

2151 E. BROADWAY STREET
NORTHWOOD, OHIO 43619

INDUSTRIAL BUILDING FOR SALE
14,900 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



PRICE REDUCED

GENERAL INFORMATION

Sale Price:	\$750,000
Building Size:	14,900 SF
Number of Stories:	2 – 2 nd Story Office
Year Constructed:	2012
Condition:	Good
Acreage:	3.5 AC
Land Dimensions:	452' x 685'
Closest Cross Street:	Wales Road
County:	Wood
Zoning:	Industrial
Parking:	Acres
Curb Cuts:	1
Street:	2 Lane
Heavy Haul Route:	No



For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS

Office Space:	4,800 ± SF - 2 floors
Shop Space:	5,100 SF & 5,000 SF
Exterior Walls:	Siding
Structural System:	Block/wood
Roof:	Asphalt shingle
Floors/Coverings:	Office - carpet, tile, & wood
Ceiling Height:	8' to 17'
Basement:	No
Heating:	Gas
Air Conditioning:	In office
Power:	200 amps
Security System:	No
Restrooms:	2 – shower in 1
Overhead Doors:	5 – 16' x 16'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	As needed
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Mike's Hauling & Demolition
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	No – appointment only

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City – Public
Sanitary Sewer:	Septic System
Storm Sewer:	Yes

2021 REAL ESTATE TAXES

Parcels:	M50-812-320000021003 & 002
Total Taxes:	\$16,938.54

Comments:

- 120' x 180' concrete pad in front of main building.
- 100' x 175' concrete pad
- 50' x 50' concrete pad
- All concrete is 8"± thick.
- All operations take place on pads.
- Above ground tanks containment area.
- Co-Ray-Vac type heat in shop.
- 2-compressors – car lift staying with property.
- 2nd floor office could be converted to living quarter.
- Back building – 50' x 100' lights – nothing else.

For more information, please contact:

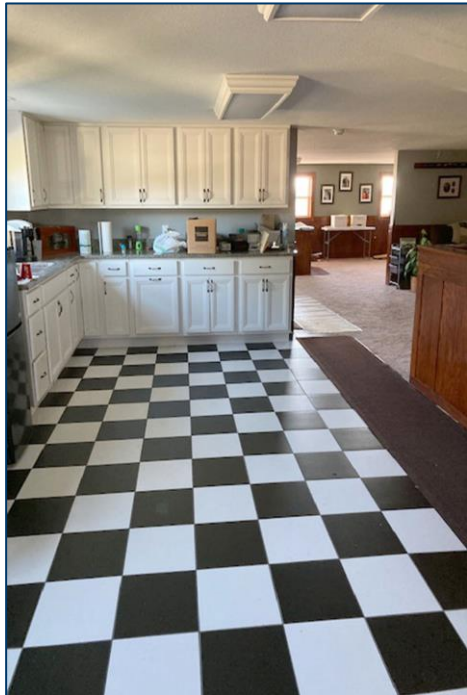
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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