

4530 STENDEL AVENUE
TOLEDO, OHIO 43614

INDUSTRIAL SPACE FOR LEASE
840 & 1,620 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Space Available/Lease Rate:

Unit 4 840 sf @ \$325/month + utilities
Unit 6 1,620 sf @ \$625/month + utilities

Building Size: 7,936 square feet

Number of Stories: 1

Year Constructed: 1980 & 1984

Condition: Good

Acreage: 0.5

County: Lucas

Cross Street: S. Byrne Road

Zoning: IL – Limited Industrial

Parking : 25 spaces in common

Curb Cuts: 2

Street: 2 lane



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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

4530 Stengel Avenue, Toledo, Ohio 43614

Industrial Space For Lease

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Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	Unit 4 – none Unit 6 – 520 square feet
Shop Space:	Unit 4 – 840 square feet Unit 6 – 1,100 square feet
Exterior Walls:	Concrete block
Structural System:	Wood trusses
Roof:	Asphalt shingle
Floors/Coverings:	Varies by unit
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Wall unit in office
Power:	200 amp, 240/120v, 3 phase
Security System:	No
Restrooms:	1 per unit
Overhead Door:	1 per unit – 10' x 7'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Available space is vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	2 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities

2015 REAL ESTATE TAXES

TD:	21
Parcel:	01789
Total Taxes:	\$5,619.39

Comments:

- Well-maintained, multi-tenant office/shop.
- Each unit has separately metered electric and natural gas
- Unit 4 has a new window a/c unit and a restroom. Has grey floor and no overhead door.
- Unit 6 has an overhead door and a restroom.

For more information, please contact:

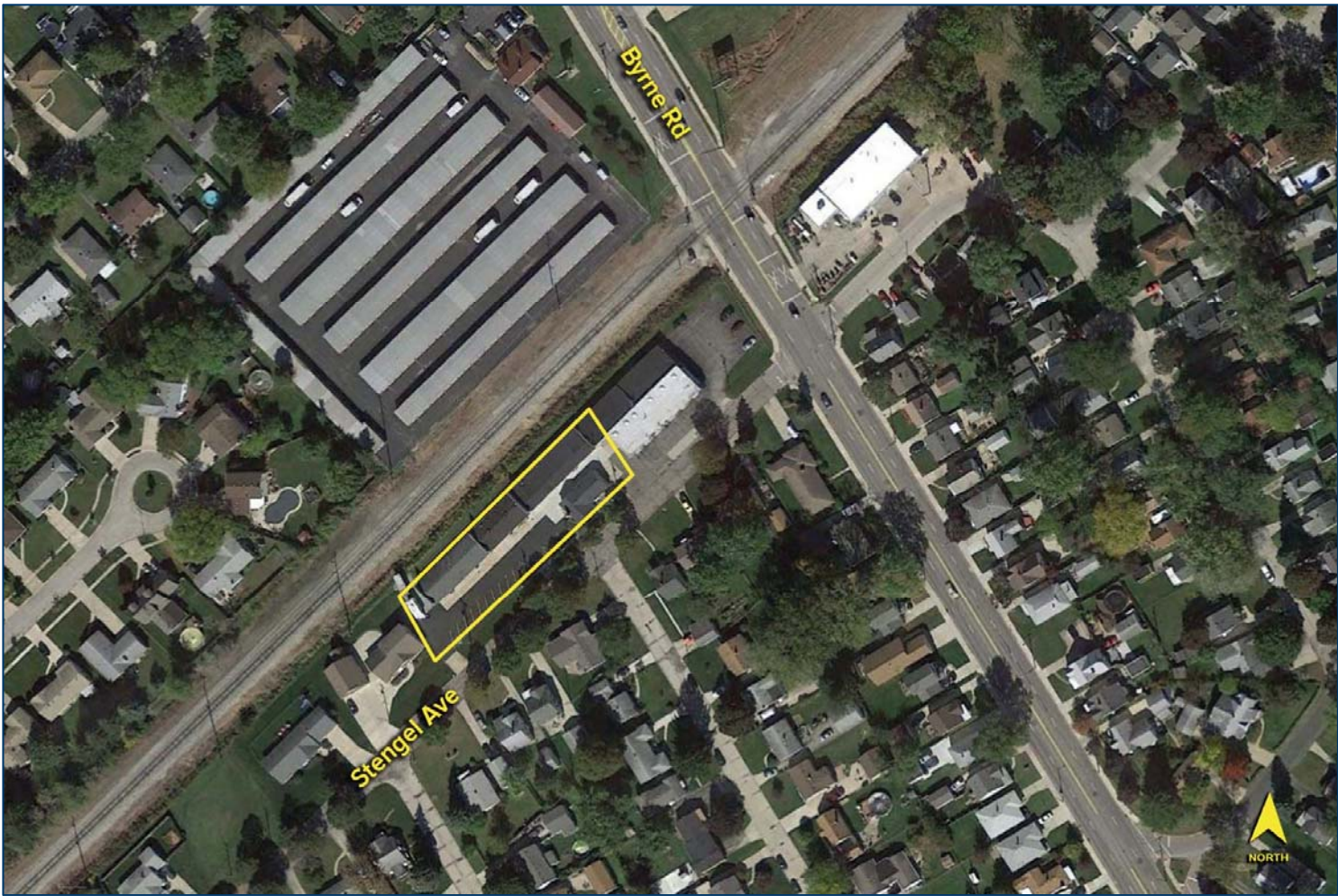
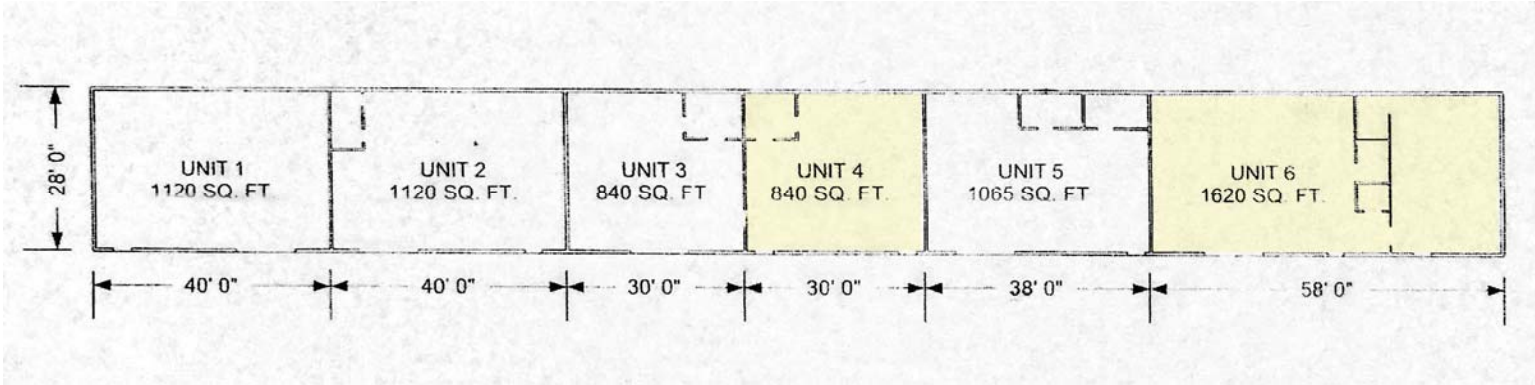
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.