



INDUSTRIAL BUILDING FOR SALE

351 BURBANK DR., TOLEDO, OH 43607

"Innovative Solutions at Work"



OFFERING SUMMARY

Sale Price:	\$385,000
Parcel #:	20-45977, 20-45987
Building Size:	14,787 SF
Office Area:	2,200 +/- SF
Warehouse:	12,587 +/- SF
Lot Size:	0.56 Acres
Year Built:	1960
Zoning:	General Industrial
Parking Spaces:	13
Annual Taxes:	\$5,460.02

PROPERTY HIGHLIGHTS

- Covered loading dock
- Nicely finished office area
- Mezzanine area for additional storage
- Well maintained
- Eve height 14'
- 1 - 9' Truck Well
- 1 - 12' Grade Level

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,286	41,666	110,329
Total Population	9,039	103,896	265,471
Average HH Income	\$35,107	\$46,845	\$50,764

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.

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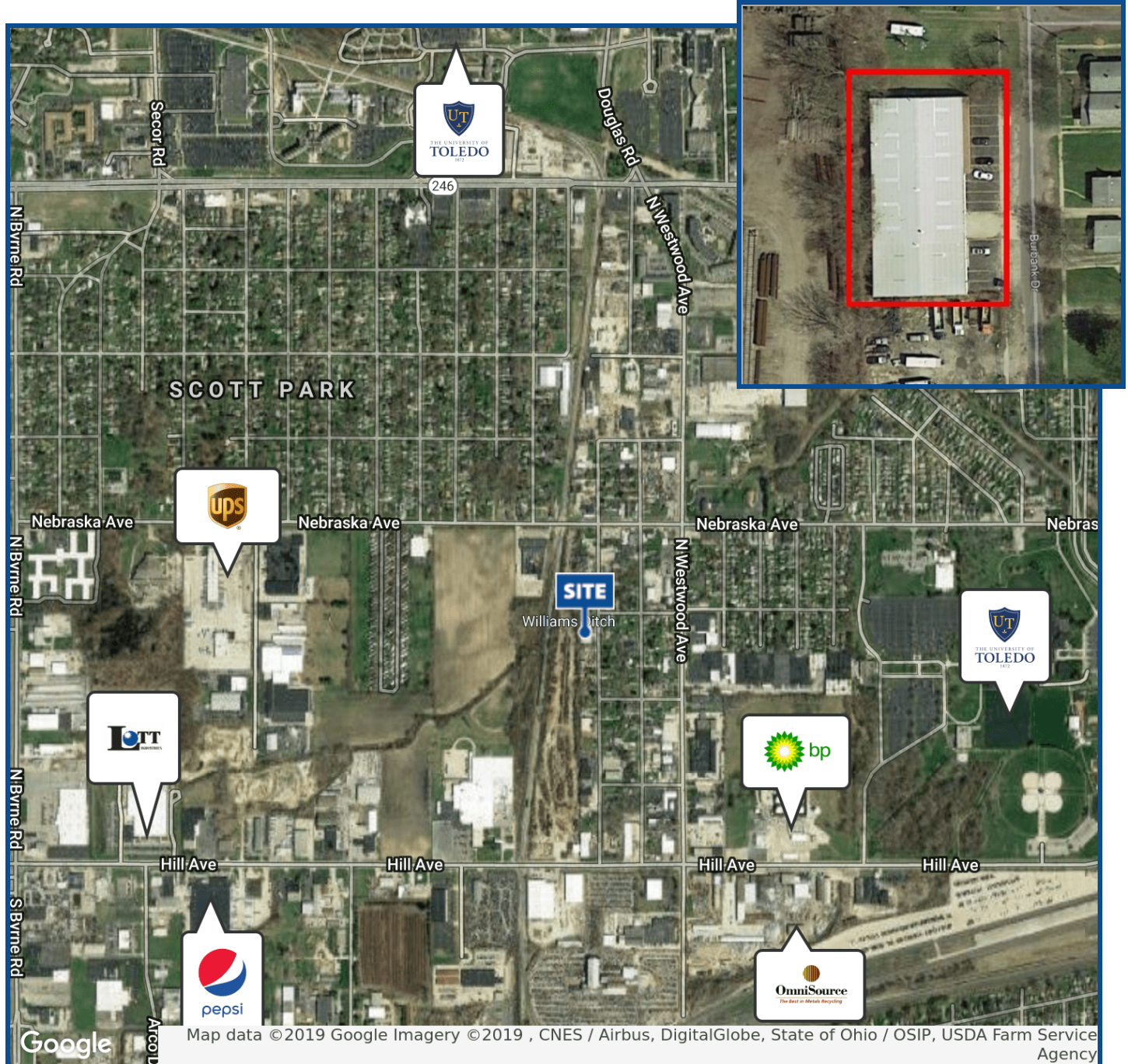
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