

28603 GLENWOOD ROAD
PERRYSBURG TWP, OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
11,100 Square Feet Available



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GENERAL INFORMATION

Lease Rate:	\$5,000/month NNN
Available Space:	6,060 sf warehouse 3,600 sf office (1,800 on 2nd floor) <u>1,440</u> sf – outbuilding 11,100 square feet total
Building Size:	9,600 square feet
Number of Stories:	Two
Year Constructed:	1973
Condition:	Good
Acreage:	6.18 acres
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	I-2
Parking:	Entire site is fenced & paved
Curb Cuts:	One
Street:	Glenwood is 2 lane Twp road



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	1,800 sf per floor
Shop Space:	6,060 square feet
Exterior Walls:	Brick & metal
Structural System:	Pre-engineered metal
Roof:	Warehouse – Metal Office - flat
Floors/Coverings:	Tile
Ceiling Height:	12' – 14'
Basement:	No
Heating:	Warehouse – none Office - propane
Air Conditioning:	Office only (repairs are needed)
Power:	225a/3-phase/4-wire
Security System:	No
Restrooms:	2 on each floor, 1 in driver's lounge
Truck Well/Dock:	9 on north/south sides, 4 on west side (22 total)
Overhead Door:	Drive up ramp to main crossdock warehouse, 14' door in garage
Sprinklers:	No
Signage:	Available
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Venture Express – upstairs – available 2 nd quarter 2021 RTS – occupies drive-in garage, crossdock and ground floor office
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	By appointment only

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Landlord is willing to perform some improvements
Tenant Responsibilities:	Prorata share of operating expenses, except for roof, structure and parking lot replacement

ADDRESS	PARCEL #	ACREAGE	TAXES	LAND VALUE	IMPROVEMENT VALUE
28863 GLENWOOD	P57-300-35030103500	2.87	\$43,296.38	\$98,600	\$0.00
28603 GLENWOOD	P57-300-35030103600	3.32	\$15,536.32	\$132,800	\$331,900

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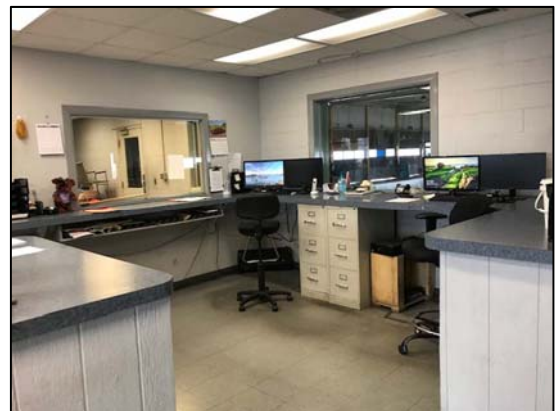
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Comments:

- Entire site is fenced.
- Additional outbuilding is 1,440 square feet.
- Unisex restroom, 2 storage rooms, lounge and 3-4 offices on upper floor.
- Exterior steps to access upstairs.
- Additional door for propane cage located on the west end, but does not have a ramp.
- Internal roof drains, which drain towards center of building.
- Propane tank for gas.
- There is a likelihood that Venture Express would remain as an upstairs tenant.



First floor offices

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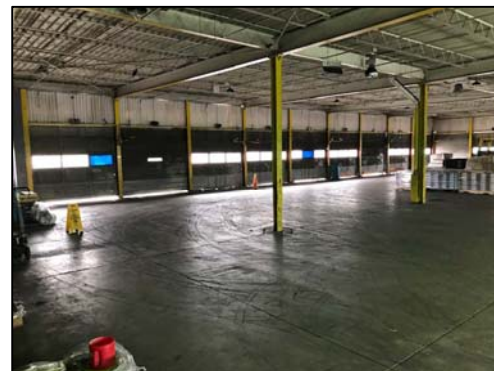
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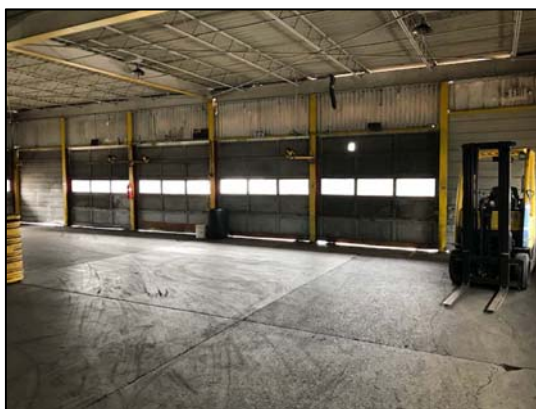
Second floor offices



Northern Exposure Doors



Southern Exposure Doors



Western Exposure Doors

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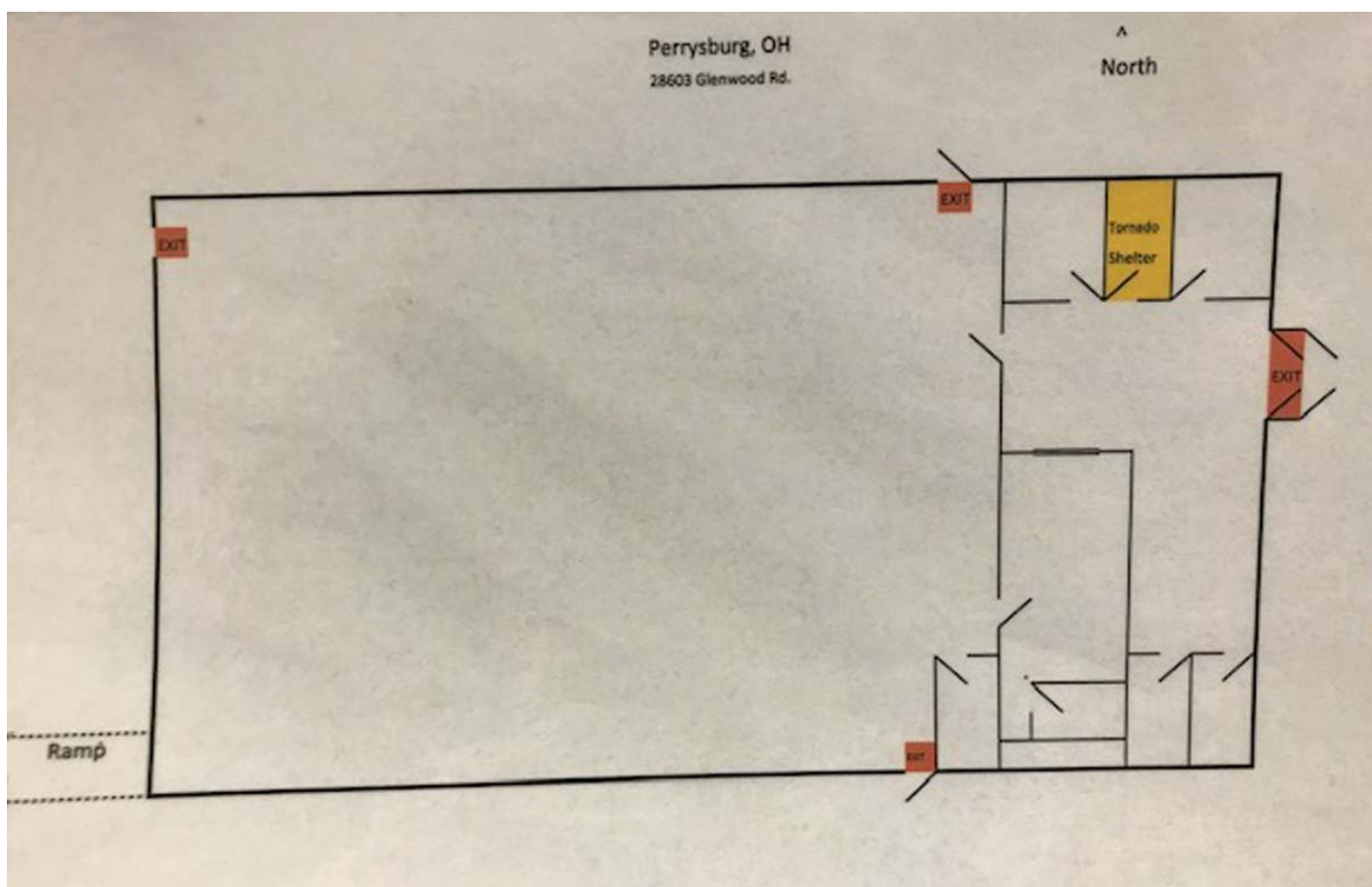
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Front entry gates



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Outside rear yard



Drive in garage with 14' door

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UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas at the street Property is heated with propane
Water:	Northwestern Water & Sewer District
Sanitary Sewer:	Northwestern Water & Sewer District
Storm Sewer:	Perrysburg Township

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