

3911 LAGRANGE STREET
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR LEASE
8,036 Square Feet Available



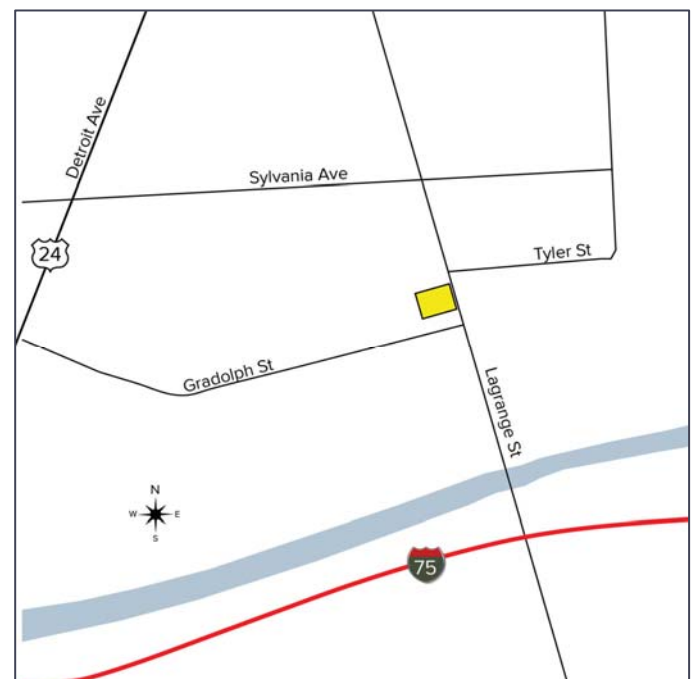
**SIGNATURE
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

| | |
|-----------------------|---|
| Lease Rate: | Suite A – 3,176 sf @ \$1,325/mo Suite B – 4,860 sf @\$2,025/mo |
| Available Space: | 8,036 square feet + house |
| Building Size: | 9,656 square feet House – 632 square feet |
| Number of Stories: | One |
| Year Constructed: | 1964 & 1966 |
| Condition: | Good |
| Acreage: | 0.4688 acres |
| Land Dimensions: | Irregular |
| Closest Cross Street: | Gradolph |
| County: | Lucas |
| Zoning: | IL – Limited Industrial |
| Parking: | 25 spaces |
| Curb Cuts: | One |
| Street: | 4 lane with center turn |



For more information, please contact:

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

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Industrial Building For Lease

8,036
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS – SUITE A

| | |
|--------------------|---------------------------|
| Office Space: | 200 square feet |
| Shop Space: | 2,976 square feet |
| Exterior Walls: | Block |
| Structural System: | Block & steel joist |
| Roof: | Rubber |
| Floors/Coverings: | Concrete/Vinyl tile/paint |
| Ceiling Height: | 9' – 10' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | None |
| Power: | 400 amp/3-phase |
| Security System: | Yes |
| Restrooms: | One |
| Overhead Door: | One – 9'x10' |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Facia |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Yes |
| Heavy Haul Route: | No |

BUILDING INFORMATION

| | |
|-------------------|----------------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon lease execution |
| Sign on Property: | Yes |
| Key Available: | Yes |

LEASE DETAILS

| | |
|--------------------------|--|
| Term: | 3 – 5 years |
| Security Deposit: | 1 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | None |
| Tenant Responsibilities: | Prorata share of Utilities, suite janitorial and content/liability insurance, snow removal |

2021 REAL ESTATE TAXES

| | |
|------------------|-----------------------------------|
| TD: | 14 |
| Parcel: | 03257, 03261, 03264, 03267, 03271 |
| Assessor Number: | 02152017, 16, 15, 14, 13 |
| Total Taxes: | \$4,330.47 |

Comments:

- 2 small offices with reception.
- ½ mile to I-75.
- Clean shop space.
- House is available separately but can be combined.

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BUILDING SPECIFICATIONS – SUITE B

| | |
|--------------------|---------------------------|
| Office Space: | 100 square feet |
| Shop Space: | 4,760 square feet |
| Exterior Walls: | Block |
| Structural System: | Block & steel joist |
| Roof: | Rubber |
| Floors/Coverings: | Concrete/Vinyl tile/paint |
| Ceiling Height: | 9' – 14' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | None |
| Power: | 400 amp |
| Security System: | Yes |
| Restrooms: | Two |
| Overhead Door: | One – 9'x12' |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Facia |
| Rail: | No |
| Cranes: | 2-ton hoist |
| Floor Drains: | Yes |
| Heavy Haul Route: | No |

Comments:

- Clean shop space.
- ½ mile to I-75.
- Easy access.
- House is available separately, but can be combined.
- No auto mechanics or related uses.

BUILDING INFORMATION

| | |
|-------------------|----------------------|
| Current Occupant: | Vacant |
| Occupancy Date: | Upon lease execution |
| Sign on Property: | Yes |
| Key Available: | Yes |

LEASE DETAILS

| | |
|--------------------------|--|
| Term: | 3 – 5 years |
| Security Deposit: | 1 month's rent |
| Options: | Negotiable |
| Improvements Allowance: | None |
| Tenant Responsibilities: | Prorata share of Utilities, suite janitorial and content/liability insurance, snow removal |

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BUILDING SPECIFICATIONS – SUITE C

| | |
|--------------------|---------------------|
| Office Space: | 100 square feet |
| Shop Space: | 1,520 square feet |
| Exterior Walls: | Block |
| Structural System: | Block & steel joist |
| Roof: | Rubber |
| Floors/Coverings: | Concrete/Vinyl tile |
| Ceiling Height: | 16' |
| Basement: | No |
| Heating: | Gas forced air |
| Air Conditioning: | None |
| Power: | 200 amp |
| Security System: | Yes |
| Restrooms: | One |
| Overhead Door: | One – 10'x16' |
| Truck Well/Dock: | No |
| Sprinklers: | No |
| Signage: | Facia |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | Yes |
| Heavy Haul Route: | No |

LEASED

BUILDING INFORMATION

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| Sign on Property: | Yes |
| Key Available: | Yes |

LEASE DETAILS

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Comments:

- Clean warehouse space.
- ½ mile to I-75.
- House is available separately, but can be combined.

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

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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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| Address | Parcel # | Assessor # | Taxes |
|---------------------------|----------|------------|-------------------|
| 3909 | 14-03257 | 02152017 | \$208.85 |
| 3911 A - \$1,325/mo | 14-03261 | 02152016 | \$1,186.61 |
| 3915 B - \$2,025/mo | 14-03264 | 02152015 | \$177.69 |
| 3911 C - LEASED | 14-03267 | 02152014 | \$1,636.01 |
| 3921 House | 14-03271 | 02152013 | \$1,121.31 |
| Total | | | \$4,330.47 |



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