

107 LIBERTY STREET
WEST UNITY, OHIO 43570

INDUSTRIAL FOR SALE OR LEASE
2,400 Square Feet



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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:

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Four SeaGate, Suite 608
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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

Comments:

- 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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Industrial Building For Sale/Lease

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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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