

8350 FREMONT PIKE (SR-20)
PERRYSBURG TWP, OHIO 43551

INDUSTRIAL BUILDING FOR SALE & LEASE
19,814 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

SPIEKER CONSTRUCTION



GENERAL INFORMATION

Sale Price:	\$1,450,000
Lease Rate:	\$5.75 per square foot NNN
Available Space:	19,814 square feet
Building Size:	16,064 sf main building 3,750 sf accessory building
Number of Stories:	Primary bldg is 1 story + mezzanine
Year Constructed:	1990/2007
Condition:	Excellent
Acreage:	3.67 acres
Land Dimensions:	Panhandle
Closest Cross Street:	Glenwood Road
County:	Wood
Zoning:	Unzoned
Parking:	Unstriped storage yard
Curb Cuts:	One. Northern access point is owned by contiguous owner to the north
Street:	2 lane, 2 way



For more information, please contact:

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

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

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BUILDING SPECIFICATIONS

Office Space:	6,000 sf
Shop Space:	13,814 sf
Exterior Walls:	Block
Structural System:	Primary bldg. - Steel joist Accessory bldg. - wood joist
Roof:	Primary bldg. - membrane Accessory bldg. - metal
Floors/Coverings:	Concrete/carpet/tile
Ceiling Height:	18'
Basement:	No
Heating:	Three 5-ton rooftop units
Air Conditioning:	Office only
Power:	400amp w/generator hookup
Security System:	No
Restrooms:	Three
Overhead Door:	Two - 12'x14', Six 10' in accessory building
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Monument along Rt. 20
Rail:	No
Cranes:	No
Floor Drains:	Yes - Interceptor
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Spieker Construction
Occupancy Date:	4 th quarter 2020
Sign on Property:	Yes
Key Available:	By appointment only

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	All operating expenses

2019 REAL ESTATE TAXES

Parcel:	P57400136000021001
Total Taxes:	\$27,859.66
Land valuation:	\$120,100
Building valuation:	\$710,700
Total valuation:	\$830,800

Comments:

- Accessory building is 30' x 125'. Concrete block.
- New roof on entire building in 2018 with 20-year warranty.
- New Loewe windows and blinds in 2018.
- New asphalt parking lot and sidewalks in 2016.
- Office completely remodeled with updates to all finishes in 2014/2015.
- Front yard sprinklers.
- Entire building lighting has been updated to LED.
- New computer wiring throughout building.

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Exterior



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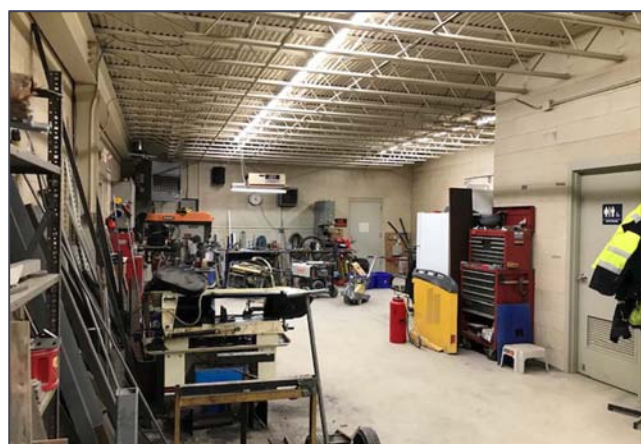
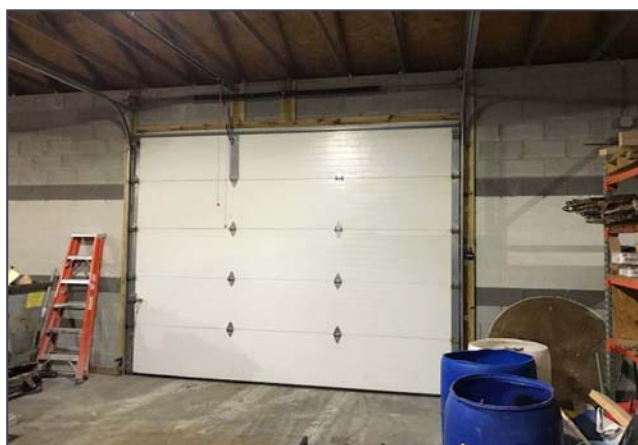
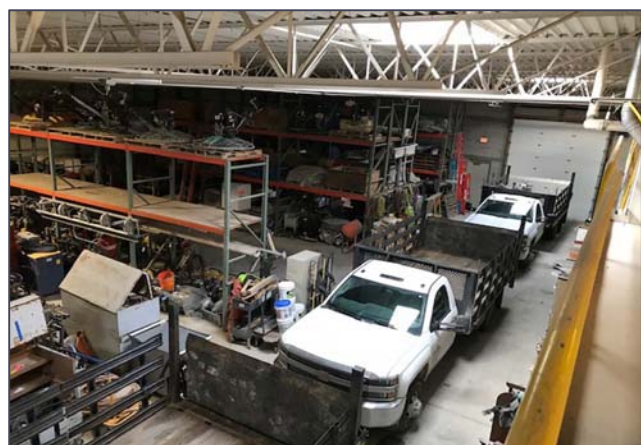
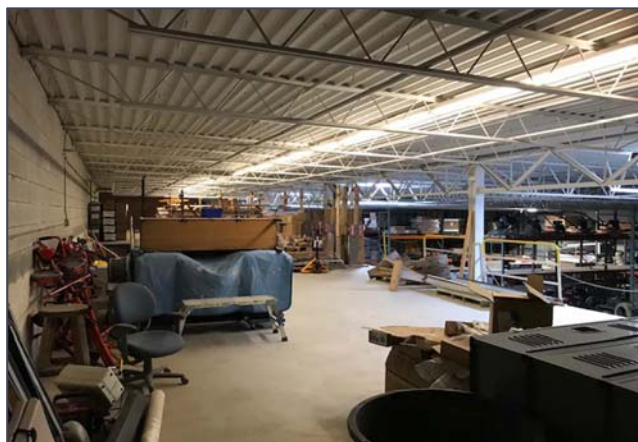
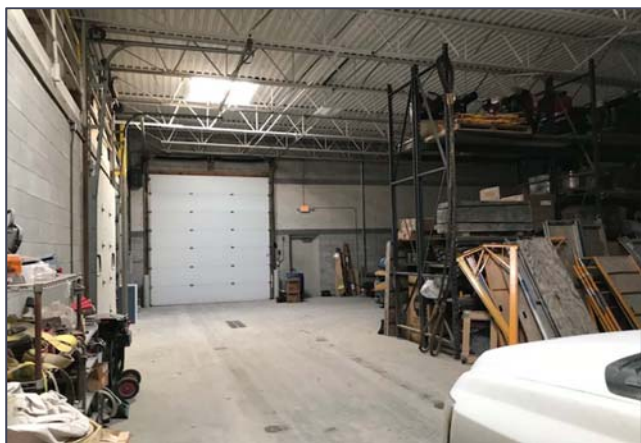
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Warehouse



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Front Office Area



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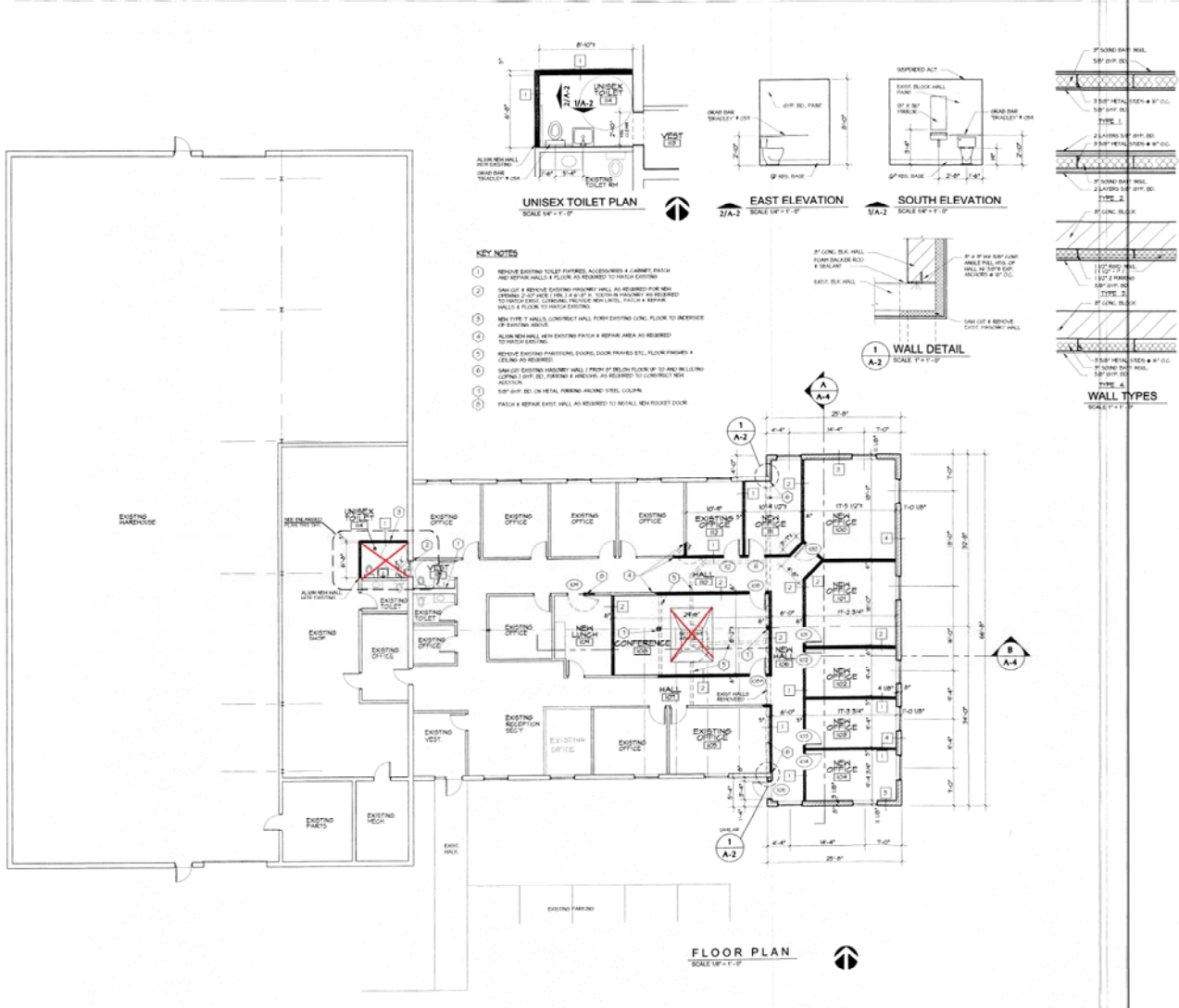
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The Spieker Company
General Contractors • P.O. Box 533, Perrysburg, Ohio 43055-0533

The Spieker Company
OFFICE BUILDING ADDITION
P.O. Box 533
Perrysburg, Ohio 43055-0533

FLOOR PLAN
DATE: 11-24-14
SCALE: 1/4" = 1'-0"

99050
DATE: 11-24-14

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UTILITIES	
Electric:	Toledo Edison/First Energy
Gas:	Columbia Gas
Water:	Well
Sanitary Sewer:	Septic

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