

# Durivage Pattern & Manufacturing

20522 W. State Route 579 | Curtice, OH 43412



## OFFERING SUMMARY

<b>SALE PRICE</b>	<b>\$992,000</b>
Building Size:	24,800 SF
Acreage:	6.1 Acres
Year Built:	1985
Renovated:	1996
Zoning:	Industrial
Submarket:	Outside Metro Area

## PROPERTY OVERVIEW

- Well-maintained, clean machining and high-tolerance manufacturing facility
- Turn-key operation including major machines
- Additional ancillary equipment - inquire for list
- Clean environmental
- Heavy floor load - 12" reinforced concrete
- New lighting
- Heavy 3-phase power
- Six overhead cranes
- Auxiliary throughout with compressors included
- Grade-level doors throughout
- CMM/CNC hardwire infrastructure
- Land for expansion
- Additional mezzanine storage
- Primary electric service
- Certified fire-alarm system
- No city income tax

For More Information Contact:

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**Todd Dickerson**

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## SALE DETAILS

Building Size	24,800 SF
Sale Price	\$992,000

## BUILDING INFORMATION

Office Size	4,600
Tenancy	Single
Year Built	1985
Renovated	1996
Building Class	B
Condition	Excellent
Construction Status	Existing
Building Exterior	Metal
Roof System	Metal
Column Spacing	25' x 40'
Floor Drains	No
Lighting	T8 in Office, T5 in Manufacturing Area
Restrooms	Three
# of Grade Level Doors	4
Number of Cranes	6
Crane Description	(2) 1-Ton, (1) 2-Ton, (2) 5-Ton, (1) 10-Ton
Mezzanine	Yes

## PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Manufacturing
Zoning	Industrial
Acreage	6.1 Acres
Annual Real Estate Taxes	\$9,905.26
Annual Real Estate Taxes / SF	\$0.40/SF
Parcel Number(s)	0010760014885000, 0010003500038001
Rail Access	N/A

## LOCATION INFORMATION

Building Name	Durivage Pattern & Manufacturing
Street Address	20522 W. State Route 579
City, State, Zip	Curtice, OH 43412
County	Ottawa
Municipality	Allen Township
Submarket	Outside Metro Area
Cross Streets	N. Oakwood Lane

## UTILITIES

Internet Provider	Spectrum/Cat 5
Power Provider	Toledo Edison
Fuel Provider	3,000-Gallon Propane Tanks
Water Provider	Well

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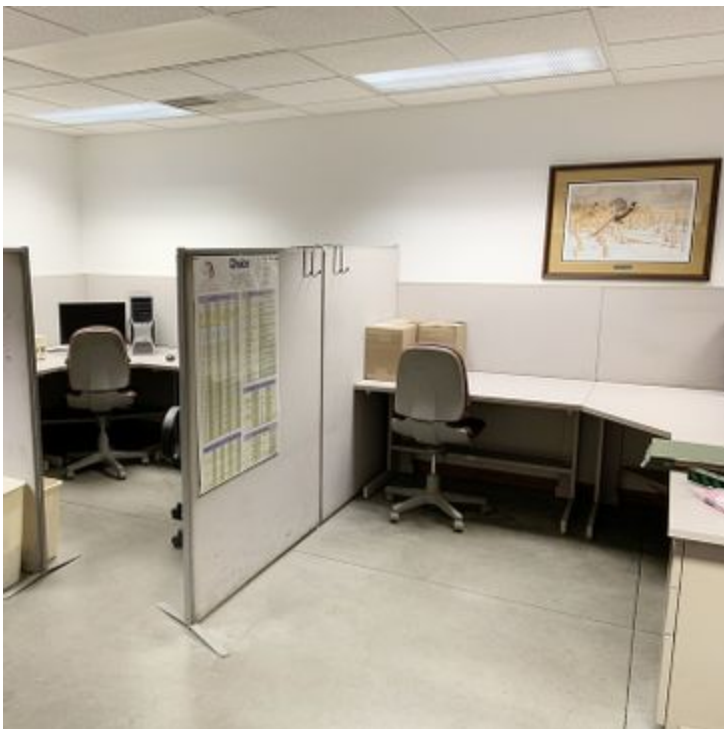
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Industrial Property For Sale

RK

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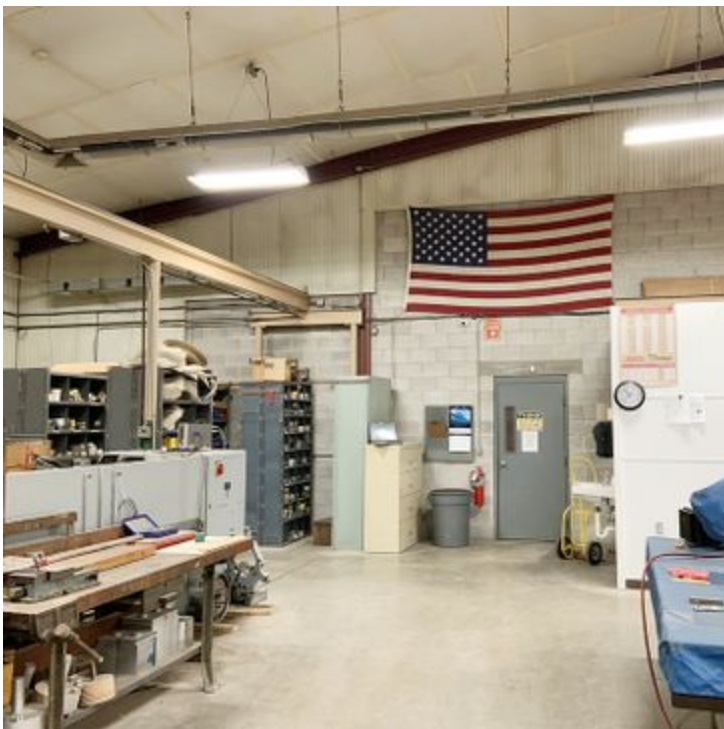
**Reichle | Klein Group**   
Commercial Property Brokers, Managers & Investment Advisors

Industrial Property For Sale

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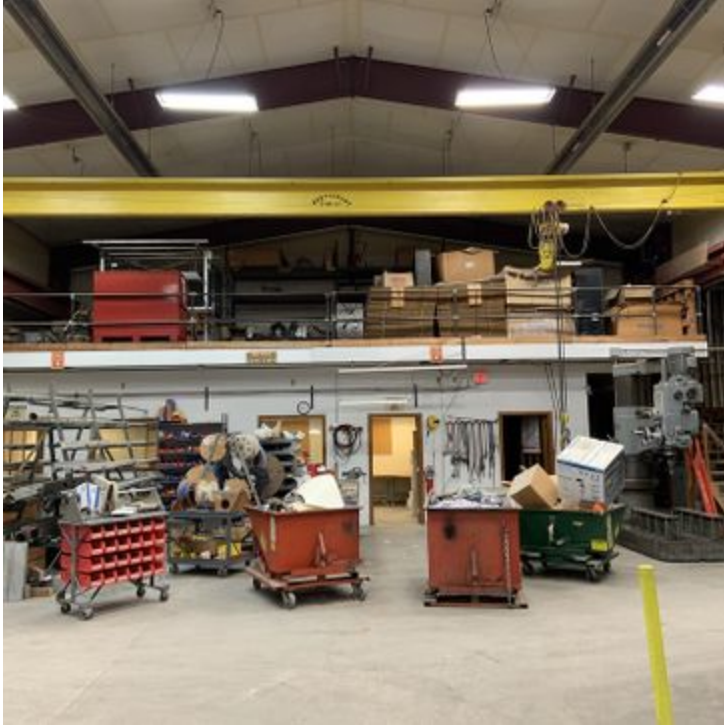
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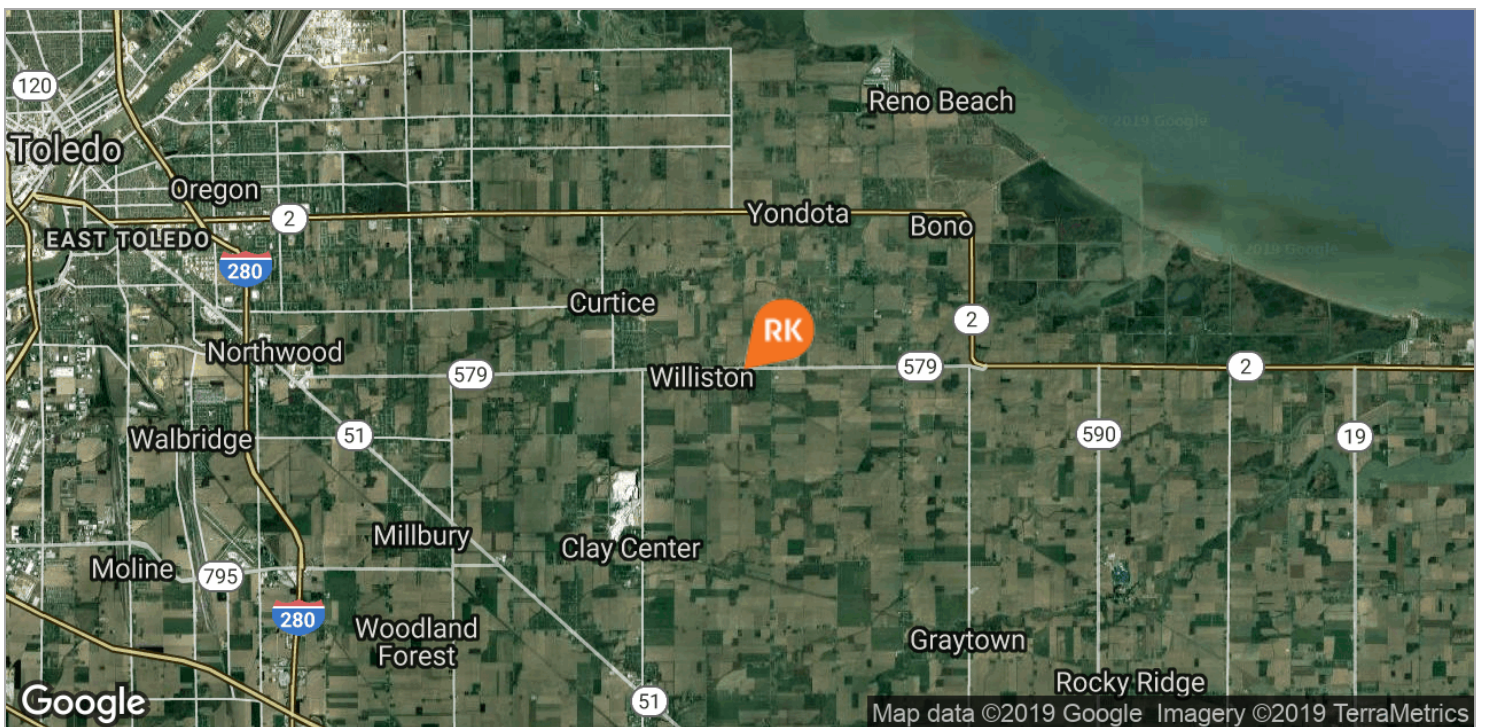
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