

3008 DOUGLAS ROAD
TOLEDO, OH 43606

OFFICE BUILDING FOR LEASE
1,800 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1,400 per month plus utilities
Building Size:	1,800 sf plus 150 sf storage shed
Number of Stories:	1
Year Constructed:	1954 and 1974
Condition:	Good
Closest Cross Street:	Haughton
County:	Lucas
Zoning:	M-1 - Limited Industrial
Parking:	8 spaces
Curb Cuts:	1
Street:	4 lane with center turn



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
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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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BUILDING SPECIFICATIONS

Exterior Walls:	Brick and siding
Structural System:	Wood truss
Roof:	Shingle
Floors:	Wood
Floor Coverings:	Carpet & tile
Ceiling Height:	8' to 9'
Basement:	No
Heating:	Gas Forced Air
Air Conditioning:	Central
Security System:	Yes
Restrooms:	2
Sprinklers:	No
Signage:	Next to door and front yard sign available
Special Features:	ADA ramp

BUILDING INFORMATION

Current Tenant:	Building is vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	1 month's rent
Options:	Available
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Gas, electric, water, suite janitorial, suite interior maintenance, insurance (content, liability, plate glass) and refuse removal.

2015 REAL ESTATE TAXES

TD:	02
Parcel:	61001
Total Taxes:	\$2,504.40

Comments:

- Two large open work areas, kitchenette, many windows.
- One room has a utility sink and tile floor.
- Fluorescent fixture lighting.
- Additional parking available.



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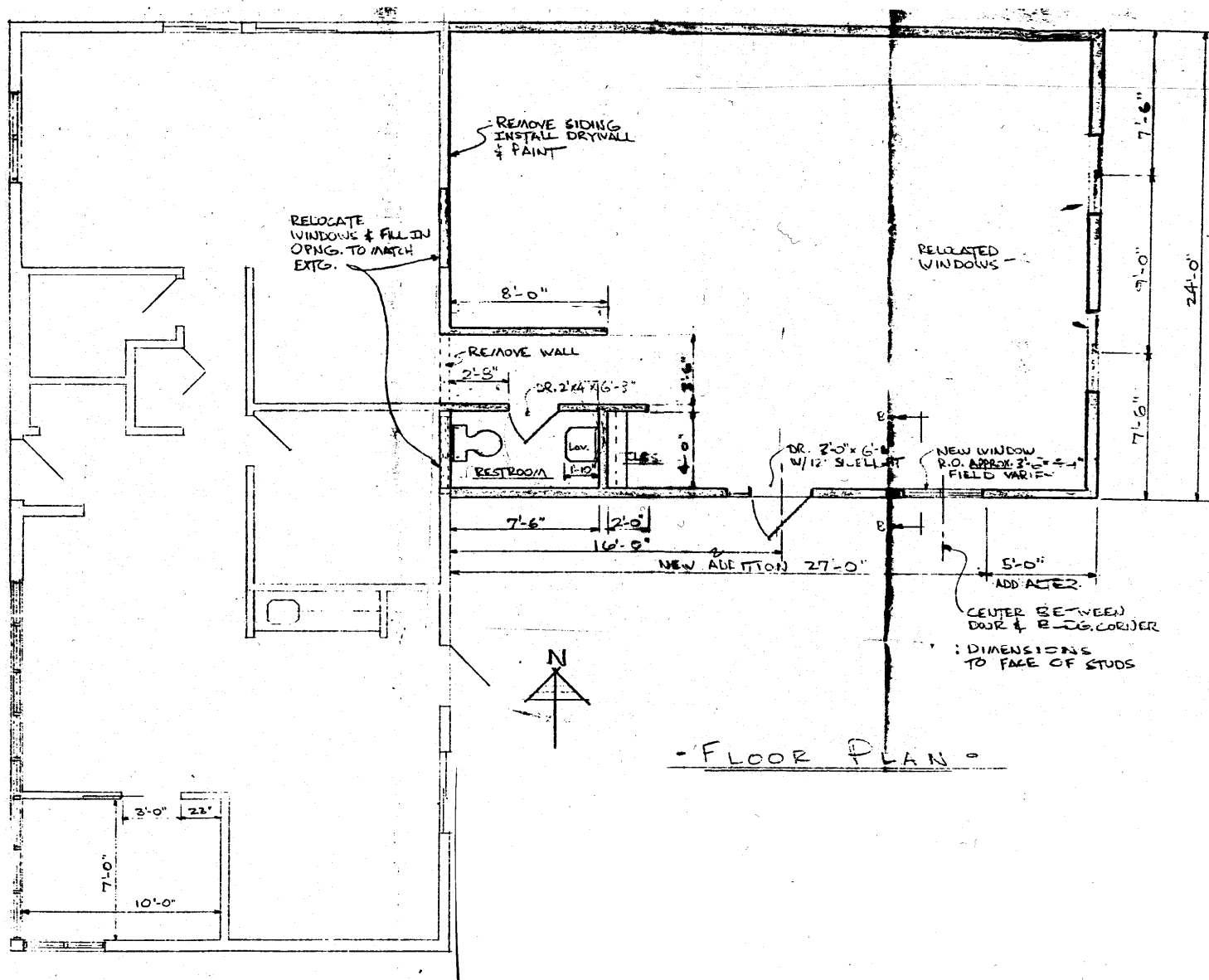
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