



OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	\$2.50 SF + Utilities
Building Size:	31,080 SF
Lot Size:	4.55 Acres
Parcel #:	20-00344
Year Built:	1953
Zoning:	IG - General Industrial
County:	Lucas

PROPERTY HIGHLIGHTS

- Nice Industrial building located in South Toledo
- Large fenced lot
- 6,000 SF outbuilding has month to month tenant
- 1 - 2 ton crane, 1 - 1 ton crane

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,229	38,146	102,348
Total Population	9,870	95,051	245,019
Average HH Income	\$34,559	\$48,923	\$52,360

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

RYAN BALL

419.654.7500

rball@millerdiversified.com



BUILDING INFORMATION

Nearest Intersection	Elmdale
Zoned	IG - General Industrial
Parking Spaces	25+ fenced lot
Curb Cuts	2
Total Building Size	31,080 SF
Number of Floors	1
Floor Coverings	Concrete
Construction Type	Metal
HVAC	Warehouse - Gas Unit Heater Office - Gas Forced Air/ Central AC
Roof	Metal
Over Head Doors	2 - 18' x 18' 1 - 22' x 22' truck well
Restrooms	3
Crane	1 - 1 ton, 1 - 2 ton
Property Taxes	\$13,315.60/year



LEASE DETAILS

Term	3 years
Security Deposit	1 months rent
Options	Negotiable
Improvement Allowance	Negotiable
Tenant Responsibilities	Electric, Gas, Water, Interior Maintenance

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

RYAN BALL

419.654.7500

rball@millerdiversified.com





The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist

RYAN BALL

419.654.7500

rball@millerdiversified.com

