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Commercial Real Estate  
Brokers/Advisors  
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Four SeaGate  
Suite 608  
Toledo, Ohio 43604

## INDUSTRIAL SPACE FOR LEASE

**4530 STENDEL AVENUE  
TOLEDO, OH 43614**



**SPACE AVAILABLE/LEASE RATE:** Unit 4 – 840 square feet @ \$350 per month plus utilities

### *General Information:*

**Building Size:** 7,936 square feet

**Number of Stories:** 1

**Year Constructed:** 1980 and 1984

**Condition:** Good

**Acreage:** 0.5

**Lot Dimensions:** 82' x 281'

**Closest Cross Street:** S. Byrne Road

**County:** Lucas

**Zoning:** IL, Limited Industrial

**Parking:** 25 spaces in common

**Curb Cuts:** 2

**Street:** 2 lane

**For more information, contact 419-249-7070**

**Robert P. Mack, CCIM, SIOR**

**419-249-6301 or 419-466-6225**

[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)

[www.signatureassociates.com](http://www.signatureassociates.com)

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### *Building Specifications:*

**Exterior Walls:** Concrete block  
**Structural System:** Wood trusses  
**Roof:** Asphalt shingle  
**Floors:** Concrete  
**Floor 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:** Pro-Crete, Inc.  
**Occupancy Date:** Upon lease execution  
**Other Tenants:** SGI Images • Doors & Drawers  
 • Dr. Richard Nelson • Crow Creek  
 Therapeutics • K&J Meats

**Sign on Property:** Yes  
**Key Available:** Yes

### *Lease Details:*

**Term:** 2 years  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvements Allowances:** Negotiable

Tenant responsible for utilities.

### *Real Estate Taxes as of 2014:*

**TD:** 21  
**Parcel:** 01789

**Total Annual Taxes:** \$5,160.62



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**CUSHMAN &  
WAKEFIELD**



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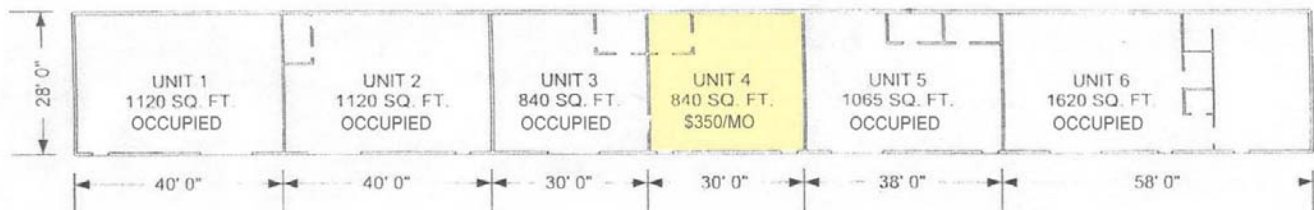
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### Remarks:

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



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