

365-367 PHILLIPS AVENUE /  
3627 DETROIT AVENUE  
TOLEDO, OHIO 43612



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

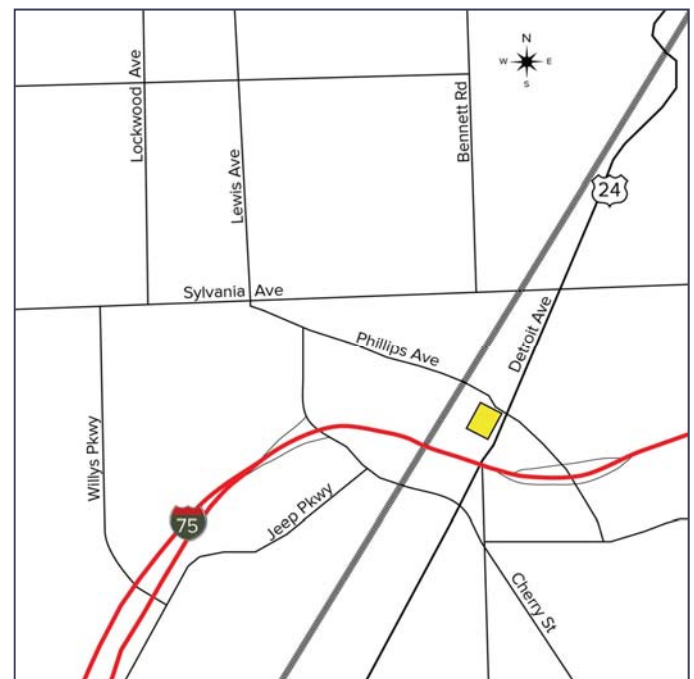
FULL-SERVICE COMMERCIAL REAL ESTATE

**INDUSTRIAL BUILDING FOR SALE**  
51,320 Square Feet Available



## GENERAL INFORMATION

Sale Price:	\$495,000
Building Size:	51,320 square feet
Number of Stories:	3
Year Constructed:	1914
Condition:	Poor
Acreage:	5.455
Land Dimensions:	Irregular – see attached plan
Closest Cross Street:	I-75
County:	Lucas
Zoning:	IG
Parking:	30 spaces - paved
Curb Cuts:	1
Street:	4 lane, 2 way



For more information, please contact:

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

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Office Space:	None
Shop Space:	46,334 square feet lower; 4,986 square feet upper
Exterior Walls:	Block and brick
Structural System:	Block, brick, wood and steel
Roof:	Composition
Floors:	Concrete
Floor Coverings:	No
Ceiling Height:	16' to 20'
Basement:	No
Heating:	No
Air Conditioning:	No
Power:	No
Security System:	No
Restrooms:	No
Overhead Door:	2 – 14'
Truck Well/Dock:	No
Sprinklers:	No
Signage	Yes
Rail:	No
Cranes:	No
Floor Drains:	No

**BUILDING INFORMATION**

Current Occupant:	Used for auto parts storage
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

**UTILITIES**

All utilities have been disconnected

**2019 REAL ESTATE TAXES**

TD and Parcel:	12-10068 12-10037 04-53822 04-53821
Assessor Number:	02-166-009 02-258-001 02-258-002 02-258-010
Total Taxes:	\$6,182.08

**Comments:**

- Redevelopment site.
- Main area access is from rear of property.
- Joint driveway agreement.

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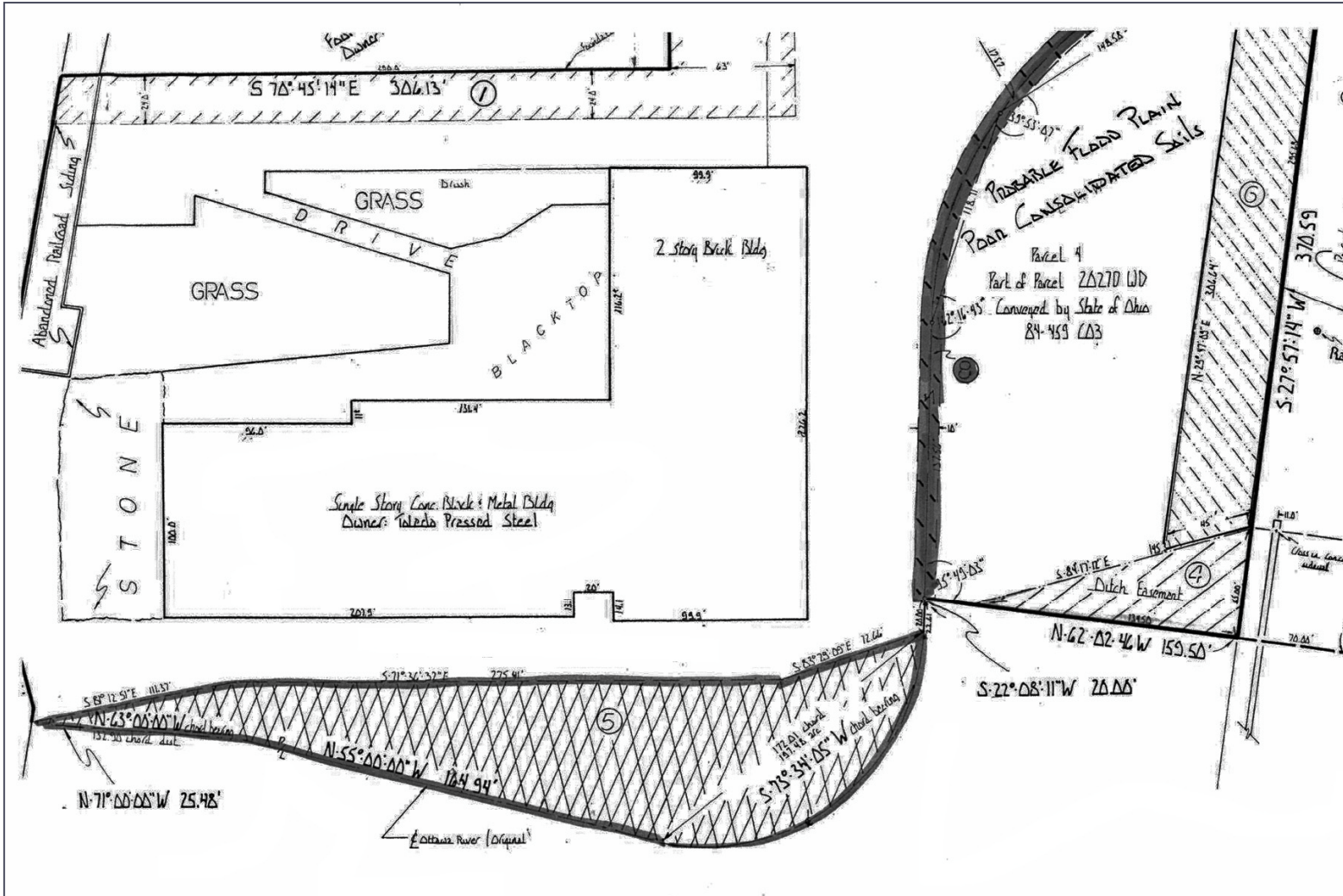
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