

3309 SOUTH AVENUE  
TOLEDO, OHIO 43609



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ASSOCIATES**  
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FULL-SERVICE COMMERCIAL REAL ESTATE

**INDUSTRIAL BUILDING FOR SALE**  
17,536 Square Feet Available

**HUB Zone**



**VIEW  
360° TOUR**

## GENERAL INFORMATION

Sale Price:	\$320,000
Building Size:	17,536 square feet
Number of Stories:	One
Year Constructed:	1958
Condition:	Good
Acreage:	1.107 acres (per Auditor)
Closest Cross Street:	Byrne Road
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	Gravel lot
Curb Cuts:	One
Street:	2 lane, 2 way
Heavy Haul Route:	No



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680-7663 or (419) 249 6323  
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**ZACK LIBER**  
(419) 249 6325 or (419) 367 4331  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Office Space:	1,250± square feet
Shop Space:	16,286± square feet
Exterior Walls:	Block
Structural System:	Block & steel
Roof:	Flat rubber membrane
Floors/Coverings:	Concrete
Ceiling Height:	12' – front, 16'-20 – rear
Basement:	No
Heating:	Office – gas forced air Shop - Radiant gas
Air Conditioning:	Office only – window unit
Power:	Single phase (3-phase at pole)
Security System:	Yes
Restrooms:	Two
Overhead Door:	1 – 12'x14', 1 – 10'x12'
Sprinklers:	No
Signage:	Facia
Floor Drains:	No
Loading Dock:	1 hydraulic lift with ramp

**BUILDING INFORMATION**

Current Occupant:	Owner
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	Yes

**UTILITIES**

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

**2021 REAL ESTATE TAXES**

TD:	20
Parcel:	00681
Assessor Number:	05427037
Total Taxes:	\$8,009.81

**Comments:**

- Clean, open span building in good condition.
- 5 miles to Ohio Turnpike (I-80/90) at US-20 (Reynolds Road).
- 8 miles to I-475/US-23 at Dussel Drive.
- Building is in a qualified HUB zone – Census tract #39095006800.
- Rear high bay is 70'x166'.
- Hydraulic dock with ramp.

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Rear bay



Front workshop



Front workshop



Center warehouse



Center warehouse



Front office area

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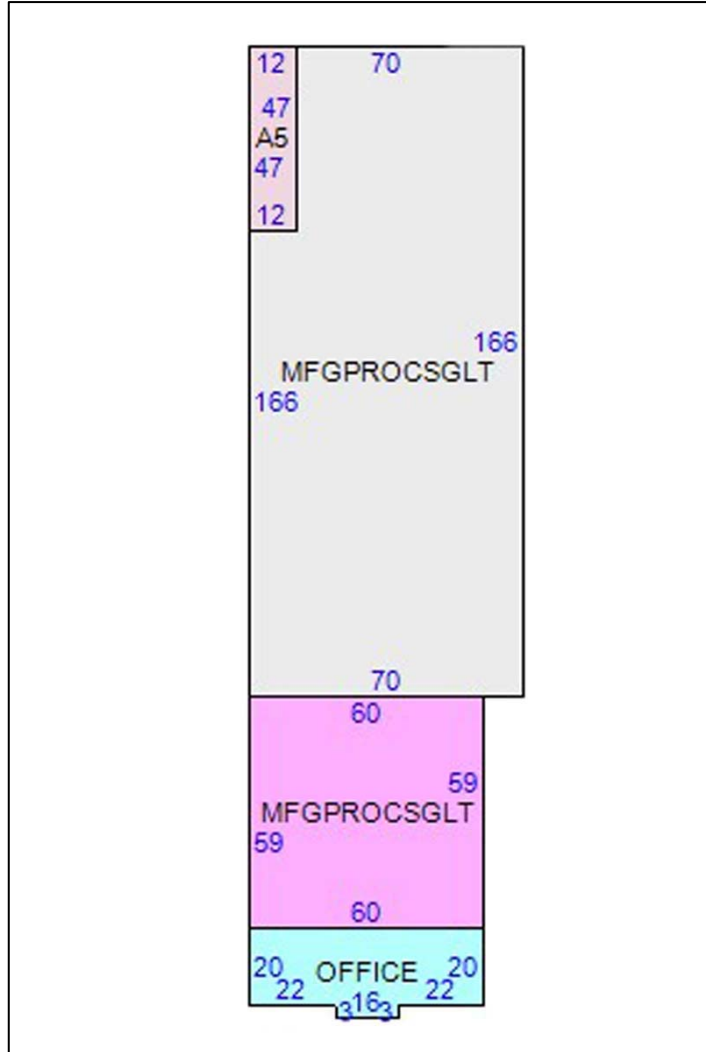
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**SBA HUBZone Qualification Report**  
[View on HUBZone Map](#)

3309 South Ave, Toledo, OH 43609, USA  
 41.630153°, -83.621291°

**Qualified HUBZone**

Census Tract

**Designation Details**

<b>Census Tract</b>	
Tract ID:	39095006800
County:	Lucas County
State:	OH

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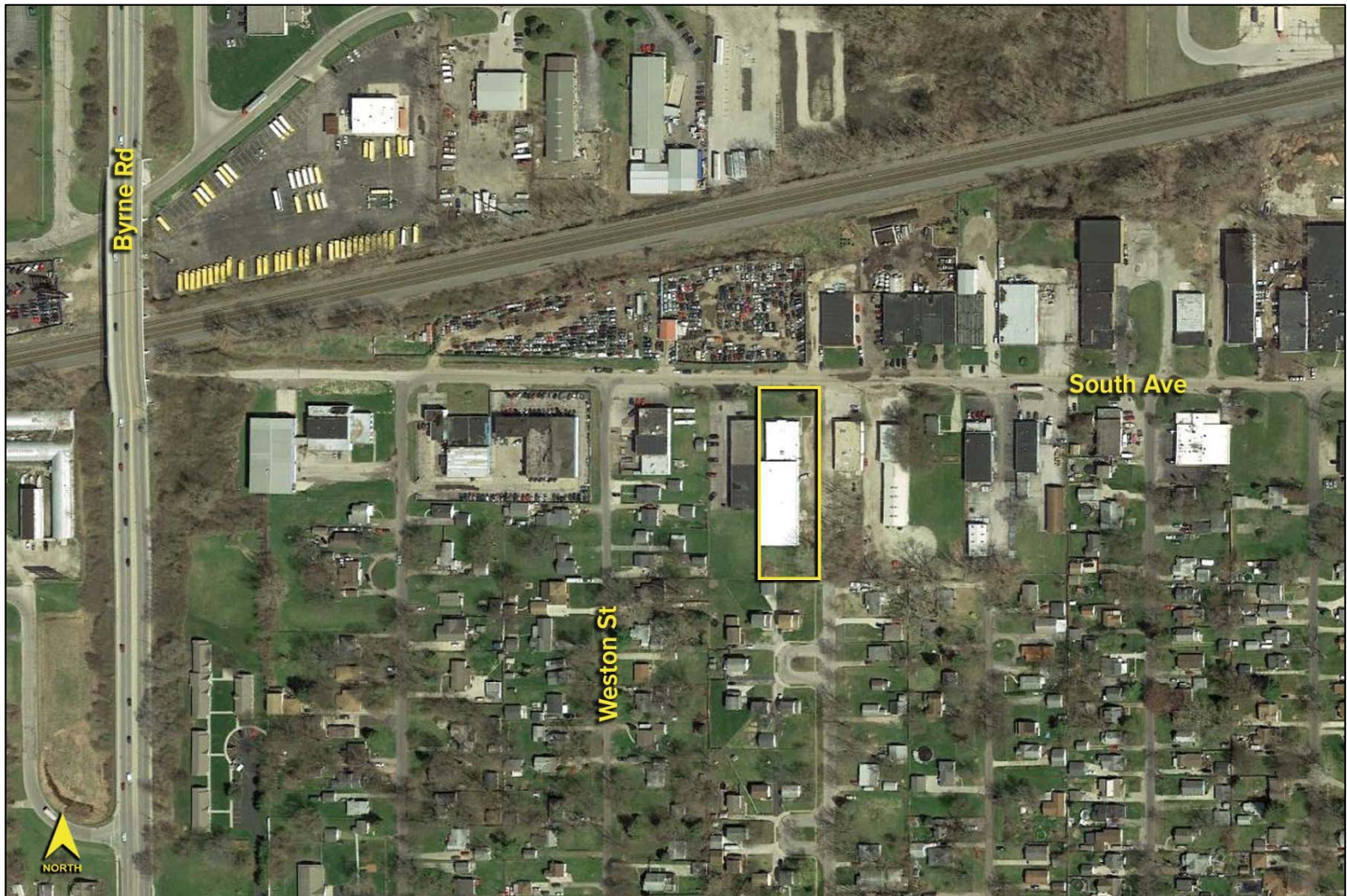
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