



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants

Four SeaGate
Suite 608
Toledo, Ohio 43604

OFFICE BUILDING FOR SALE/LEASE

FORMER TREBOR, INC. BUILDING
211 N. REYNOLDS ROAD
TOLEDO, OH 43615



SALE PRICE: \$375,000

LEASE RATE: \$8.00 psf plus prorata share
of utilities

General Information:

Building Size: 9,586 square feet *

Number of Stories: 3

Year Constructed: 1973; renovated 2007 - 2008

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.

Remarks:

- 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 2nd floor only.

For more information contact 419-249-7070

Joe Francis 419-249-6320

jfrancis@signatureassociates.com

www.signatureassociates.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



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Building Specifications:

Exterior Walls: T-111 siding and cedar shakes
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: 100 amp, 120/208V, 3 phase
Restrooms: 6
Security System: Yes
Overhead Doors: No
Sprinklers: No
Signage: Monument and fascia

Building Information:

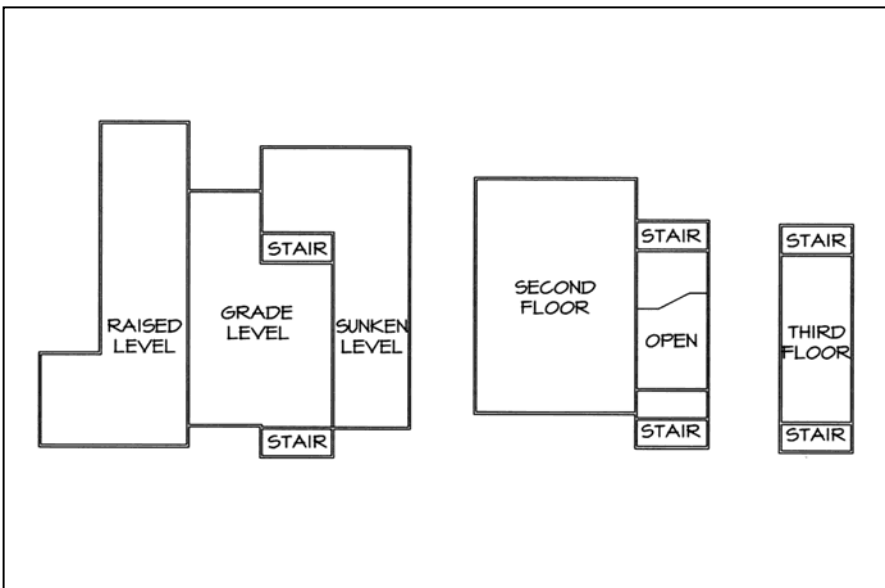
Current Occupant: None – building is vacant
Occupancy Date: Upon Closing or lease execution

Sign on Property: Yes
Key Available: Yes

Lease Details:

Term: Negotiable
Security Deposit: 1 month's rent
Options: Negotiable
Improvement Allowance: Negotiable

Tenant responsible for suite janitorial and prorata share of utilities.



Real Estate Taxes as of 2015:

TD: 20
Parcel: 17032
Assessor Number: 05-915-029.0
Total Annual Taxes: \$5,869.36

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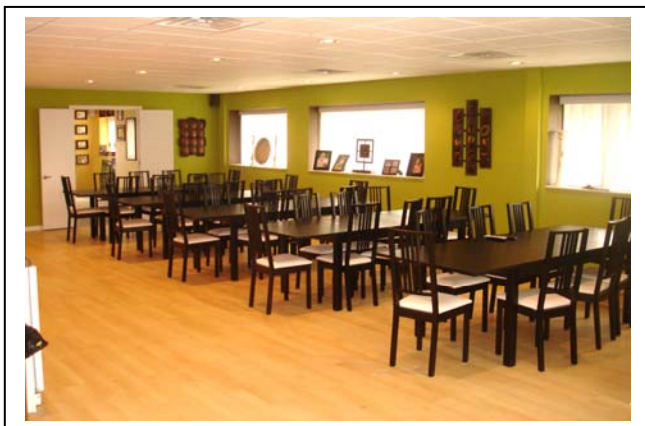
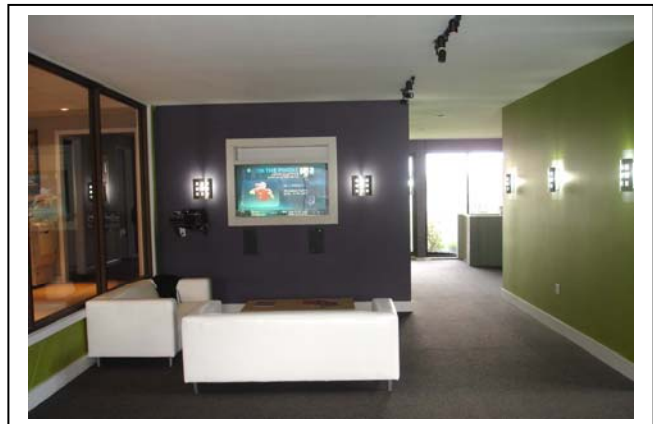
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Lobby



Second floor



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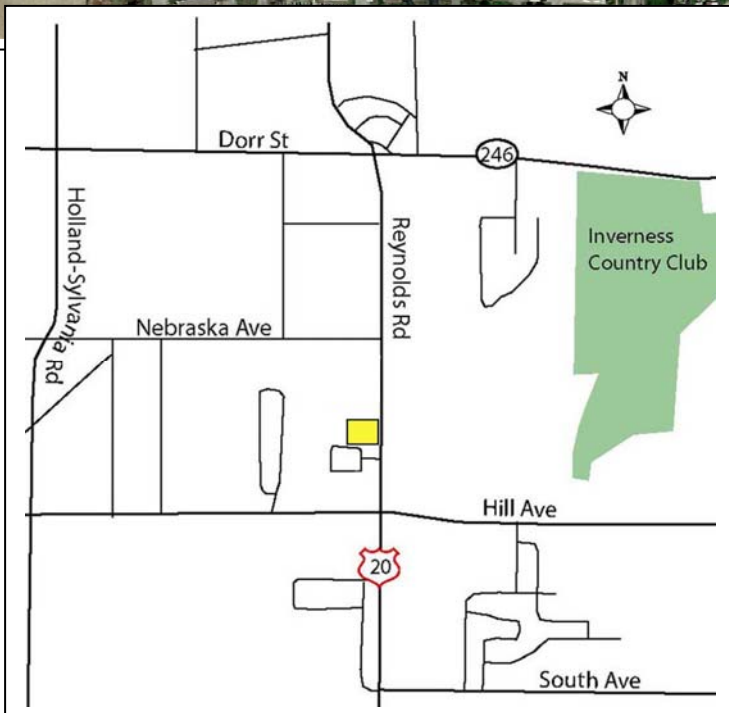


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