

IDL INDUSTRIAL DEVELOPERS LTD

1802 Nebraska Ave.
Toledo, Ohio 43607

FOR SALE -
Industrial/Rail Access



Sale Price: \$ 600,000

Building Size: 140,983 SF

Lot Size: 3.4 Ac + .37ac
add. lot for parking

Zoning: IL

Condition:

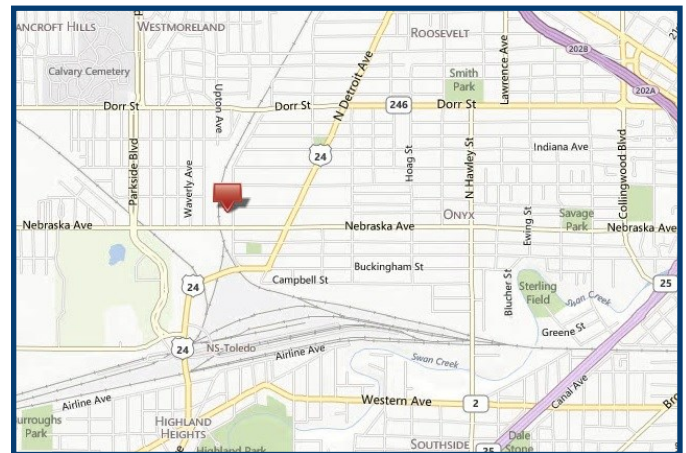
Year built: 1926

No. of Stories: 1

County: Lucas

Property Highlights:

- **140,000 SF Industrial Warehouse**
- **6,000 SF Open Office**
- **3.5 Acres**
- **Foreign Trade Zone**
- **Open Switching - All Railroads**
- **Interior Rail Dock Fits 4 Railcars Inside**
- **Within 500 miles of 60% of the US and Canadian Populations**
- **Convenient to I-75**
- **15 Car Parking**



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**For More
Information
Contact:**

Stephanie Kuhlman
Stephanie.kuhlman@indusdevelop.com
419.351.1146 C
419.960.4410 O

Dallas Paul
dallas@indusdevelop.com
704.564.8225 C
419.960.4410 O

IDL INDUSTRIAL DEVELOPERS LTD

1802 Nebraska Ave.
Toledo, Ohio 43607

FOR SALE -
Industrial/Rail Access

Property Information:

Exterior: Metal, Brick

Roof: Rubber membrane

Floor coverings: Concrete

Ceiling Height: 15' Low Bay, 25' high bay

Sprinklers: Rail—dry, Balance—wet

Basement: No

Heating: Unit

Cooling: No

Security System: No

Restrooms: In office and shop

Overhead Door: No

Signage: On Building

Parking: Yes, and additional lot across street

Sale Price: \$600,000

Building Size: 140,983 SF

Lot Size: 3.4 Acres + Additional .37 Ac lot across street

Building Information:

Building Size: 140,983

Lot Size: 3.4 Acres + .37 additional acres across street for parking and semi back up

Sign on Property: Yes

Remarks:

140,000 SF warehouse with open switch rail access. Interior rail dock can hold up to 4 rail cars. 4 dock doors with levelers, trailer parking for 8 and 15 car parking. Extra lot across street provides for easy semi back up. Located in a foreign trade zone. Building includes 6,000 SF of open office space. Ceiling heights from 15-25'. Back warehouse yard is fenced.

Tax District: 18

Parcel: 18-02991, 18-03152

Total Annual Taxes : \$17,000

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**For More
Information
Contact:**

Stephanie Kuhlman

Stephanie.kuhlman@indusdevelop.com
419.351.1146 C
419.960.4410 O

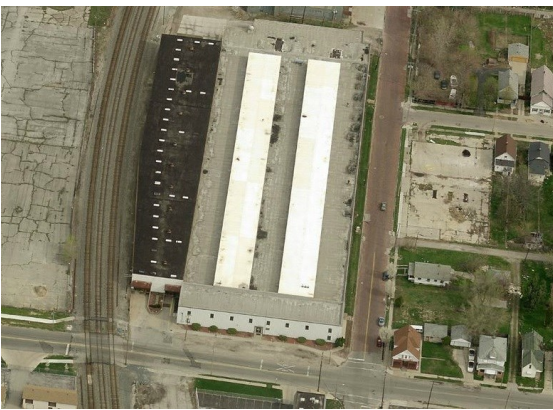
Dallas Paul

dallas@indusdevelop.com
704.564.8225 C
419.960.4410 O

IDL INDUSTRIAL DEVELOPERS LTD

1802 Nebraska Ave.
Toledo, Ohio 43607

FOR SALE -
Industrial/Rail Access



**For More
Information
Contact:**

Stephanie Kuhlman
Stephanie.kuhlman@indusdevelop.com
419.351.1146 C
419.960.4410 O

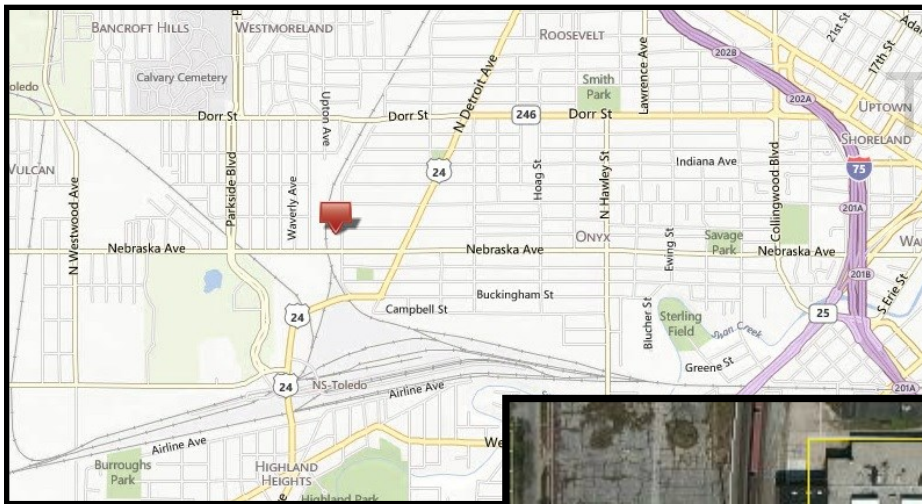
Dallas Paul
dallas@indusdevelop.com
704.564.8225 C
419.960.4410 O

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

IDL INDUSTRIAL DEVELOPERS LTD

1802 Nebraska Ave.
Toledo, Ohio 43607

FOR SALE -
Industrial/Rail Access



The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

**For More
Information
Contact:**

Stephanie Kuhlman
Stephanie.kuhlman@indusdevelop.com
419.351.1146 C
419.960.4410 O

Dallas Paul
dallas@indusdevelop.com
704.564.8225 C
419.960.4410 O