

26963 ECKEL ROAD
PERRYSBURG, OH 43551

INDUSTRIAL SPACE FOR LEASE
2,400 Square Feet Available



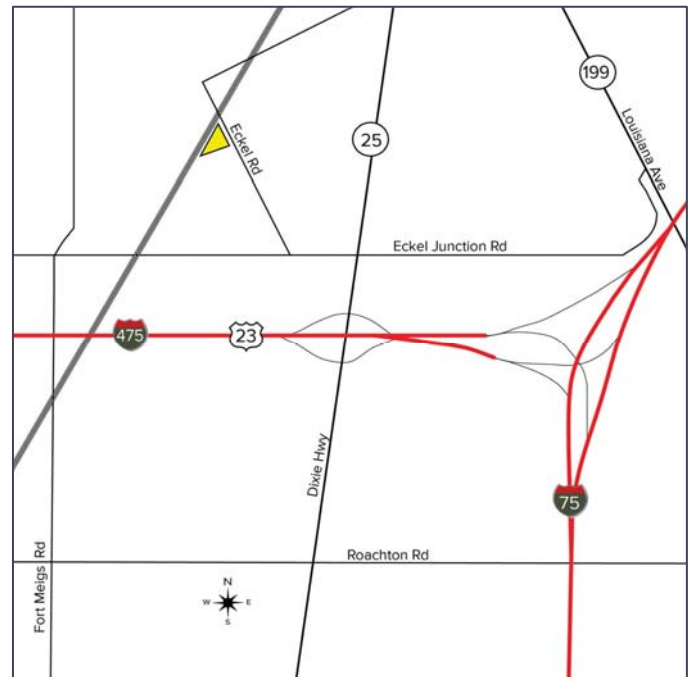
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,350 per month plus utilities
Space Available:	Suites 305/306 - 2,400 sf
Number of Stories:	One
Year Constructed:	1991, 1992 and 1994
Condition:	Excellent
Acreage:	Two
County:	Wood
Closest Cross Street:	W. South Boundary
Zoning:	I-1
Parking :	In common
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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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	132 square feet (12' x 11')
Exterior Walls:	Metal siding
Structural System:	Wood truss
Roof:	Asphalt shingle
Floors:	Concrete
Floors Coverings:	Vinyl tile & carpet
Ceiling Height:	13' warehouse
Basement:	No
Power:	100 amp/110V
Security System:	Varies by suite
Restrooms:	1
Overhead Door:	2 – 10' x 12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Tenant information permitted on awning
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Very well-maintained flex building with on-site owner.
- 2 entry doors.
- Quick access to I-75 and Perrysburg industrial area.
- High speed internet available.
- Video security.
- Tenant pays all utilities. Water is approximately \$35 per month.

BUILDING INFORMATION

Current Tenant:	Vacant
Occupancy Date:	Upon lease execution
Other Tenants:	Sattler Painting • Parker Store • Toledo Hardwood Floors
Sign on Property:	Yes
Key Available:	No – by appointment only

LEASE DETAILS

Term:	Minimum 2 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Landlord Responsibilities:	Roof & structure

2021 REAL ESTATE TAXES

Parcel:	Q61-400-070302002000
Total Taxes:	\$14,884.11



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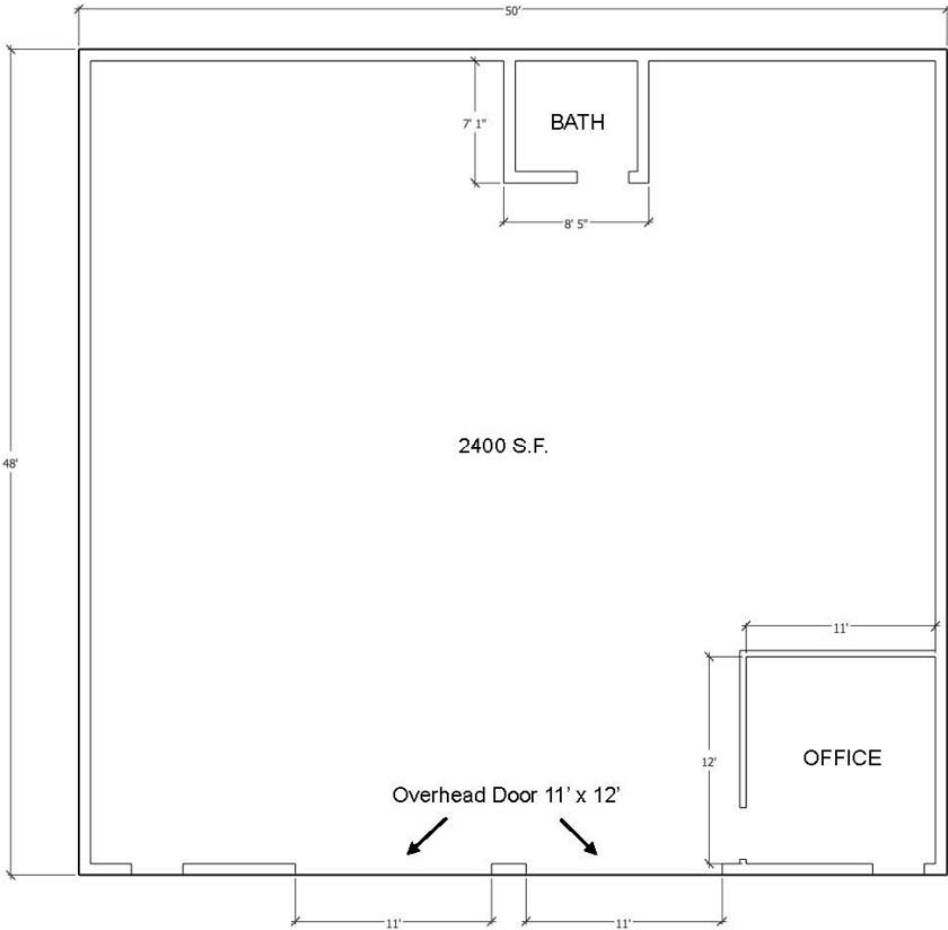
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26963 Eckel Road, Perrysburg, Ohio 43551

Industrial Space For Lease

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Square Feet
AVAILABLE



Suites 305 & 306

Located at:
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Perrysburg, OH 43551

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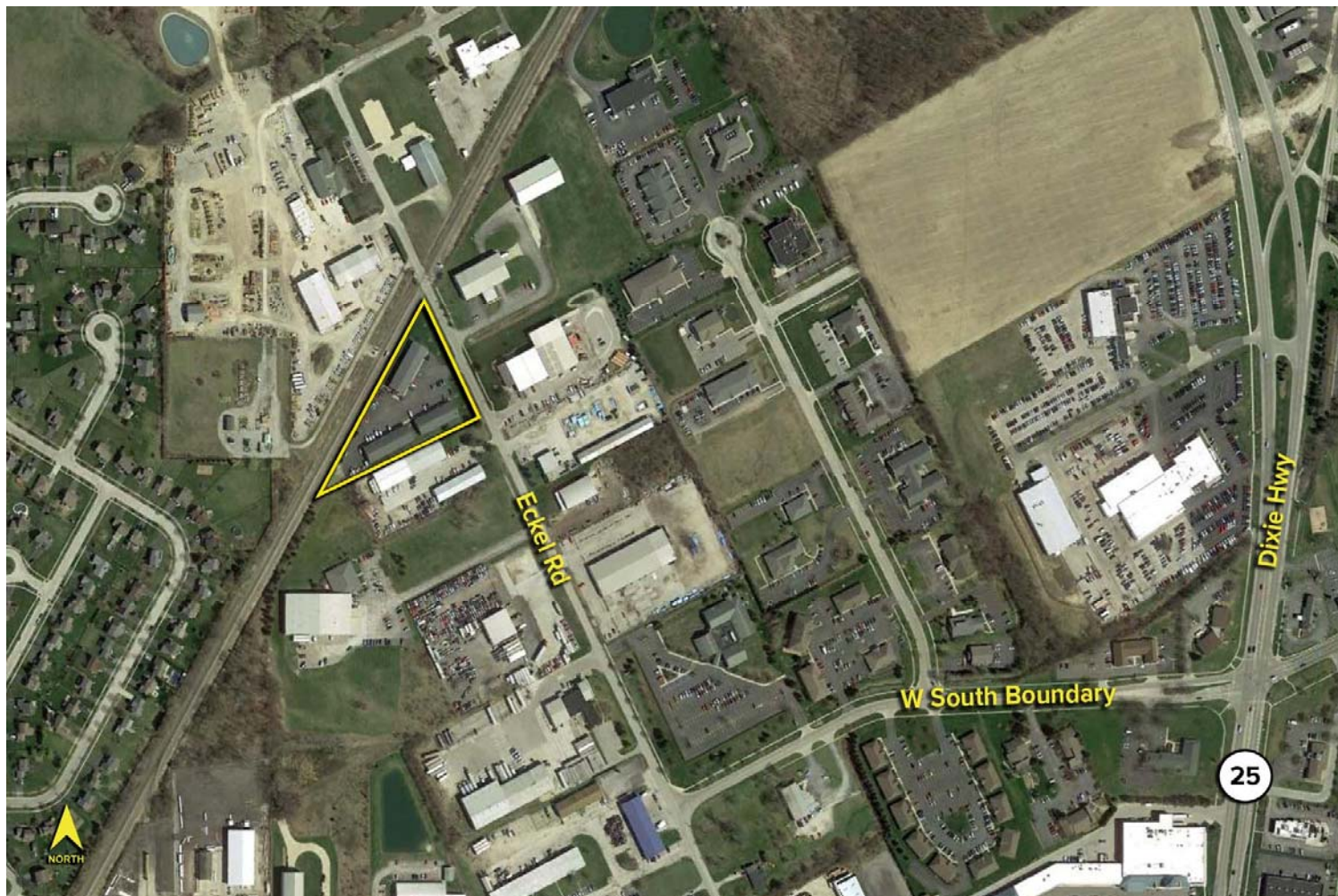
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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