



# INDUSTRIAL BUILDING FOR SALE

260 MATZINGER RD., TOLEDO, OH 43612

"Innovative Solutions at Work"



**SALE PRICE: ~~\$599,900~~ \$499,900**

### OFFERING SUMMARY

Price / SF: \$17.40

Building Size: 28,736 SF

Lot Size: 6.38 Acres

Year Built: 1963

Zoning: General Industrial

County: Lucas

### PROPERTY HIGHLIGHTS

- Less than 1.5 miles to I-75 and Jeep Plant
- Situated on 6.38 acres
- Five offices, reception area and four bathrooms
- Two truck wells and rail spur with dock
- Six overhead doors
- Reduction of \$100,000 due to roof quotes

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,701	31,732	84,809
Total Population	6,676	81,009	213,778
Average HH Income	\$43,511	\$40,407	\$41,896

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**JEFF LINKS**

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## BUILDING SPECIFICATIONS

County	Lucas
Area Of City	North
Nearest Intersection	Stickney Ave.
Zoned	General Industrial
Parcel #	22-08404
Street	2 lane paved
Acreage	6.38
Parking Spaces	20-30
Curb Cuts	2
Total Building Size	28,736 SF

## BUILDING SPECIFICATIONS

Unit	1
Floors	Carpet & Concrete
Construction Type	Masonry
HVAC	Forced Air / Central Air
Electrical	440 - 3 phase
Roof	Flat
Ceiling Height	12'-15' 4
Restrooms	2 in shop, 2 in office
Property Taxes	\$14,931.22/year



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## Additional Remarks

1. In 2015, nearly \$80,000 was invested to have the asphalt parking area and driveway around the building removed and replaced with 18" of stone bed plus 12" of stone and asphalt.
2. The roof on the west half of building was removed and replaced with new steel decking plus insulation and 3 ply asphalt/sealer in 1986
3. During the last 7 years, the entire building roof has been coated and sealed with various synthetic coatings (acrylic and silicone).
4. West truck well walls torn out and completely replaced with supported blocks walls and drains
5. Power supply to building is 440v/30, 240v/10 and 120v/10. Two 440v/30 – 120v/10 step-down transformers in west half of the building.
6. Available overhead access doors;
  - NW Wall – (2) 10' x 11'
  - West loading dock – (1) 10' x 11'
  - SW Wall – (1) 14' x 12'
  - SE Wall – (2) 8' x 8'
  - SSE Wall – (1) 10' x 8'
  - East loading dock – (1) 10' x 8'

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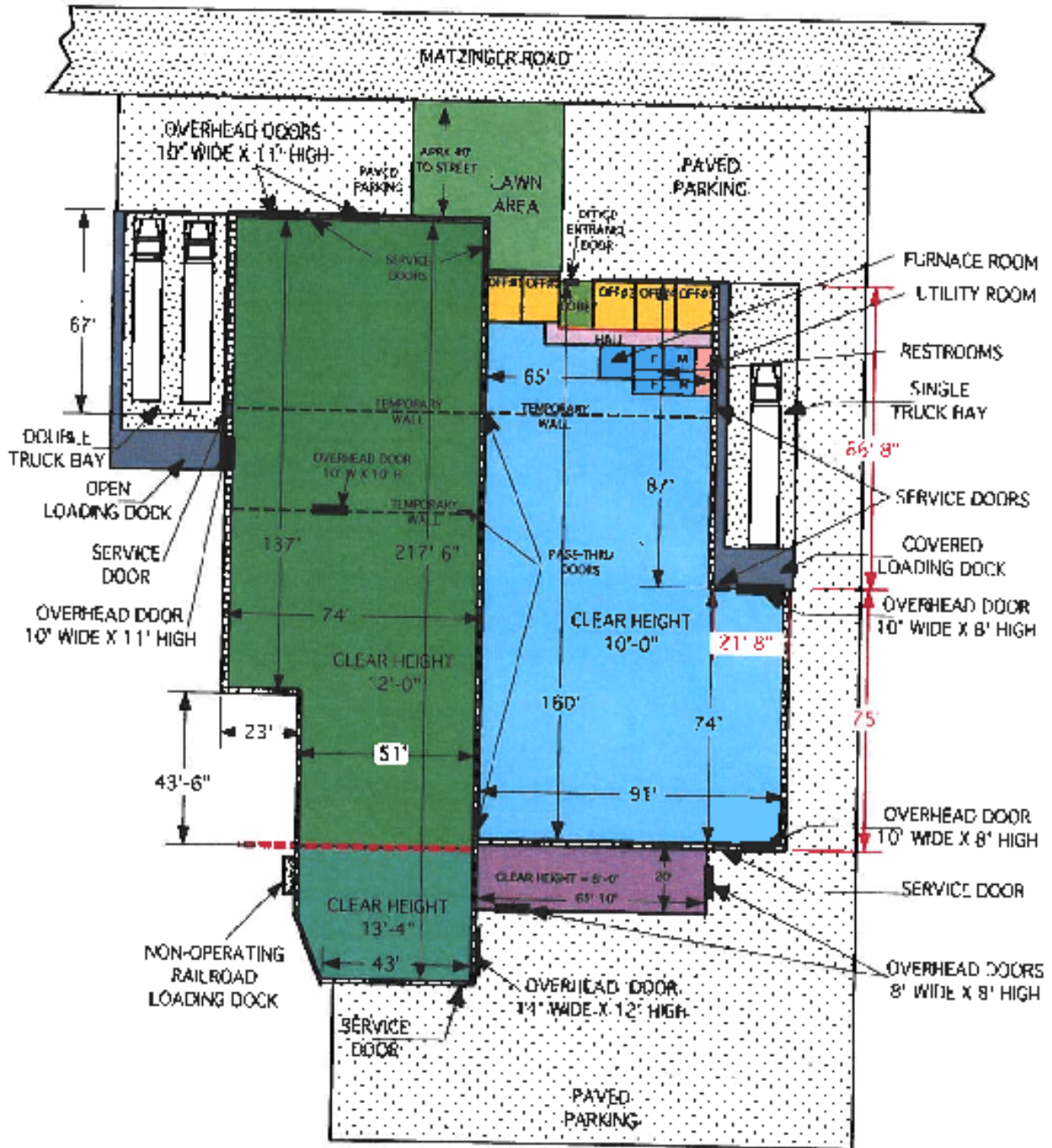
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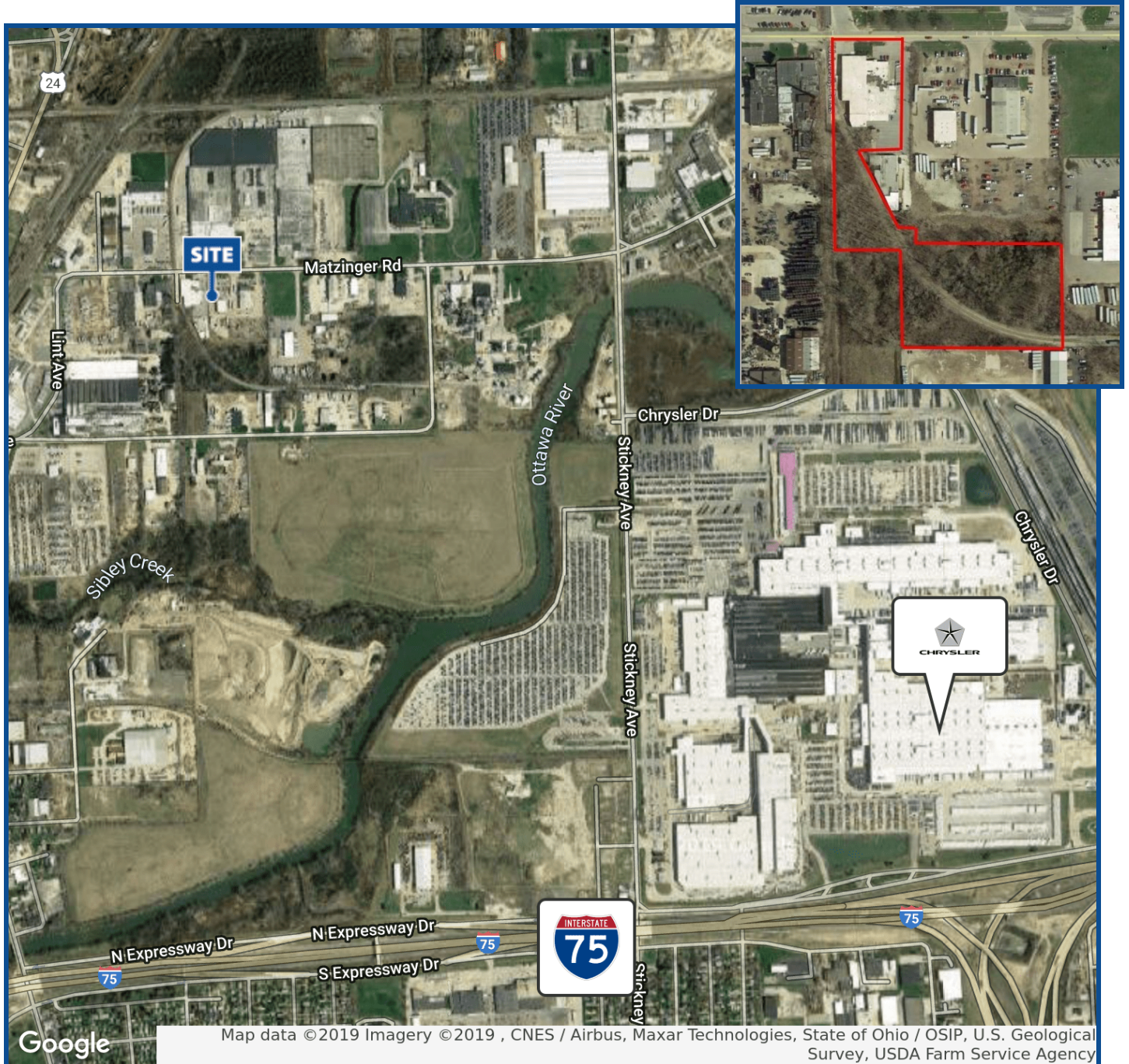
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