

5056 ANGOLA ROAD  
TOLEDO, OHIO 43615

INDUSTRIAL BUILDING FOR SALE  
35,664 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**CLEANER & DRYER**

**PRICE REDUCED**



## GENERAL INFORMATION

<b>Sale Price:</b>	\$1,100,000
<b>Building Size:</b>	35,664 SF *
<b>Number of Stories:</b>	1 – small 2 <sup>nd</sup> story office area in warehouse 3
<b>Year Constructed:</b>	1968 renovated – 2011 +
<b>Condition:</b>	Good
<b>Acreage:</b>	3.0954 *
<b>Land Dimensions:</b>	301' x 419' *
<b>Closest Cross Street:</b>	Reynolds Road
<b>County:</b>	Lucas
<b>Zoning:</b>	IL- Limited Industrial
<b>Parking:</b>	Unstripped asphalt lot (needs attention)
<b>Curb Cuts:</b>	2
<b>Street:</b>	2 lane, 2 way



(\* As outlined on diagram \*\* per Lucas County Records)

For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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

# 5056 Angola Road, Toledo, OH 43615

## Industrial Building For Sale

35,664  
Square Feet  
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### BUILDING SPECIFICATIONS

Office Space:	Approx. 6,800 SF
Shop Space:	Approx. 28,864 SF
Exterior Walls:	Block, brick, & wood front façade
Structural System:	Block & steel
Roof:	Pitched, rubber membrane
Floors/Coverings:	Carpet in office areas
Ceiling Height:	Varies – 9' to 11' ± - office/processing area /auditorium 15' to 24' - warehouse
Basement:	No
Heating:	GFA – office, auditorium and processing area Gas unit suspended unit heaters & radiant co ray vac heat – warehouse
Air Conditioning:	Office, auditorium, process area & drying rooms
Power:	Several panels – 4 – 225 amp/120/240V single phase 400 amp/120/240V single phase 800 amp/120/240V single phase
Security System:	Yes – Key fob equipment included
Restrooms:	4
Overhead Door:	See comments & building diagram
Truck Well/Dock:	Yes – with dock leveler
Sprinklers:	No
Signage:	Pole sign
Rail:	Yes – along northern boundary line of property
Floor Drains:	Yes
Lighting:	Motion-sensored – in office & auditorium

### BUILDING INFORMATION

Current Occupant:	Owner (Cleaner & Dryer)
Occupancy Date:	At closing
Sign on Property:	No
Key Available:	Arrange tour with listing agents.

### 2021 REAL ESTATE TAXES

TD:	20
Parcel:	15694
Assessor Number:	05911058
Total Annual Taxes:	\$27,939.69

### UTILITIES

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

For more information, please contact:

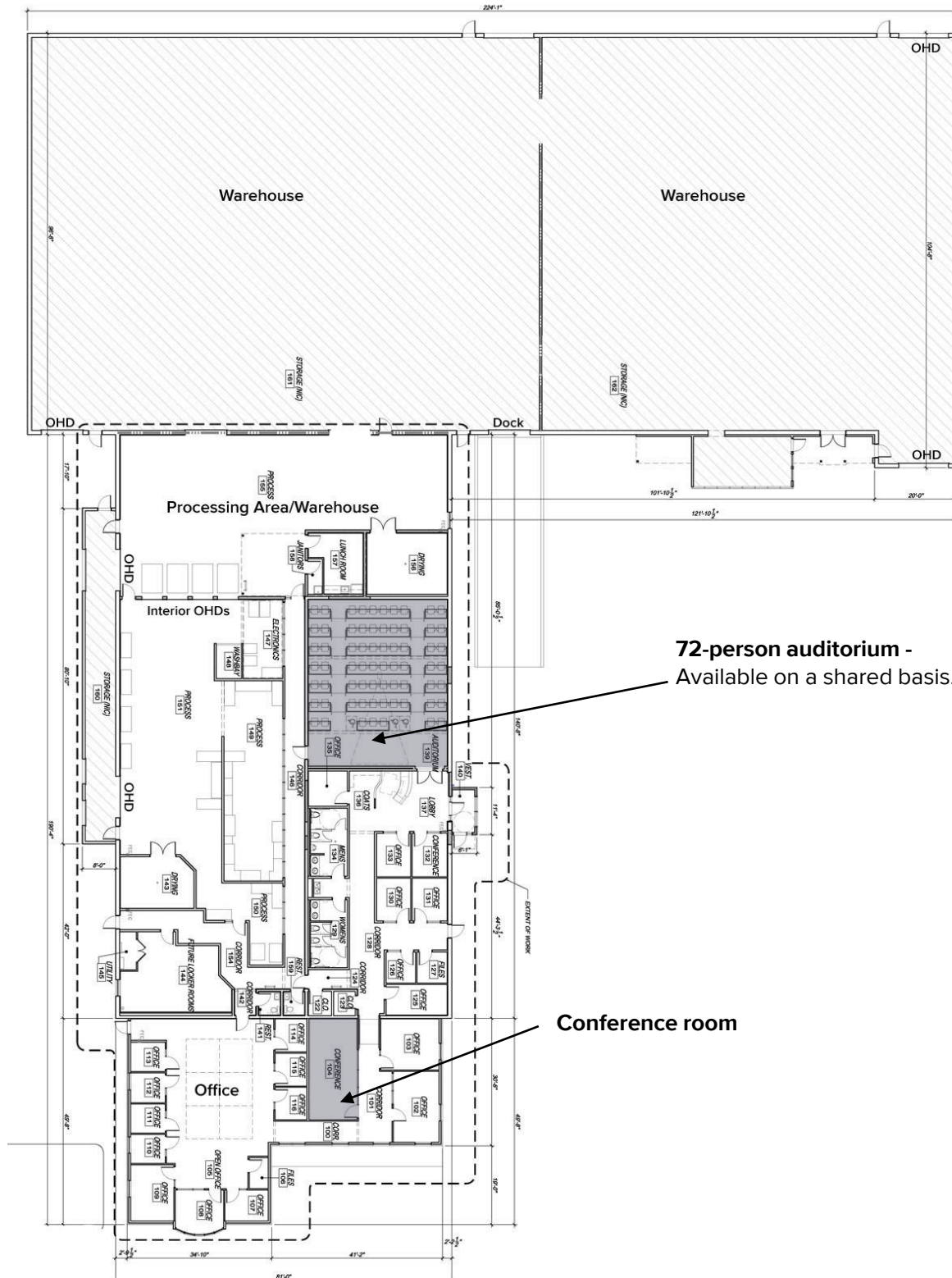
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## Industrial Building For Sale

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**72-person auditorium -**  
Available on a shared basis.

**Conference room**

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Front entrance and dock



South and East elevation



Westside elevation



Drive thru bay



Enclosed dock area



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### Auditorium

- All new finishes, included but not limited to flooring, painting, ceiling, and lighting.
- Currently seats 60
- Chairs and tables (available at an additional cost)
- 11'2" ceilings approximately
- Sink and cabinets
- Wall mounted whiteboards
- Wired for projection system screen (equipment available at an additional cost)

### Office Area

- All new finishes, including, but not limited to flooring, paint, ceiling, lighting
- Approx. 16 offices, 1 large with glass side lights
- 9' ceilings approximately
- 3 restrooms
- 1 storage room
- 1 kitchen nook
- 1 conference room with large glass side lights (included conference room tables and chairs)
- Sink and cabinetry in conference room

### Process area

- Locker rooms (men's and women's) used as storage
- American Rotary - phase converter - (available at an additional cost)
- Epoxy floors
- Two 3-compartment sinks (available at an additional cost)
- Overhead door approx. 12' x 10', non-automated - accessible by enclosed dock area with dock high exterior door.
- Drying room with drain, exhaust fan, and a drywall ceiling
- Compressed air drops throughout
- Floor drains
- 4 overhead doors approximating 4' x 8', non-automated. Lead to the warehouse.
- Temperature controlled
- 2 washer/dryer hookups
- Drop ceiling
- 8'3" ceilings approximately

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## Industrial Building For Sale

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Main side entrance and lobby



Conference room



Auditorium



Auditorium



Open office area



Large office area

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## Processing Area/Warehouse



Processing room



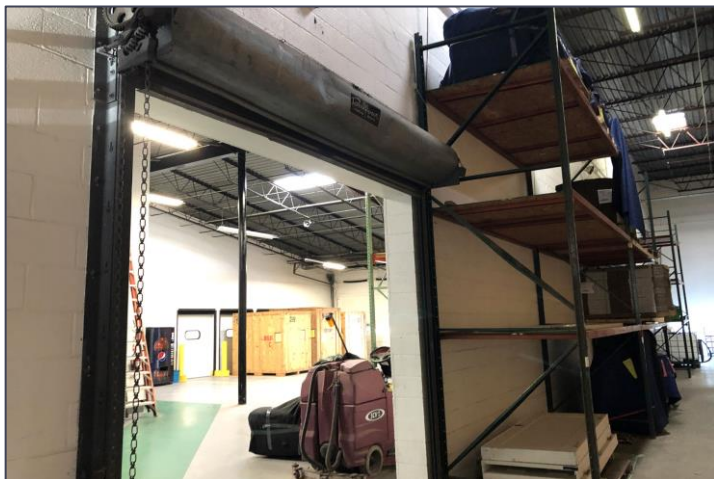
Processing room



Processing area



Drying room



Rolling overhead door to processing area warehouse



Processing area (warehouse)

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### Processing Area Warehouse

- Epoxy floors
- Pitched roof
- Approx. 12' x 10' overhead doors, non-automated, accessible by enclosed dock area with exterior dock high door
- Suspended light fixtures
- Suspended Reznor unit heater
- Janitor's closet with mop sink
- Lunchroom/vending area
- Skylights
- 3 temperature controlled drying rooms with drywall ceiling
- Approximately 19'9" to the bottom of the beam at the peak, 15'3" to the sidewalls
- Power washer (available at an additional cost)
- 2 rolling Balfour overhead doors approx. 9'11" x 10'
- Metal deck
- Columns

### Warehouse Area 1

- Ceilings are 24'10" in center
- Skylights
- Suspended light fixtures
- Approx. 8' x 8' overhead grade door to exterior
- Approx. 11'11" x 14' automated overhead door
- Co-Ray-Vac suspended heaters
- Columns
- Loading dock with leveler – door height is approx. 8' x 8', non-automated door
- Warehouse is vented to the exterior.
- All the warehouse areas are interconnected with rolling overhead doors.

### Warehouse Area 2

- Approx. 10' x 9'11" rolling overhead interior door
- Skylights
- Ceilings approx. 24' to bottom of beam
- Co-Ray-Vac unit heaters
- 2 automated overhead doors – 11'11" x 14'
- Drive-thru bay
- 11,000 lbs hydraulic lift (available at an additional cost)
- Enclosed temperature-controlled room with second story office
- Compressed airlines in the warehouse area
- Warehouse is vented to the exterior

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## Warehouse #2



Hydraulic lift



Temperature controlled area



2<sup>nd</sup> story office area



2<sup>nd</sup> story office area

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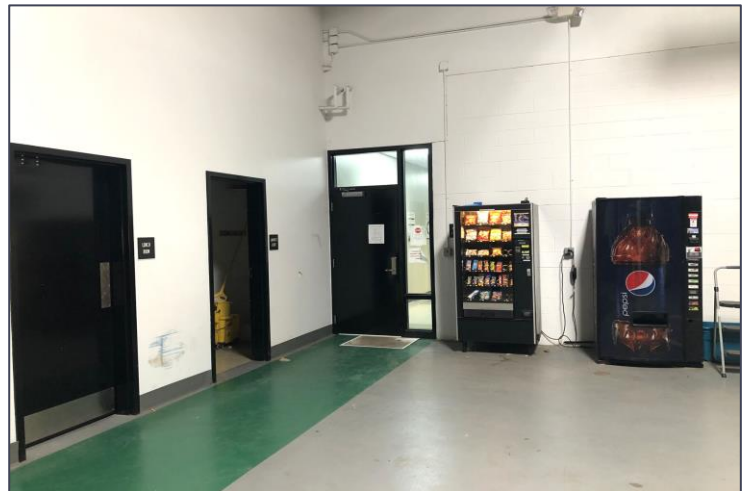
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## Warehouse #1



Enclosed dock area



Vending area

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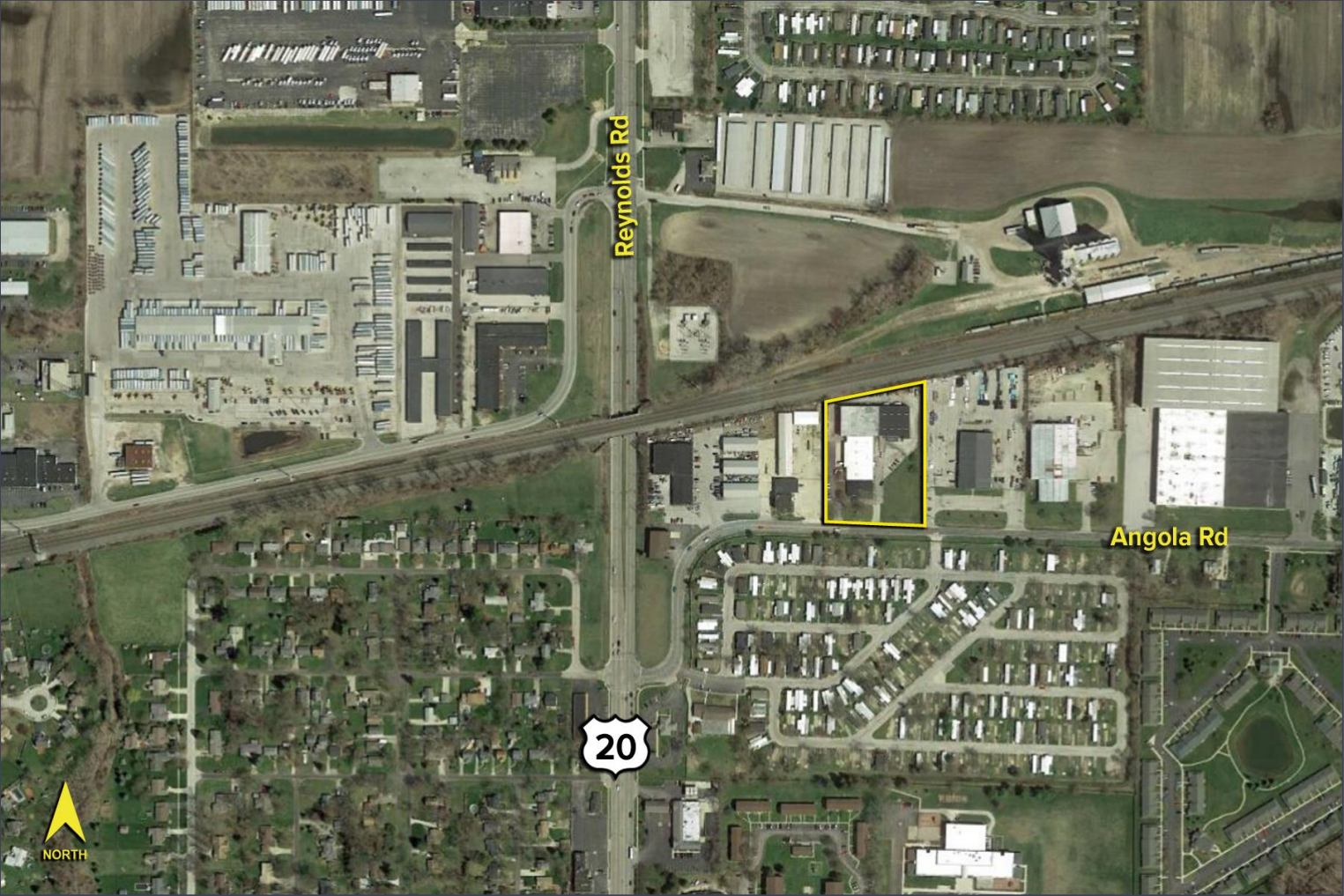
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