

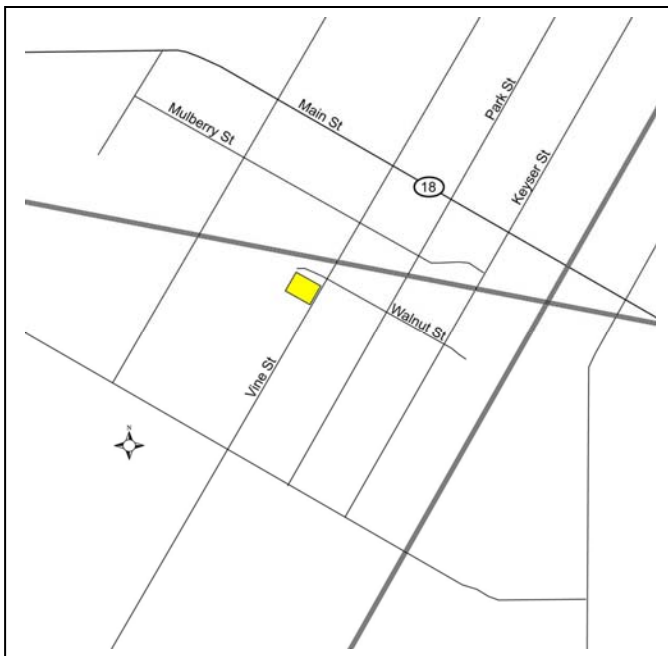


INDUSTRIAL BUILDING FOR SALE

Commercial Real Estate
Brokers/Advisors
Property Management
Consultants

Four SeaGate
Suite 608
Toledo, Ohio 43604

**320 S. VINE STREET
DESHLER, OH 43516**



SALE PRICE: \$430,000

General Information:

Building Size: Approximately 98,240 square feet

Number of Stories: 1

Year Constructed: 1962 thru 1991

Condition: Fair

Acreage: 8.36

Land Dimensions: 452' on Vine Street and 907' on South Street

Closest Cross Street: Bounded by CSX Railroad on the north, Vine Street on the east, South Street on the south and Washington Street on the west

County: Henry

Zoning: M-1 Restricted Industrial

Parking: Entire site is fenced with an array of paved areas and hard surfaces for cars and truck parking

Curb Cuts: 3

Street: 2 lane, 2 way

**For more information, contact: 419-249-7070
Robert P. Mack, CCIM, SIOR 419-249-6301
rpmack@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:

Office Space: Approximately 6,000 square feet

Shop Space: 92,240 square feet

Exterior Walls: Concrete

Structural System: Steel joist supports

Roof: Flat rubber on original portion and pitched metal on additions

Floors: Concrete

Floor Coverings: Tile

Ceiling Height: 12' to 20'

Basement: No

Heating: Co-ray-vac and gas unit heaters

Air Conditioning: Office only

Power: 480/440/220 volt service and 440V and 240V buss duct

Security System: Yes - ADT

Restrooms: Men's and women's restroom/locker rooms

Overhead Doors: 7 – up to 14'

Truck Well/Dock: 4

Sprinklers: Yes – wet system

Signage: Available

Rail: Substantial frontage along CSX track

Cranes: 1 – 5 ton Herrington

Floor Drains: No

Building Information:

Current Occupants: Building is vacant

Occupancy Date: Upon Closing

Sign on Property: Yes

Key Available: No – shown by appointment

Remarks:

- Conference room.
- Cafeteria.
- Foreman's Office.
- First Aid Office.
- Storage crib.
- Quality Control office and lab.
- Safety wash shower.
- Environmental and survey report available.
- Additional community information can be found at www.villageofdesbler.com. Specific questions can be directed to the fiscal officer, Karen Diem at 419.278.2955.

Utilities:

Electric – Deshler Municipal Power

Gas – Village of Deshler

Water & Sewer – City of Deshler

Telephone – Embarq

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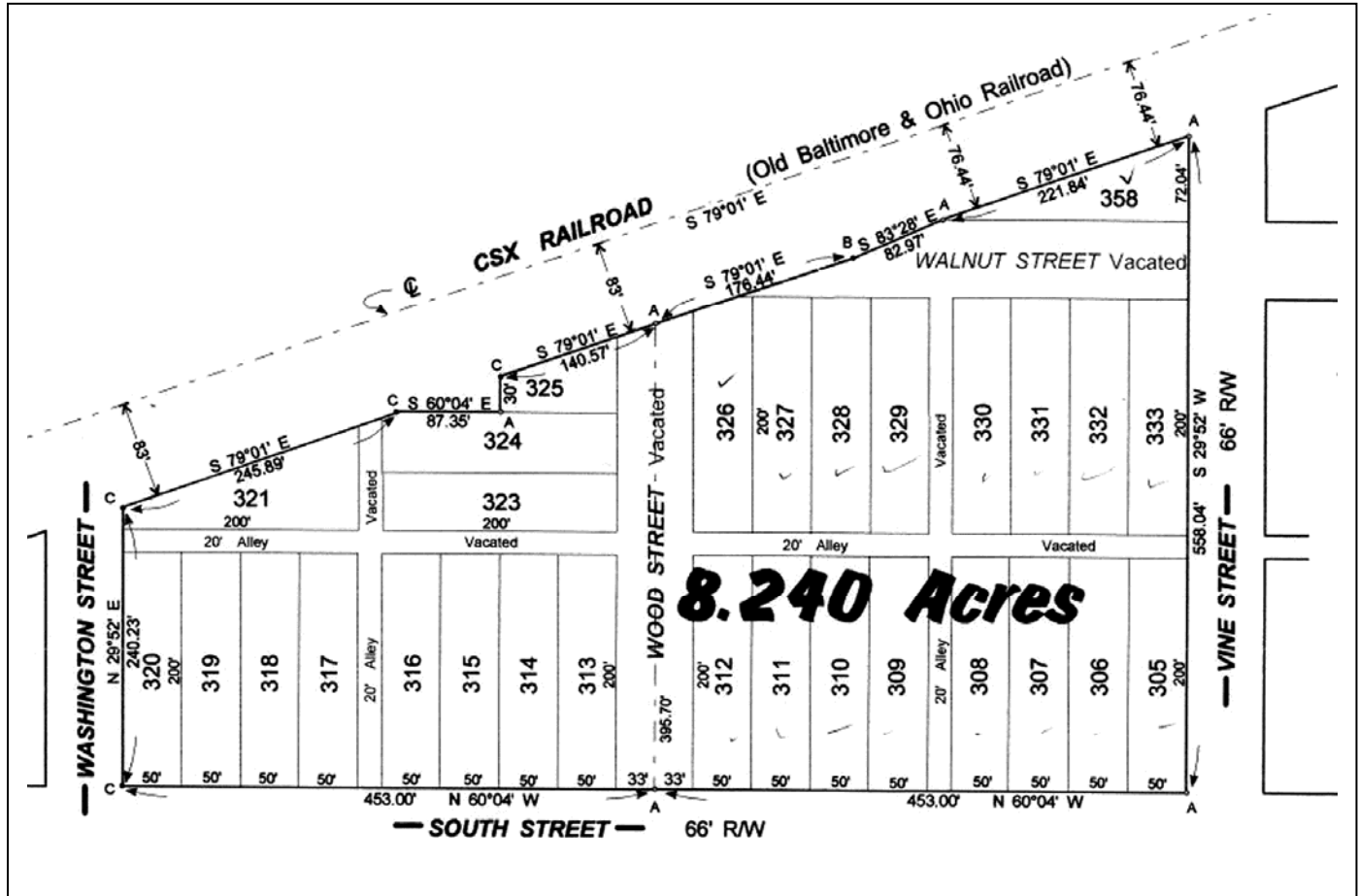


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Real Estate Taxes as of 2009:

Tax ID	Acreage	Land	Improvements	Total Value	Taxes
40-009421.4320	3.93	\$ 78,600	\$483,540	\$562,140	\$11,205
40-009421.4340	3.43	\$ 68,600	\$ 11,660	\$ 80,260	\$ 1,600
40-009421.4700	<u>1.00</u>	<u>\$ 5,000</u>	---	<u>\$ 5,000</u>	<u>\$ 100</u>
Total	8.36	\$152,200	\$495,200	\$647,400	\$12,905

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North Elevation



South Elevation



East Elevation



East Receiving Area



South Entry



Drive-In Doors



Accessory Building



Truckwell



Incoming Power

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Office



Office



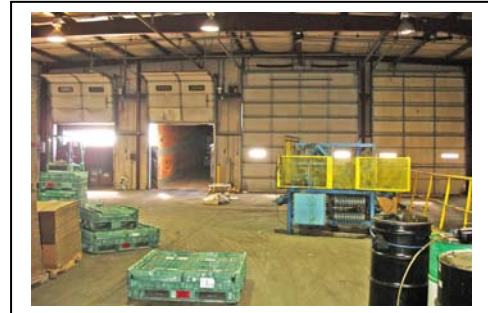
Lunchroom



High Bay Zone



Drive-Thru Bay



Receiving Area



Craneway



Electrical Distribution

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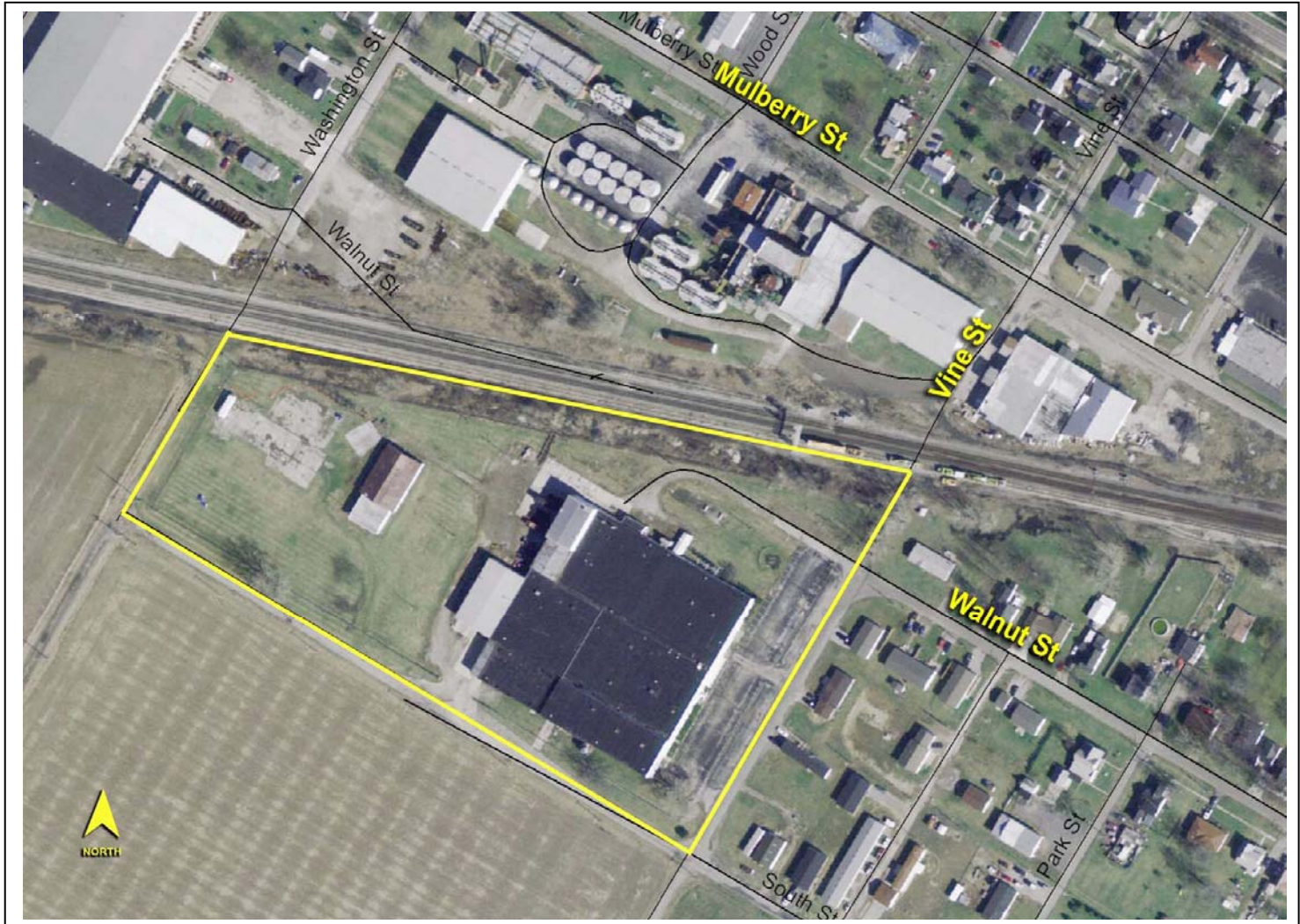


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