

5960 ANGOLA ROAD
TOLEDO, OHIO 43615

FLEX SPACE FOR LEASE
4,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CROSTOWN SHOPPES



GENERAL INFORMATION

Lease Rate:	\$6.00 per square foot Net
Available Space:	4,000 square feet
Building Size:	11,020 square feet
Number of Stories:	One
Year Constructed:	2001
Condition:	Good
Acreage:	1.606 acres
Closest Cross Street:	Holland Sylvania Road
County:	Lucas
Zoning:	CN
Parking:	78 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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

Exterior Walls:	Block
Structural System:	Block & steel truss
Roof:	Flat rubber membrane
Floors/Coverings:	Concrete
Ceiling Height:	14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	Two
Overhead Door:	Yes – 10'x12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Yes

BUILDING INFORMATION

Current Occupant:	Suite C & D – Occupied
Occupancy Date:	Upon lease execution or Tenant vacation
Other Tenants:	Otis Elevator, Tree City Catering
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 - 10 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM, taxes & utilities

2021 REAL ESTATE TAXES

TD:	26
Parcel:	81041
Assessor Number:	05912066
Total Taxes:	\$14,803.03

Comments:

- Suite C & D consists of 4,000 square feet and is available with 90-day notice.

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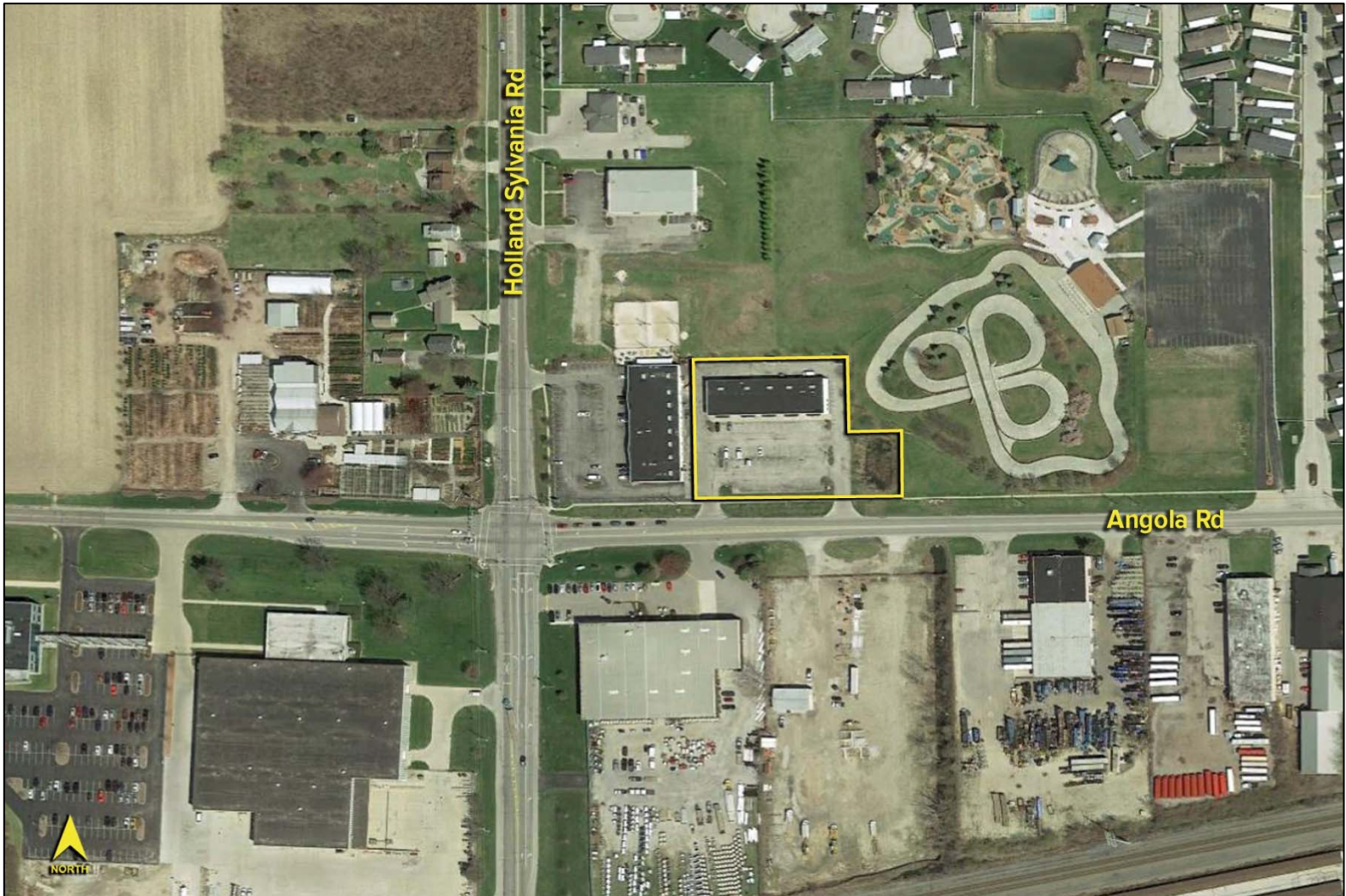
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UTILITIES

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



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