REAL ESTATE TAXES

TD:	18 - 03
Parcel:	19797 – 19977 – 42061
Assessor Number:	02908006 +01 – 02241019
Total Annual Taxes:	Currently exempt*

* Taxes won't be due again until 2022. New tax rate will not be assessed until 2022.

Comments:

- Building has been vandalized and vacant for years.
- 4,000 square feet building to the rear with 2 overhead doors (10' x 12' & 10' x 10'). 13' to ridge.
- No heat or lights.
- All offers subject to Lucas County Land Bank approval.
- Proof of funds liability waiver required to show property.

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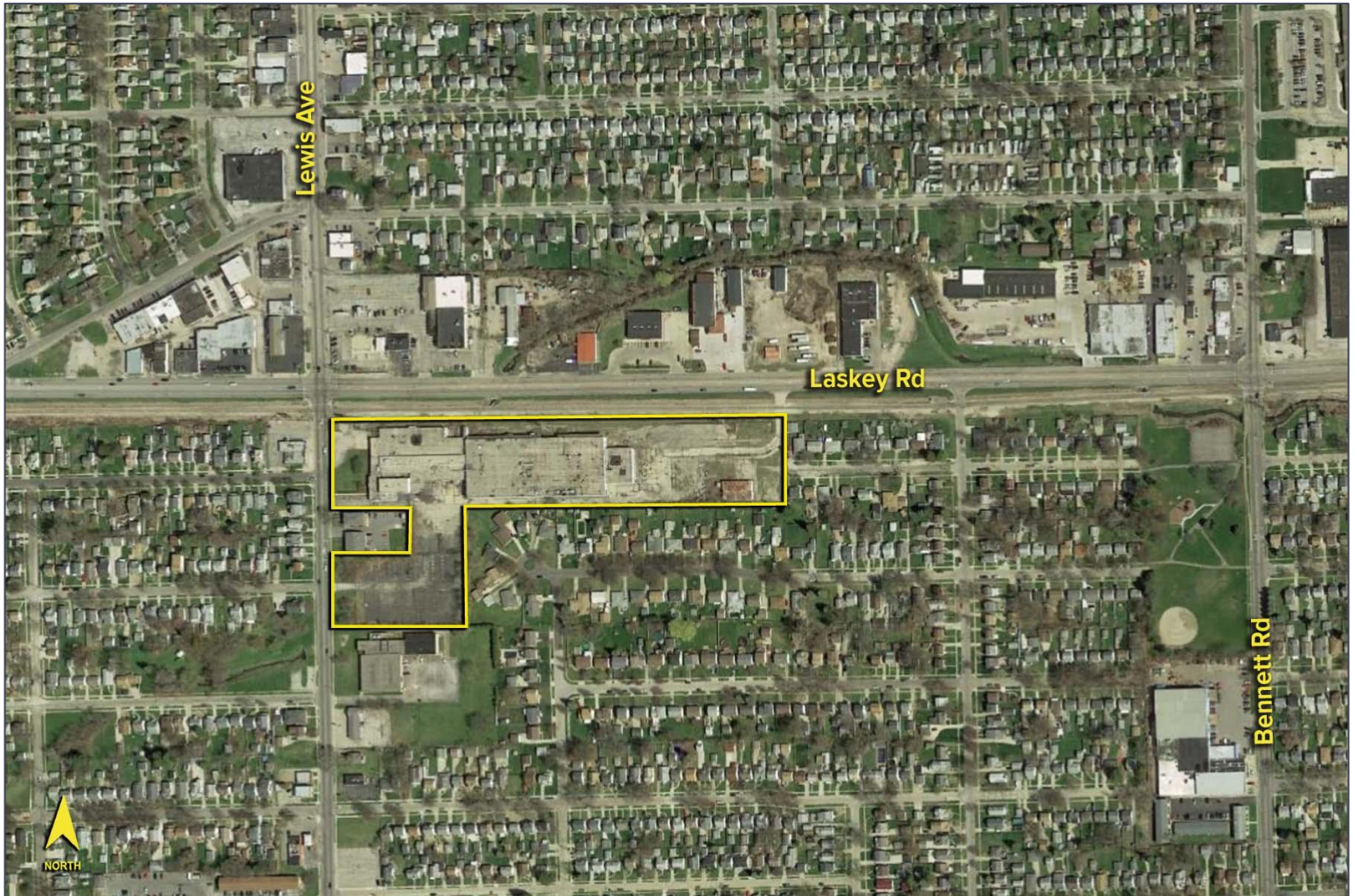
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