

4310 LAGRANGE STREET  
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE  
21,463 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**TRUCK MAINTENANCE FACILITY**



## GENERAL INFORMATION

Sale Price:	\$745,000
Building Size:	21,463 square feet
Number of Stories:	One
Year Constructed:	1973
Condition:	Good
Acreage:	5.03 acres
Land Dimensions:	Irregular
Closest Cross Street:	N. Detroit Avenue
County:	Lucas
Zoning:	IG – General Industrial
Parking:	Ample
Curb Cuts:	Two
Street:	4 lane with center turn
Heavy Haul Route:	Yes



For more information, please contact:

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

# 4310 Lagrange Street, Toledo, OH 43612

## Industrial Building For Sale

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### BUILDING SPECIFICATIONS

Office Space:	2,583 sf (Office is 2-story)
Shop Space:	18,880 sf
Exterior Walls:	Metal siding
Structural System:	Steel bar joist
Roof:	Standing metal seam
Floors/Coverings:	Concrete/epoxy/tile
Ceiling Height:	16' – 24'
Basement:	No
Heating:	Gas Forced Air in office, Gas units in shop
Air Conditioning:	Window unit in office
Power:	2000 amp
Security System:	Yes
Restrooms:	Four – one with shower
Overhead Door:	17 – 14'x12', 2 – 10'x12'
Truck Well/Dock:	1
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

### Comments:

- Truck maintenance facility with fenced lot.
- Six drive-thru bays with 14'x12' doors and 70' deep.
- Four drive-in bays.
- One wash bay.
- On heavy haul route.
- Additional 2,583 square foot 2<sup>nd</sup> floor office space could be updated for additional space.

### BUILDING INFORMATION

Current Occupant:	Cox Trucking
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	See Listing Agent for Appt

### UTILITIES

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

### 2019 REAL ESTATE TAXES

TD:	18
Parcel:	11214
Assessor Number:	02910031
Total Taxes:	\$19,142.87

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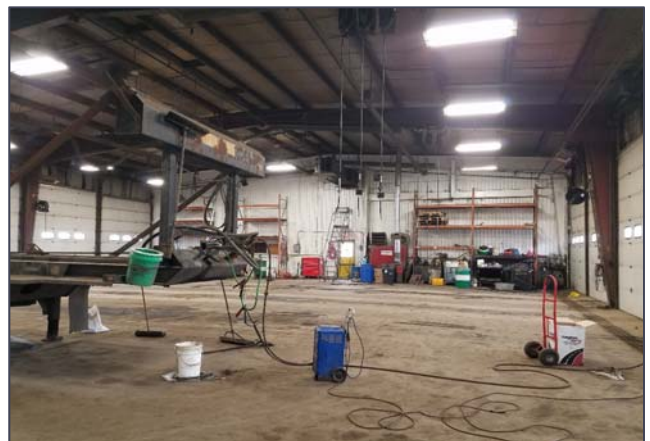
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Drive-thru bays



Drive-thrus



Drive in



Additional storage



Tool & parts crib



Aggregate storage

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Fenced yard



Office



Upstairs office

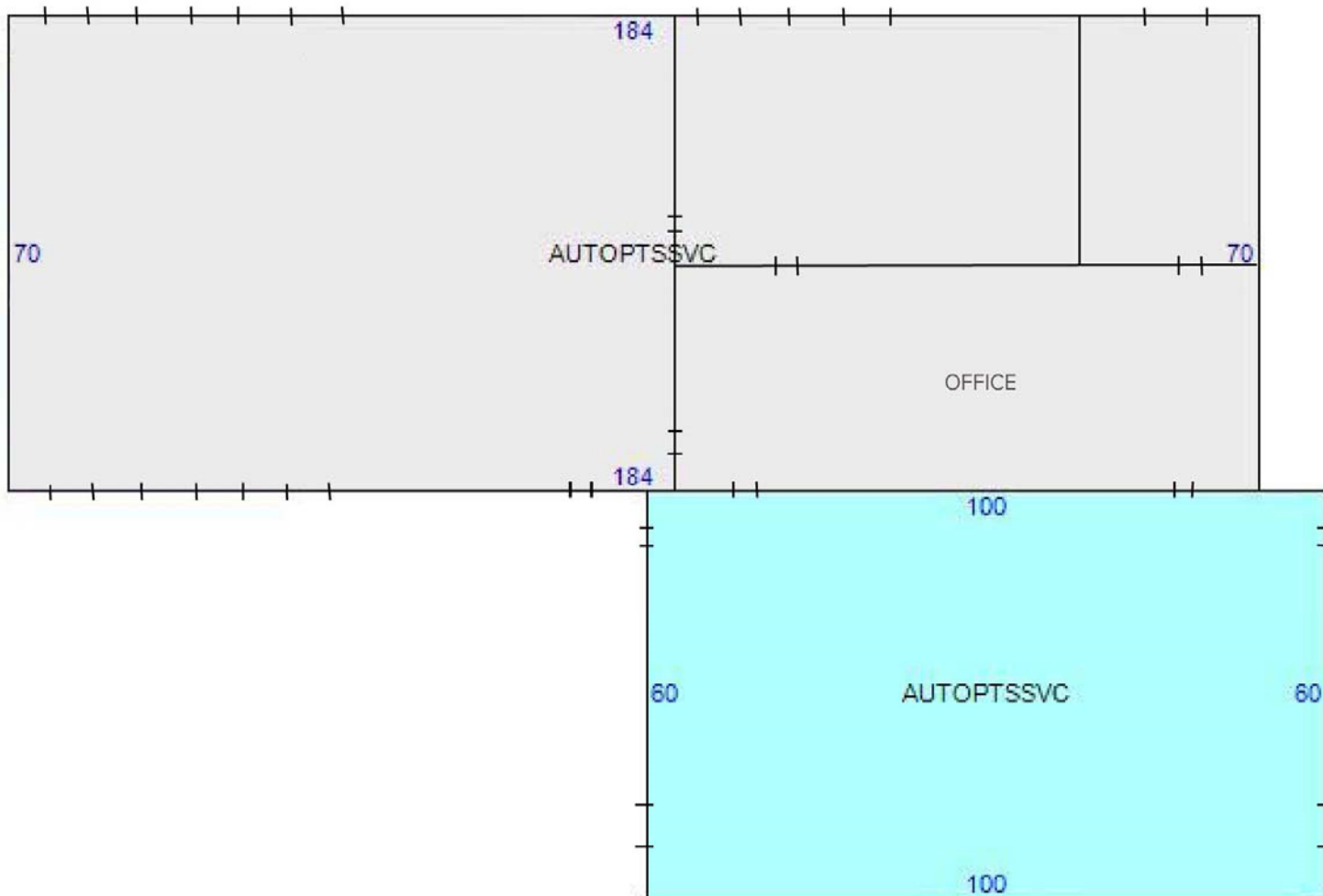


Restroom with tiled shower

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**Additional Comments:**

- Vented exhaust.
- Roof replaced in 2007.
- Newer clean burn waste oil heater.
- Airlines, fluid lines and water throughout.
- 6,000 square foot additional warehouse space with mezzanine and office.
- Tool and parts crib.
- 12,000 gallon above ground fuel tank.

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