

1607 COINING DRIVE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE/LEASE
15,400 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

2 Months of Free Rent with a 3 Year Lease



GENERAL INFORMATION

Sale Price:	\$ 259,000
Lease Rate:	\$2.75 per square foot NNN
Building Size:	15,400 square feet
Number of Stories:	1
Year Constructed:	1966
Acreage:	1.626
Closest Cross Street:	Jackman Road
County:	Lucas
Zoning:	IG – General Industrial
Parking:	46 striped spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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Industrial Building For Sale/Lease

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Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space: 1,200 square feet (2 stories)
Shop Space: 14,200 square feet
Exterior Walls: Front – block & brick, Rear – metal
Structural System: Front - Steel support joist, Rear – wood truss
Roof: Front – rubber, Rear - metal
Floors: Concrete
Floor Coverings: Carpet & tile
Ceiling Height: Front – 9', midsection – 15', rear – 18'
Basement: No
Heating: Gas forced air and co-ray-vac radiant
Air Conditioning: Office only
Power: 125/250v/200a
Security System: Yes – active
Restrooms: 2
Overhead Door: Mid – 14' door, Rear – two 16' doors
Truck Well/Dock: Midsection – dock level door
Sprinklers: No
Signage: No
Rail: No
Cranes: No
Floor Drains: No

BUILDING INFORMATION

Current Occupant: None
Occupancy Date: Immediately
Sign on Property: Yes
Key Available: Lockbox

LEASE DETAILS

Term: Minimum 3 years
Security Deposit: 1 month's rent
Options: Negotiable
Improvements Allowance: None – "as is"
Tenant Responsibilities: Operating expenses to include, but not be limited to, utilities, real estate taxes, property insurance, snow removal and lawn care.

2015 REAL ESTATE TAXES

TD: 22
Parcel: 23014
Assessor Number: 03-448-005.0
Total Annual Taxes: \$3,558.06
Valuation: Land \$59,400
Building <u>\$39,600</u>
Total \$99,000

Comments:

- Exhaust fans.
- Recently renovated.

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Parking along east elevation



Rear section



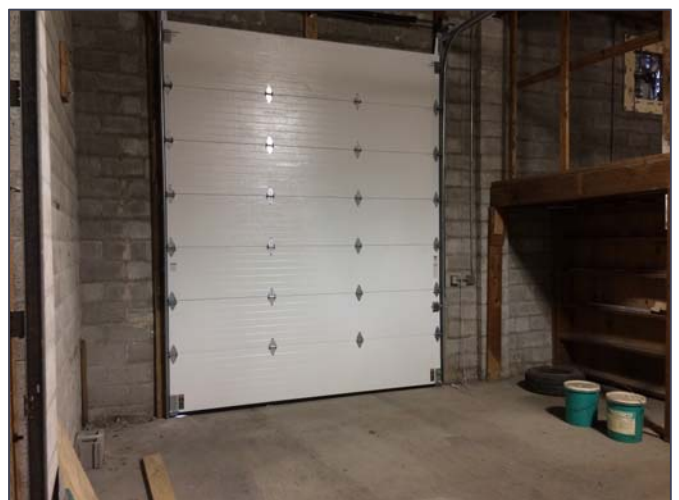
Overhead doors in rear



Midsection



Midsection



Midsection door

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2nd level flushing



Front office



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