

3150-3156 BELLEVUE DRIVE
TOLEDO, OH 43606



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

COMMERCIAL BUILDING FOR SALE/LEASE
12,600 Square Feet Available



GENERAL INFORMATION

Price:	\$185,000
Lease rate:	\$4.00 per square foot
Building Size:	12,600 square feet
Number of Stories:	One
Year Constructed:	1948
Condition:	Good
Lot Dimensions:	120'x125'
Acreage:	0.28 acres
Closest Cross Street:	Central Avenue
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	10 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



*All building specs per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Steel joist
Roof:	Flat rubber (replaced in 2000)
Floors:	Concrete
Floor Coverings:	Carpet in office
Ceiling Height:	8' – 14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central in office
Power:	400a/220v/3-phase/4-wire
Restrooms:	Four - two are ADA
Security System:	Yes
Overhead Doors:	Three – 8'x10'
Sprinklers:	No
Signage:	Facia

Comments:

- Clean office space.
- Office can be downsized to create additional warehouse space.
- Secure.
- Excellent access to I-475.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	Minimum 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Landlord Responsible For:	Taxes, insurance, roof and structure

2021 REAL ESTATE TAXES

TD:	02
Parcels:	35217, 35214
Assessor Number:	0340612, 010
Total Taxes:	\$6,204.91

For more information, please contact:

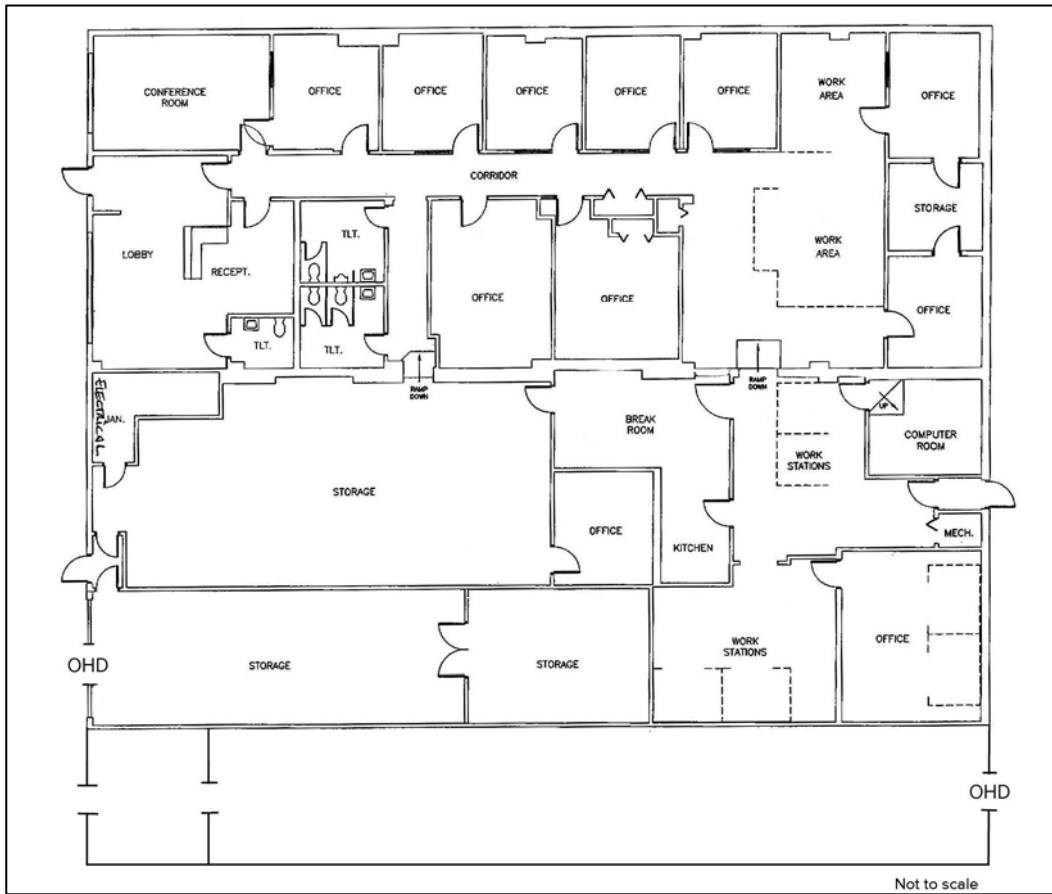
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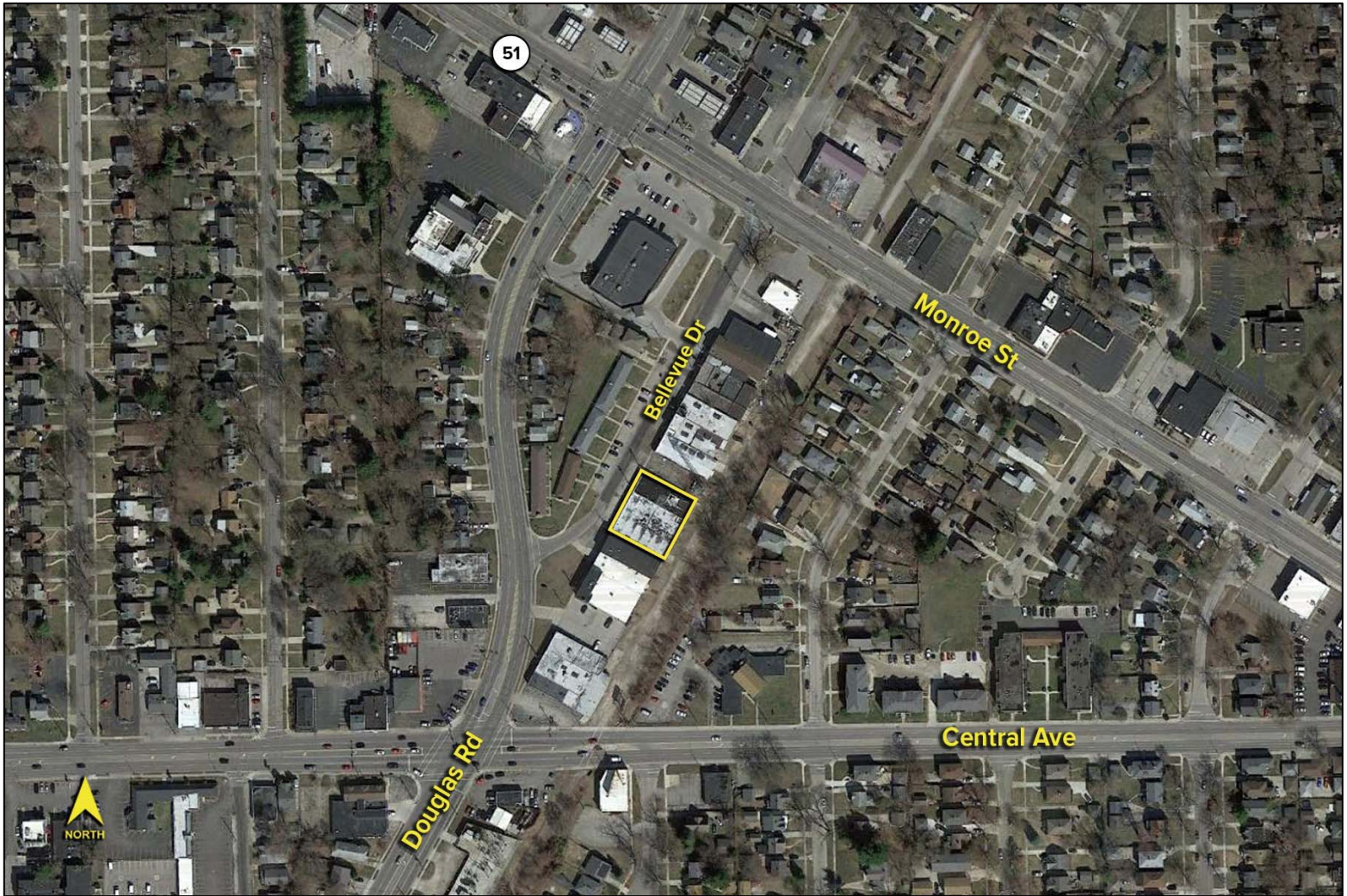
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,943	\$48,880
3 MILE	111,768	\$49,933
5 MILE	240,515	\$47,650

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