

5918 N. DETROIT AVENUE &
5948 BIRDSALL ROAD
TOLEDO, OH 43612



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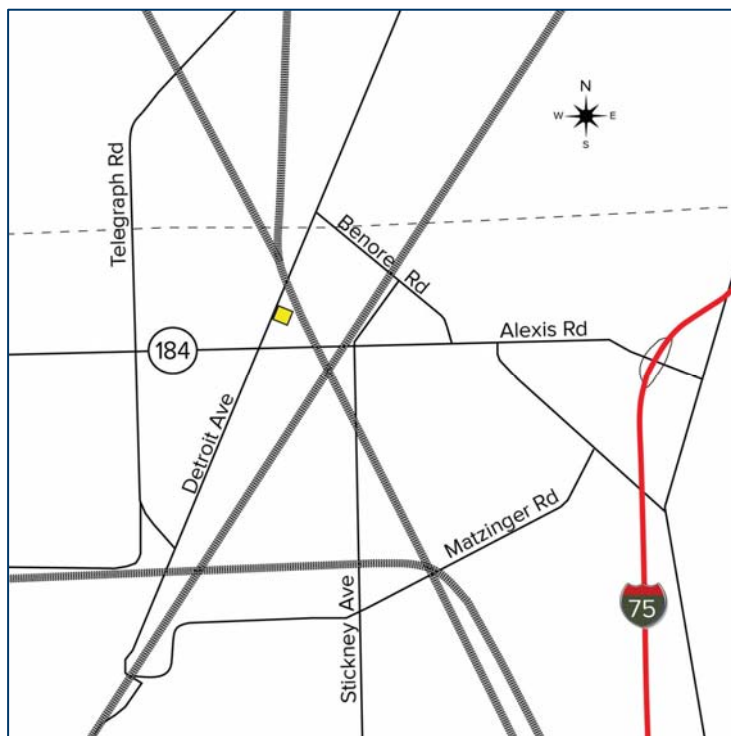
FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDINGS FOR SALE/LEASE
Up to 25,648 Square Feet Available



GENERAL INFORMATION

Sale Price:	\$395,000 (for both buildings)
Lease Rate:	\$3,500/month NNN
Available Space:	16,348 SF – Front building only
Building Sizes:	Front building - 16,348 SF Rear building – 9,300 SF
Number of Stories:	1
Year Constructed:	1952 & 1977
Condition:	Fair
Acreage:	1.90 acres
Land Dimensions:	Irregular
Closest Cross Street:	Alexis Road
County:	Lucas
Zoning:	IG General Industrial
Parking:	30 spaces
Curb Cuts:	2
Street:	4 lane with turn lanes



For more information, please contact:

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Industrial Building For Sale or Lease

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BUILDING SPECIFICATIONS

Office Space:	3,575 square feet
Shop Space:	12,773 square feet
Exterior Walls:	Block
Structural System:	Block and metal
Roof:	Duralast
Floors:	Concrete
Floor Coverings:	Carpet and tile (office only)
Ceiling Height:	Varies – 14' in shop/warehouse
Basement:	No
Heating:	Forced air in office; unit heaters in shop/warehouse
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	3
Overhead Door:	5
Truck Well/Dock:	2
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	Yes
Signage:	Facia and pylon

UTILITIES

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

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	See Listing Agents

LEASE DETAILS

Term:	Minimum 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	RE taxes, insurance & CAM

2021 REAL ESTATE TAXES

TD:	22
Parcel:	70117, 47127
Assessor Number:	02-918-010, 023-480-39
Total Annual Taxes:	\$15,470.47

Comments:

- Fenced yard.
- Portion of building (1,443 square feet) is garage with 2 overhead doors.
- Transformer 25KBA (at street).
- Minutes from I-75.
- Rear building at 5948 Birdsall Road consists of 5 units with 12' doors. Each unit has slightly different build outs.

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.