

3863 Lagrange Street

3863 Lagrange Street | Toledo, OH 43612



OFFERING SUMMARY

Available Space:	66,742 SF
Building Size:	66,742 SF
Lease Rate:	\$3.25 SF/yr
Lease Type:	Modified Gross + Utilities
Acreage:	8.24 Acres
Year Built:	1937
Renovated:	2007
Zoning:	IG - General Industrial
Submarket:	North Toledo

PROPERTY OVERVIEW

- Six loading docks
- 800 Amp, 480 Volt, 3-phase power
- 14' - 24' ceiling height
- Truck "plug ins"
- Air lines throughout
- 20' x 39' column spacing
- Fenced, secured yard

LOCATION OVERVIEW

Located within 1/4 mile of I-75 and two miles from North Toledo Jeep Assembly Plant

For More Information Contact:

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www.rkgcommercial.com

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LEASE DETAILS

Available SF	66,742 SF
Lease Rate	\$3.25 SF/yr
Lease Type	Modified Gross + Utilities

BUILDING INFORMATION

Building Size	66,742 SF
Office Size	2,000
Tenancy	Single
Year Built	1937
Renovated	2007
Construction Status	Existing
Construction Description	Masonry/Steel/Wood
Roof System	Rubber Membrane
Column Spacing	20' x 39'
Clear Ceiling Height (Min)	14 ft
Clear Ceiling Height (Max)	24 ft
Lighting	LED
Heat System Description	Gas-Unit Heaters
Restrooms	Four (4)
Fire Suppression	Yes
# of Grade Level Doors	3 - 12' x 14', 14' x 14', 14' x 12'
# of Dock High Doors	6 (8' x 9')

PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	IG - General Industrial
Acreage	8.235 Acres
Annual Real Estate Taxes	\$17,706.11
Annual Real Estate Taxes / SF	\$0.27/SF
Parcel Number(s)	07-42870
Rail Access	No

LOCATION INFORMATION

Street Address	3863 Lagrange Street
City, State, Zip	Toledo, OH 43612
County	Lucas
Submarket	North Toledo
Cross Streets	Grandolph Street and Expressway Drive

UTILITIES

Internet Provider	Various
Power Provider	Toledo Edison
Power Description	480 Volts, 800 Amps, 3-Phase
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo

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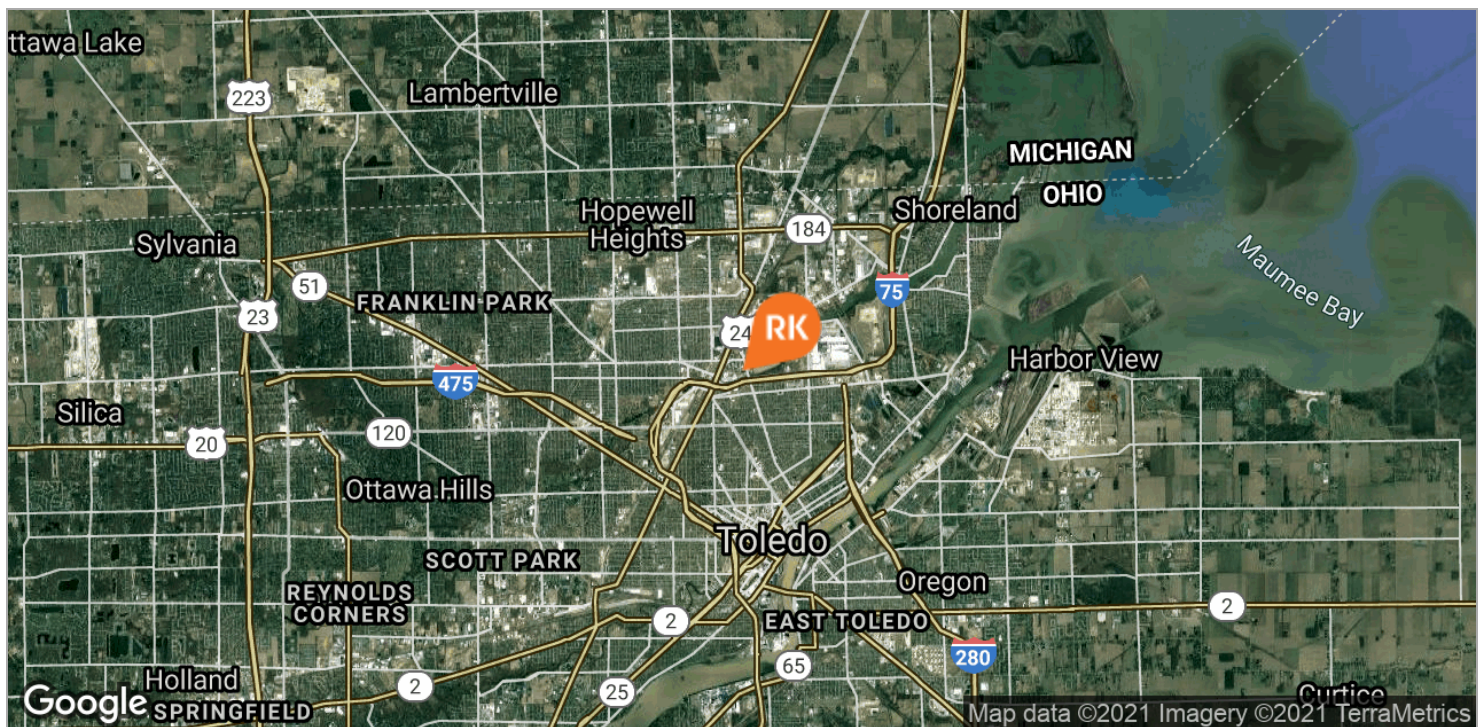
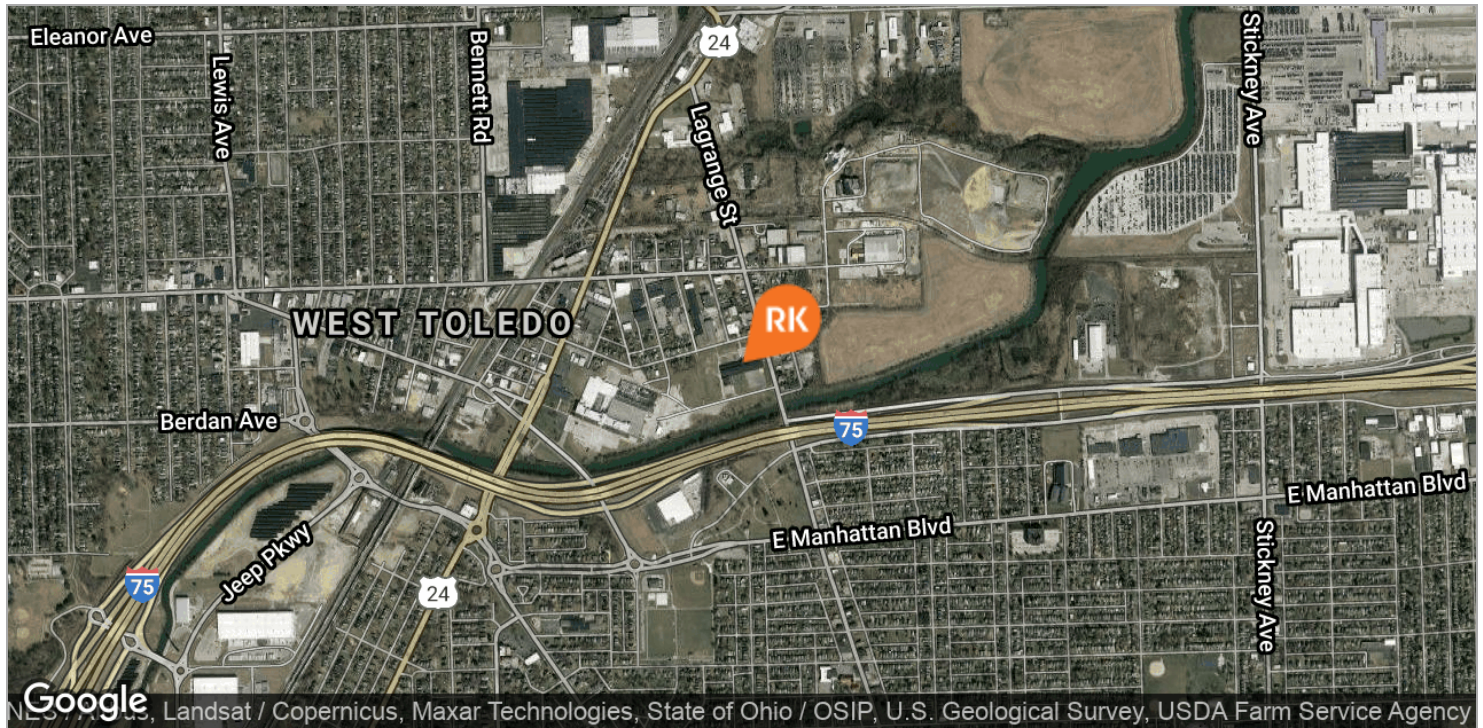
Reichle | Klein Group
Commercial Property Brokers, Managers & Investment Advisors

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