

618 ROCKWELL & 1708 BOLTON
FINDLAY, OH 45840

INDUSTRIAL BUILDINGS FOR SALE/LEASE
9,248 & 5,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$425,000 for entire property
Lease Rate:	\$3,000 per month modified net for Rockwell \$750 per month for 0.87 acre lot
Building Size:	618 Rockwell – 9,248 sf 1708 Bolton– 5,400 sf
Number of Stories:	1
Year Constructed:	Unknown (1990 and 1994 per Hancock County Auditor)
Condition:	Good
Acreage:	3.3
Land Dimensions:	Rockwell - 161.58' w x 160' d Bolton - Irregular with 33.1' frontage on Rockwell x 256'
Closest Cross Street:	US 224 (W. Trenton Avenue)
County:	Hancock
Zoning:	I-1 Light Industrial
Parking:	Asphalt lot in front, unstriped Gravel lot in rear
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	1,328 sf (Rockwell)
Shop Space:	7,920 sf (Rockwell) 5,400 (Bolton)
Exterior Walls:	Block (Rockwell) Brick and Metal (Bolton)
Structural System:	Block and steel (Rockwell) Pre-engineered metal and block (Bolton)
Roof:	Asphalt shingle - insulated
Floors:	Concrete
Floor Coverings:	Carpet and ceramic tile in office areas
Ceiling Height:	17' 8" to center of beam (Rockwell) 24' 3" to peak 8' clear in office with drop ceiling and fluorescent lighting
Basement:	No
Heating:	GFA in office (new furnace) Suspended gas unit heaters in shop
Air Conditioning:	Office only
Power:	3 -220 V panels, 1 – 110V/220V panel, 3 phase, 4 wire There is a busbar
Security System:	No
Restrooms:	1 in shop, 1 in office (Rockwell)
Overhead Door:	1 – 13' x 14' approx. (Rockwell) 1 – 10' x 12' approx. (Bolton)
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	1 – 2 ton
Floor Drains:	No
Signage:	Front fascia per municipal code

BUILDING INFORMATION

Current Occupant:	Rockwell is unoccupied. Bolton is leased to Utility Solutions (mo-to-mo)
Occupancy Date:	Upon Closing or lease execution
Sign on Property:	Yes
Key Available:	Yes and lockbox

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant is responsible for insurance* (naming the Landlord an additional insured), utilities, lawn care, snow removal, maintenance expense.	
* Policy must be equal to or greater than current policy.	
Landlord is responsible for real estate taxes.	

UTILITIES

Electric:	AEP
Gas:	Columbia Gas
Water:	City of Findlay
Sanitary Sewer:	City of Findlay
Storm Sewer:	City of Findlay

2016 REAL ESTATE TAXES

Parcels:	610000335690 610000335650
Total Annual Taxes:	\$2,432.18 (Rockwell) \$2,473.60 (Bolton)

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Comments:

The following updates have been recently completed:

- Rockwell was repainted and mortar joints were redone.
- Rockwell and Bolton roofs were replaced within the past 5 years with asphalt shingles.
- Windows in the warehouse have been replaced.
- New furnace, air conditioning and water heater.

The office configuration includes:

- 3 offices with a large open meeting room.
- 1 dry walled office in 1708 Bolton. No plumbing.

The shop (Rockwell) includes:

- Compressed air lines.
- Back flow preventer.
- Shop office break room and restroom
- Mezzanine storage above the office.
- Additional mezzanine storage in the corner of the warehouse.

The Bolton Building

- 1708 Bolton is leased @ \$1,000 per month plus electric on a month-to-month basis. They have been a tenant for approximately 1.5 years.
- The building can be leased and the additional 0.87 acre lot can be leased separately from each other. See aerial map. The price to lease the unimproved 0.87 acre lot is \$750 per month.
- CTL Engineering completed the Phase 1 and Phase 2 of the property which is on file.
- The lay down yard is completely fenced, secured and lit.

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1708 Bolton



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Interior of 618 Rockwell



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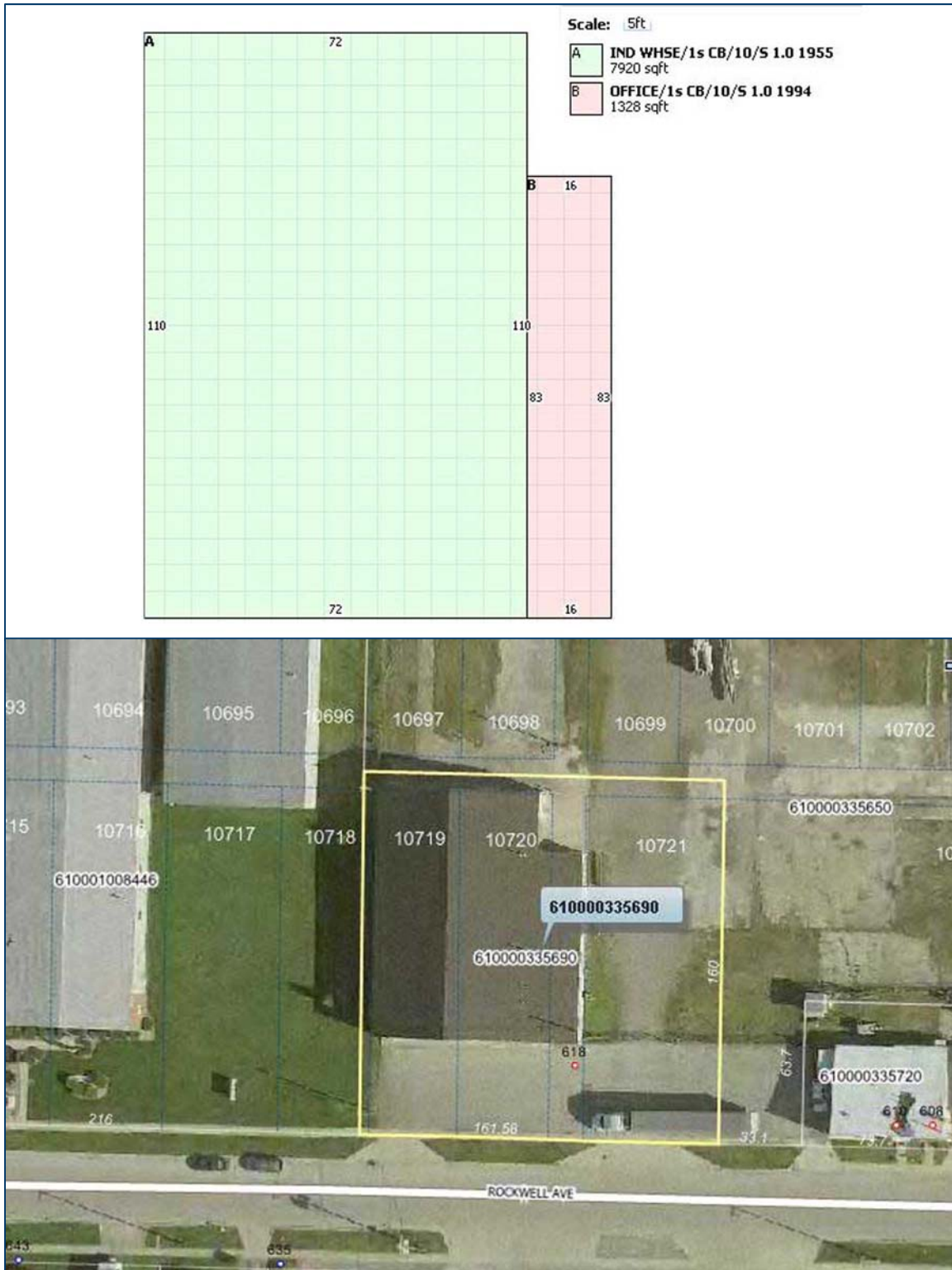
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618 Rockwell



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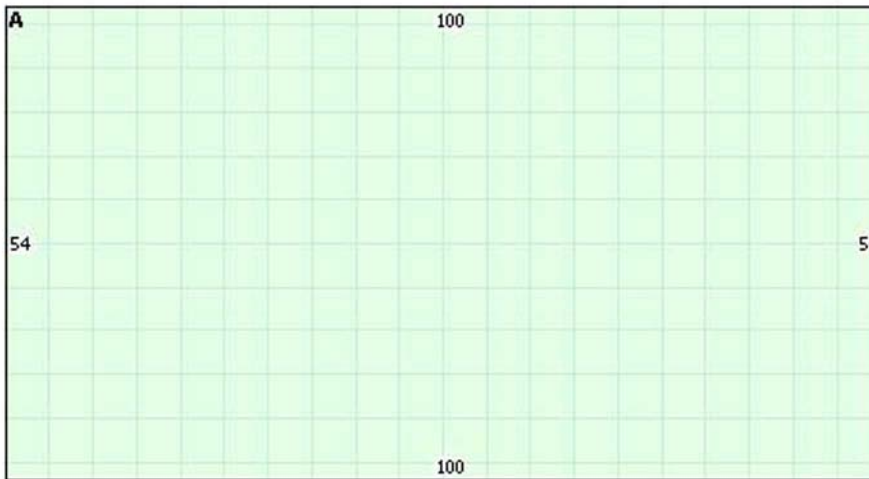
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1708 Bolton

Scale: 5ft

A IND WHSE/1s MTL/12/5 1.0 2004
5400 sqft



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FOR SALE OR LEASE

*Jim Tesnow - 12.Dec.2016

618 Rockwell Avenue

Main Building	Office:	1328ft ²
	Attached W/H - Shop area w/ crane:	7920ft ²
	Total Building Area:	9,248ft ²

Lot Size: ~1.33 acres

*Close proximity to I-75

Recent Remodeling Includes:

Main Building	Offices
	New Furnace
	New A/C
	New Restroom in Shop
	New Windows in Shop
	New Hot Water Heater
	New Roof

Utilities

Water & Sewer: Yes (City of Findlay)
Electric: Yes (AEP)
Natural Gas: Yes (Columbia Gas)

Lease Information

Lease:

Lessee is responsible for payment of rent, insurance, utilities, lawn care, snow removal and maintenance expense from the use of the property (Taxes paid by owner)

Lease rate: \$3000 per month

Term: 5 years

Deposit: \$3,000.00

***Insurance note:** Lessee must obtain insurance equal to the Lessor's current policy and name the Lessor as an additional insured



Lot Size: ~1.1 acres

W/H - Work Area: 5400ft²
New Roof/Enclosed Shop office

Utilities

Water & Sewer: No
Electric: Yes
Natural Gas: No

Lease Information

Lease:

Lessee is responsible for payment of rent, utilities (if applicable), lawn care, snow removal and maintenance expense from the use of the property (Taxes and Insurance paid by owner)

Lot Size: ~0.87 acres
(Land only) \$0.02 per ft²

Lease rate: \$750 per month

Term: Negotiable

Deposit: \$750.00

Sale Information

618 Rockwell Avenue

1708 Bolton St.

Lot Size: 3.3 acres (fence enclosed)

Price: \$425,000

Possession: Negotiable

Phase 1: Completed

Phase 2: Completed

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