

1215 JACKSON STREET
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE OR LEASE
5,000 Square Feet Available



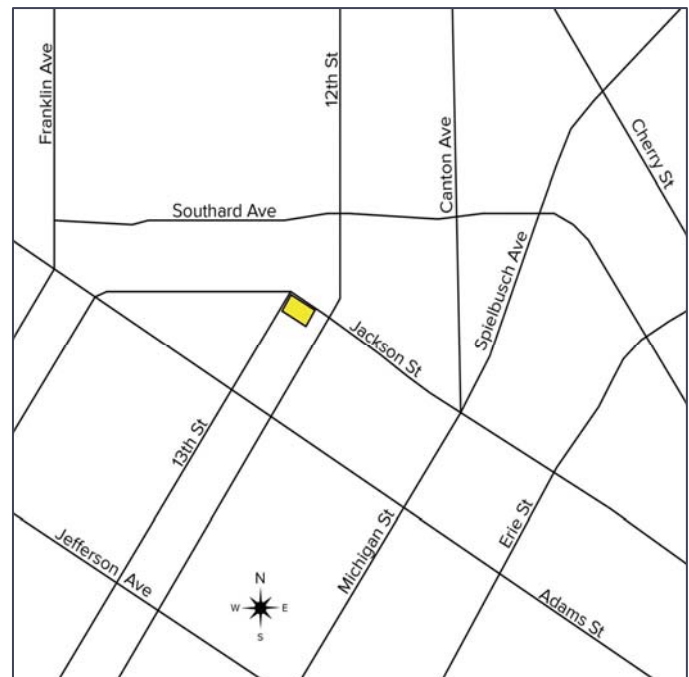
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$595,000
Lease Rate:	\$9.75 per square foot NNN
Space Available:	5,000 square feet
Building Size:	5,000 square feet
Number of Stories:	Two
Year Constructed:	1922
Condition:	Excellent
Acreage:	0.148 acres
Closest Cross Street:	13 th Street
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	10 spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick/block
Structural System:	Exposed wood w/steel
Roof:	PVC slopes to south
Floors:	Wood/concrete
Floor Coverings:	Hardwood/polished concrete
Ceiling Height:	10'±
Basement:	No
Heating:	Gas forced air units (4)
Air Conditioning:	Central on rooftop (4)
Power:	110/220v
Restrooms:	Two
Security System:	Yes – active
Overhead Doors:	None, but there are double doors to warehouse
Sprinklers:	No
Signage:	Available

BUILDING INFORMATION

Current Occupant:	Formerly occupied by Madhouse
Occupancy Date:	Immediately
Other Occupants:	None
Sign on Property:	Yes
Key Available:	By appointment

LEASE DETAILS

Term:	Minimum 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsible For:	Operating expenses

2022 REAL ESTATE TAXES

TD:	03
Parcels:	05754
Assessor Number:	01333024
Total Taxes:	\$12,534.58
Land Valuation:	\$6,700
Improvement Valuation:	\$363,500
Total Valuation:	\$370,200

Comments:

- Building measures approximately 27'x94' per Lucas County.
- Ceiling fans.
- Served by AT&T.
- Surveillance system.
- Madhouse has outgrown the building and is moving/expanding next door.

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Open space



Meeting room



Open space



Open space



Café bar



Coffee bar

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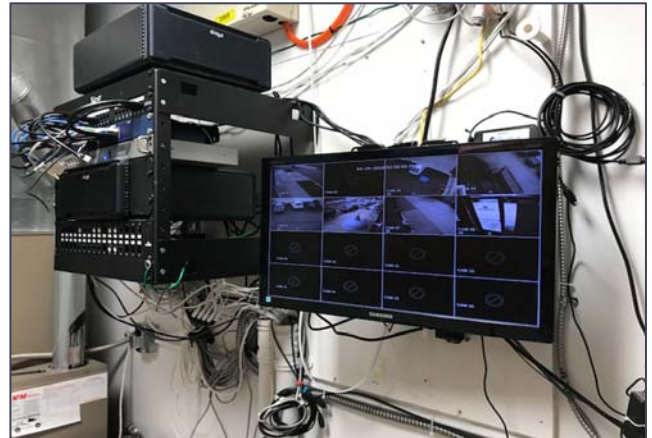
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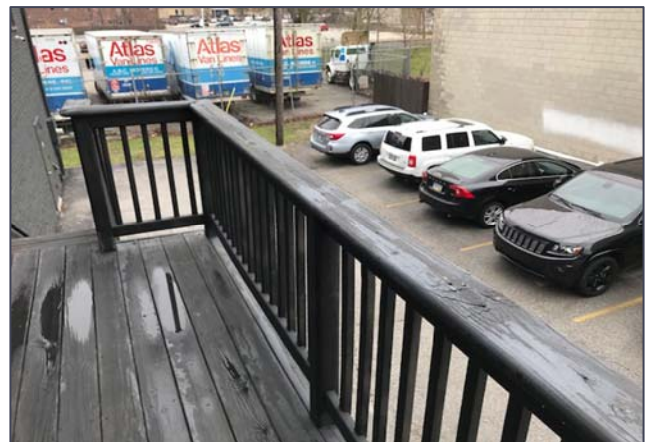
Conference area



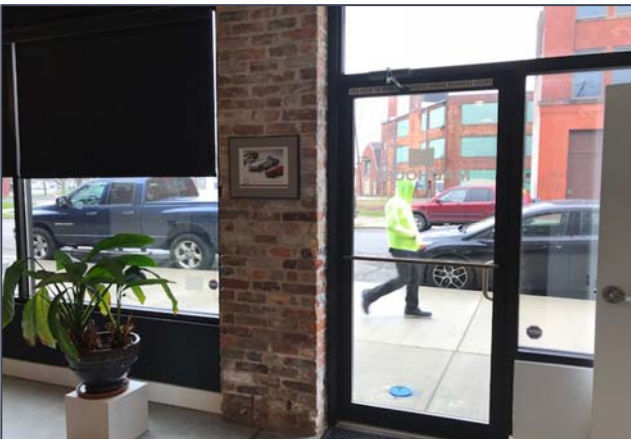
Communications closet



Production room



2nd level deck with steps to parking lot



Entrance to Jackson St



Rear of building

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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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