107 LIBERTY STREET WEST UNITY, OHIO 43570

INDUSTRIAL FOR SALE OR LEASE 2,400 Square Feet



FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price: \$60,000

Lease Rate: \$1,000/month NNN
Building Size: 2,400 square feet

Number of Stories: One Year Constructed: 1992

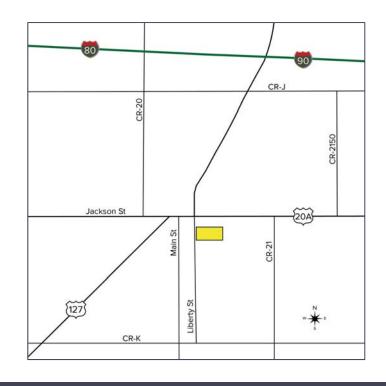
Acreage: 2.55 acres
Closest Cross Street: Jackson Street

County: Williams

Zoning: Moderate density residential

Parking: Stone lot Curb Cuts: At grade

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

STEVE SERCHUK, CCIM (419) 249 6315 serchuk@signatureassociates.com SIGNATURE ASSOCIATES

107 Liberty Street, West Unity, Ohio 43570

Industrial Building For Sale/Lease

2,400 Square Feet AVAILABLE

BUILDING SPECIFICATIONS – EAST BUILDING	
Office space:	10'x15' on 2 levels
Shop Space:	2,250 square feet
Exterior Walls:	Metal
Structural System:	Pre-engineered pole bldg
Roof:	Metal with insulation
Floors:	Concrete
Ceiling Height:	15'
Basement:	No
Heating:	Co-Ray-Vac
Air Conditioning:	No
Power:	240v
Security System:	Inactive camera in front
Restrooms:	One
Overhead Door:	Two – 12'x14' (electric)
Truck Well/Dock:	No
Sprinklers:	No
Signage:	No
Rail:	No
Cranes:	No
Floor Drains:	Yes



- Spacious concrete apron on front of each end.
- Partially screened concrete storage area.
- Exterior outlets and lighting.
- Air lines throughout building.
- Sodium vapor lighting.
- Ceiling and exhaust fans.
- > Well insulated.
- > Building currently has two air compressors. Their availability is negotiable.
- The property has concrete block stone/aggregate storage areas in the yard.
- The property includes the mode area to the north that abuts the residence.







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BUILDING INFORMATION		
Current Occupant:	Vacant	
Occupancy Date:	Upon closing or lease execution	
Sign on Property:	Yes	
Key Available:	By appointment	

LEASE DETAILS	
Term:	Minimum of 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Landlord Responsibilities:	Roof & structure

UTILITIES	
Electric:	Toledo Edison
Gas:	Ohio Gas
Water:	Village of West Unity
Storm Sewer:	Village of West Unity
Sanitary Sewer:	Village of West Unity

2019 REAL ESTATE TAXES	
Parcel Number:	07408001026000
Total Taxes:	\$2,286.24



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