

211 N. REYNOLDS ROAD
TOLEDO, OH 43615

OFFICE BUILDING FOR SALE/LEASE
14,328 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER TREBOR, INC. BUILDING



GENERAL INFORMATION

Sale Price:	\$375,000
Lease Rate:	\$8.00 psf plus prorata share of utilities
Building Size:	14,328 square feet*
Number of Stories:	3
Year Constructed:	1973 - renovated in 2007/2008 and 2016
Lot Dimensions:	165' x 245'*
Acreage:	1.117*
Condition:	Good
Closest Cross Street:	Hill Avenue
County:	Lucas
Zoning:	CO Office Commercial*
Parking:	46 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane

* Per Lucas County Auditor



For more information, please contact:

JOE FRANCIS
(419) 249 6320
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	T-111 siding and vinyl
Structural System:	Wood and steel bar joist
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet and Pergo flooring
Ceiling Height:	Varies
Basement:	No
Heating:	Forced air
Air Conditioning:	Central
Power:	200 amp, 120/208V, 3 phase
Security System:	Yes
Restrooms:	6
Sprinklers:	No
Signage:	Monument and fascia

BUILDING INFORMATION

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

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Suite janitorial Prorata share of utilities

2016 REAL ESTATE TAXES

TD:	20
Parcel:	17032
Assessor Number:	05-915-029.0
Total Annual Taxes:	\$5,734.82

Comments:

- Contemporary office building with excellent visibility on Reynolds Road.
- Located near Herzing College.
- Various open areas can accommodate large meetings and seminars.
- Can be split for qualified tenant.
- Full kitchen on second floor.
- 14' x 26' conference room.
- Has land for possible day care user.
- Handicap assist lift to second floor only.

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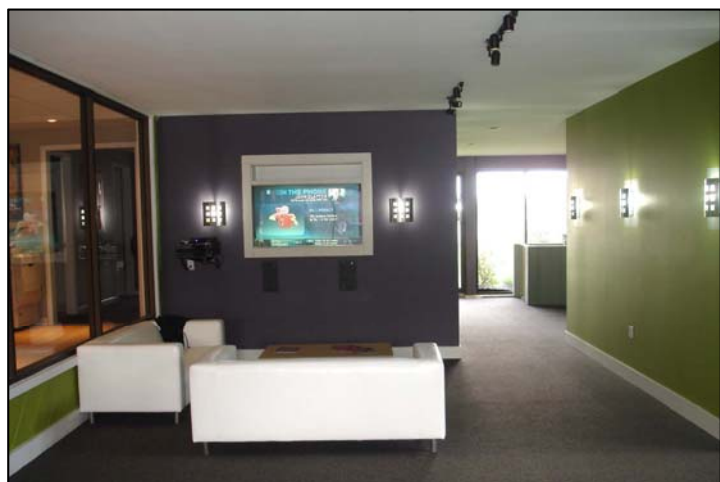
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Lobby



Second Floor



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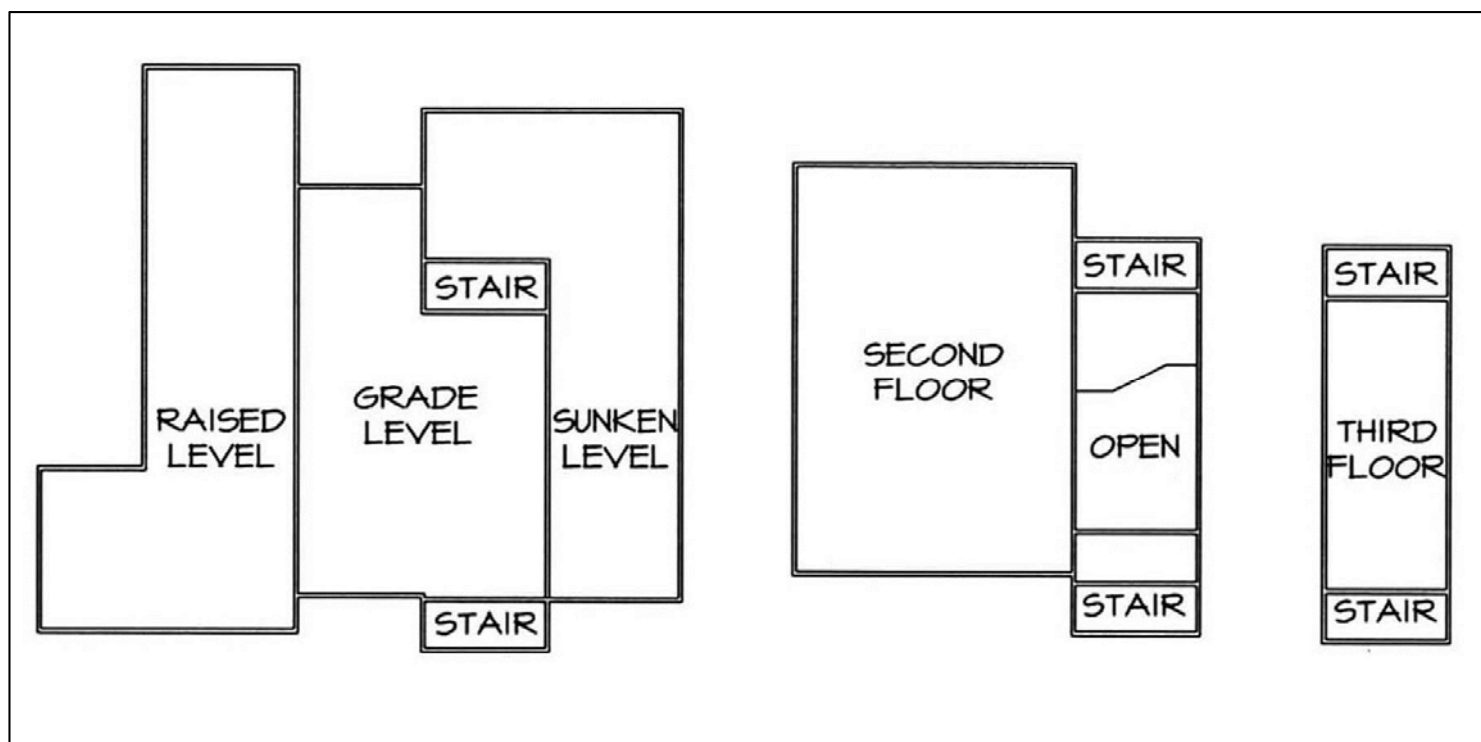
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