

**2021 MESCHER DRIVE
MONCLOVA, OHIO 43542
(SPRINGFIELD TWP.)**



**SIGNATURE
ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL FOR SALE OR LEASE
7,200 Square Feet Available



GENERAL INFORMATION

Sale Price:	\$478,000
Lease Rate:	\$4.75 per sf NNN
Building Size:	7,200 sf per owner
Number of Stories:	1 + Mezzanine
Year Constructed:	2003
Condition:	Good
Lot Dimensions:	328' & 7" Deep x 500' Wide
Acreage:	4.91
Closest Cross Street:	South Eber Road and Crissey Road
County:	Lucas
Zoning:	M1 – Limited Industrial District
Parking:	10 to 12 spaces in striped asphalt lot Additional parking & storage in the gated, fenced gravel lot to the east of the building.
Curb Cuts:	1
Street:	2 lane , 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM
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Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Office Space:	Approximately 500 sf
Shop Space:	Approximately 7,084 sf
Exterior Walls:	Pre-engineer metal with bat insulation
Structural System:	Metal stud framing
Roof:	Metal
Floors:	Concrete
Floor Coverings	Carpet – Office only Epoxy - Restroom
Ceiling Height:	Under beam 19' 8 " Office 8'
Basement:	No
Heating:	3 suspended co-ray vacuum heaters and waste oil furnace
Air Conditioning:	Small window unit in office and lunch room
Power:	2-200 amps panels
Security System:	Yes – Currently monitored thru Central Security
Restrooms:	2- 1 Men's and 1 Women's
Overhead Door:	7 – Electric (6 - 12 x 14 and 1 - 14' x 14')
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Located on building facade
Rail:	No
Cranes:	No
Floor Drains:	1 In each bay

BUILDING INFORMATION

Current Occupant:	Owner : CFS Truck & Fleet Repair
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	No - Arrange thru listing agent

LEASE DETAILS

Term:	5 years
Security Deposit:	1 Month's rent
Options:	Negotiable
Improvement Allowance:	None
Tenant Responsibilities:	Tenant pays for all operating expenses.

UTILITIES

Electric:	Toledo Edison
Gas:	Ohio gas
Water:	Point well
Sanitary:	Septic and leach field

Comments:

- Compressed airlines.
- Electric running thru the back of the lot back northeast corner of the lot.
- Catch basin in the lot.
- Closed circuit monitoring system.
- Ceiling fans throughout the bays.
- The lifts in building are available separate from the sale of the building.

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2017 REAL ESTATE TAXES

Address	Parcel #	Assessor #	Taxes Per Year	100% Land Value	Building Valuation	Total Valuation
2021 Mescher Drive	65-56197	28-144-027	\$ 9,270.26	\$ 75,400	\$ 224,600	\$ 300,000
2105 Mescher Drive	65-56211	28-144-025	\$ 2,262.44	\$ 74,300	\$ 1,100	\$ 75,400
2115 Mescher Drive	65-56224	28-144-024	\$ 1,933.26	\$ 58,200	\$ 54,000	\$ 112,200
2125 Mescher Drive	65-56237	28-144-023	\$ 407.36	\$ 13,400	\$ 0	\$ 13,400
2135 Mescher Drive	65-56251	28-144-022	\$ 407.36	\$ 13,400	\$ 0	\$ 13,400
2145 Mescher Drive	65-56264	28-144-021	\$ 407.36	\$ 13,400	\$ 0	\$ 13,400
Totals:			\$14,688.04	\$248,100	\$279,700	\$527,800



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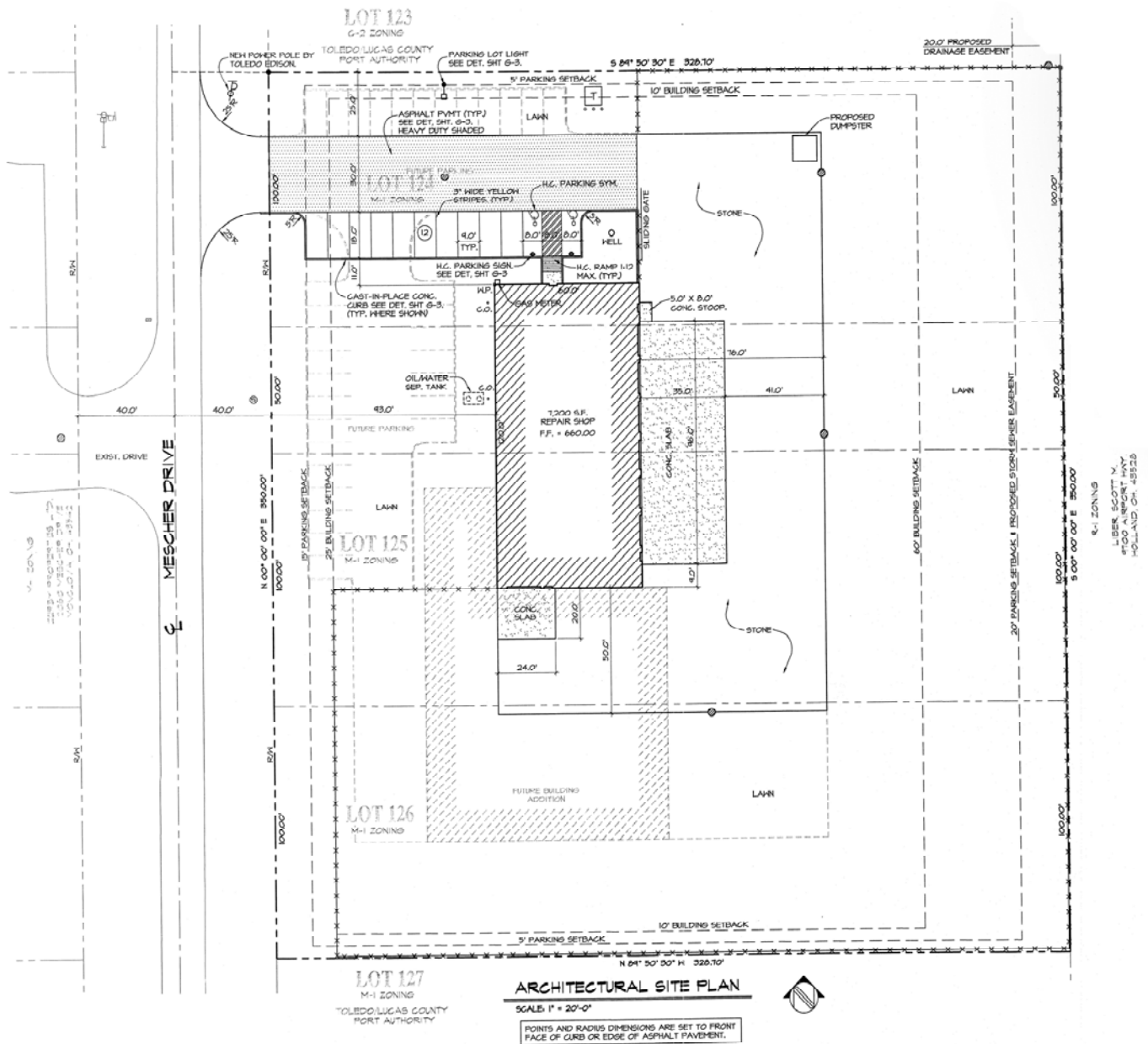
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NOTE: Seller is swapping with the adjoining property owner 10 feet of land on north side of the property for 10 feet of land on the south side of the property.

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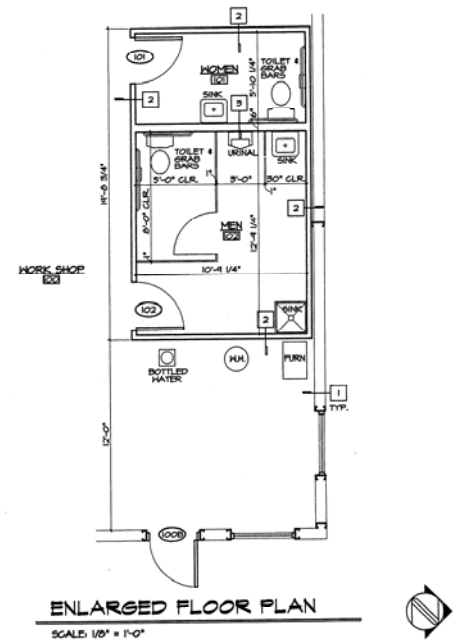
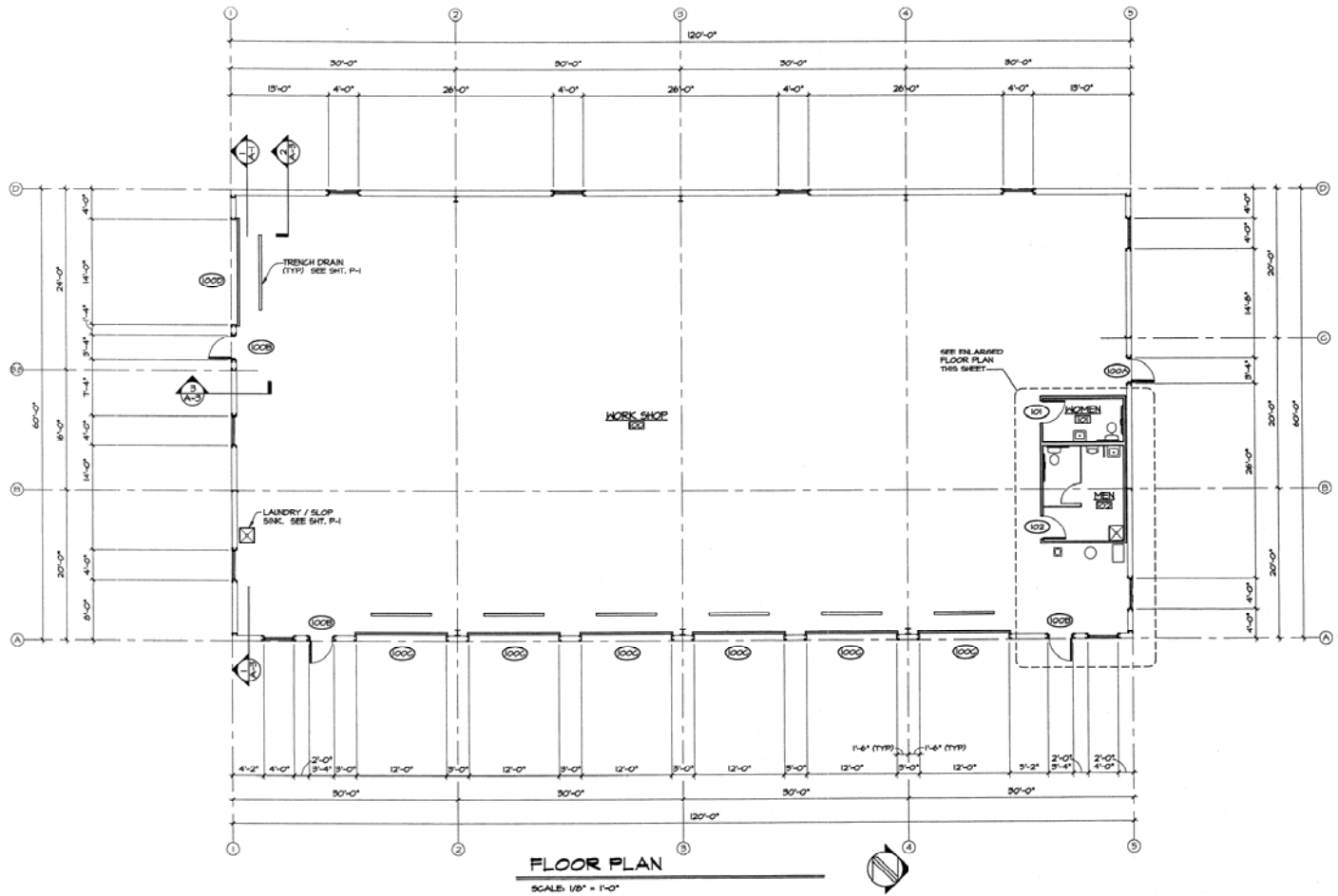
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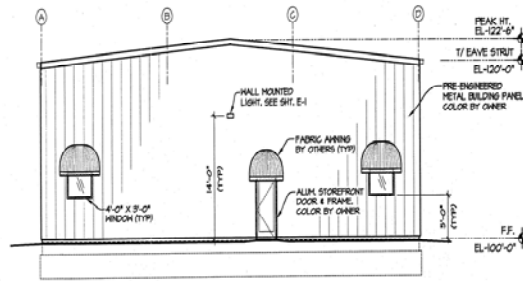
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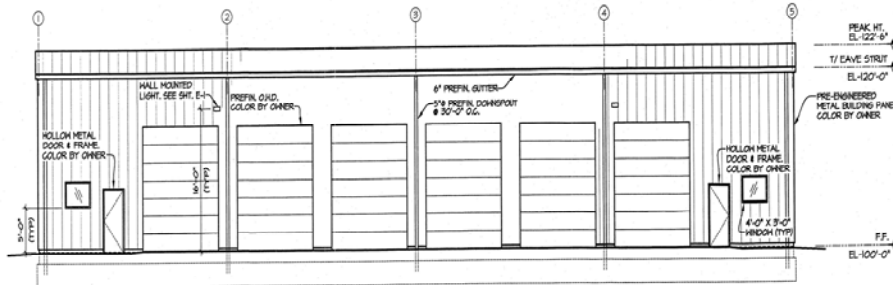
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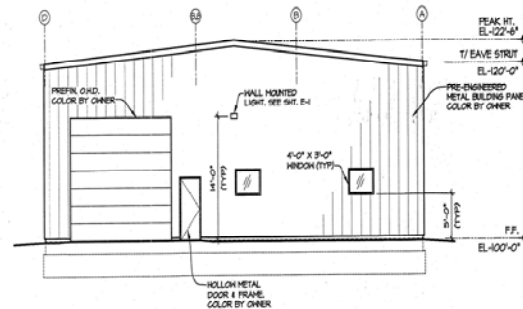
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



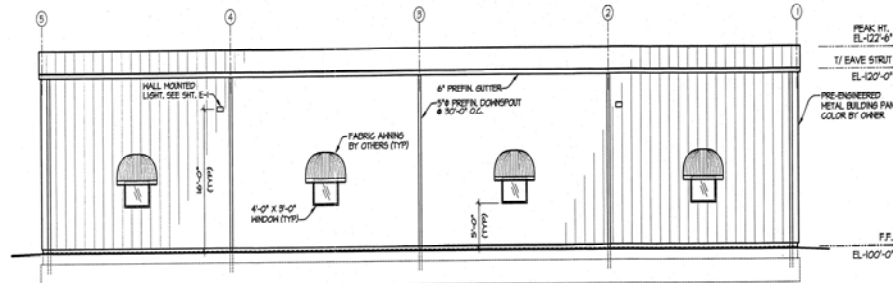
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

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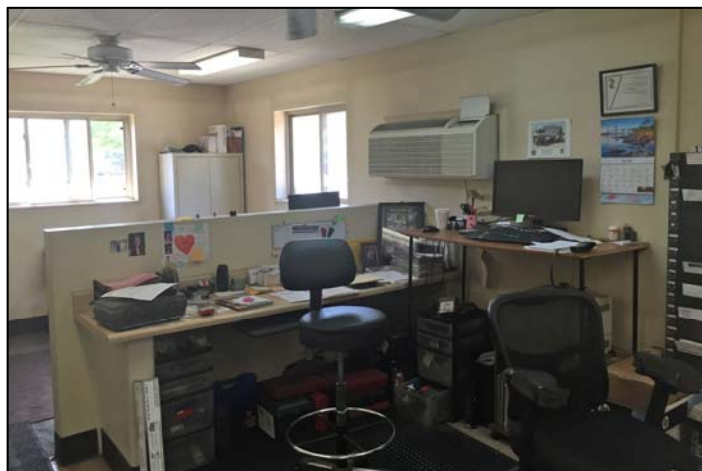
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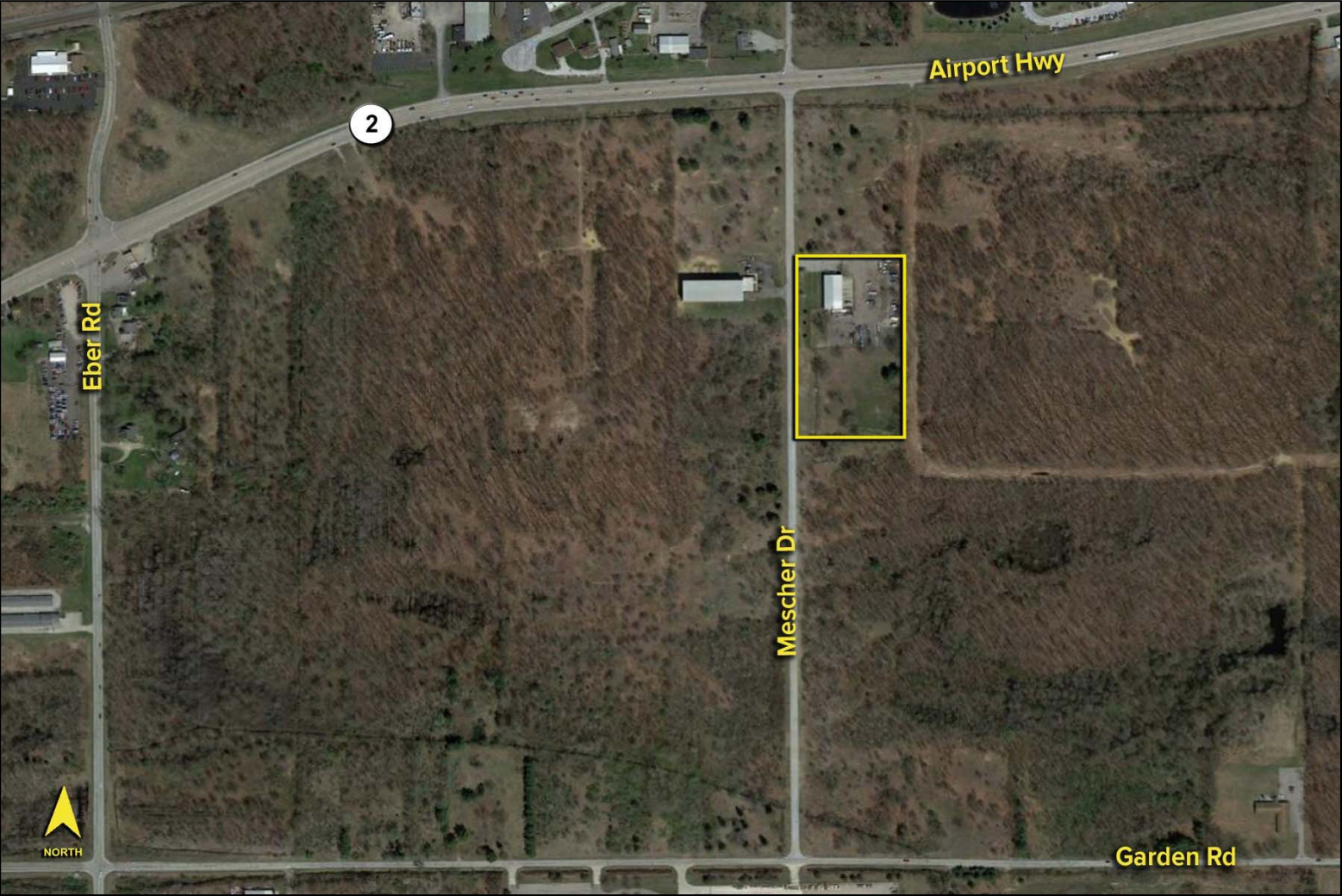
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