

FOR SALE OR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



3151 Hill Avenue
Toledo, OH 43607

Industrial
Space



Lease Rate:

\$4.80 Gross Includes Utilities
(\$1,600.00/month)

Sale Price:

\$750,000.00

Building Size:

18,000 SF

Available :

Rear Bay Warehouse: 4,000 SF

Property Highlights:

- *Good South Toledo location with excellent exposure
- *Approximately 1 acre vacant land could be used for outside storage or expansion of building



“Innovative Solutions At Work”

For More
Information
Contact:

Hunt Sears
419-250-2769
hsears@millerdanberry.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.

FOR SALE OR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



3151 Hill Avenue
Toledo, OH 43607

Industrial
Space

GENERAL BUILDING SPECIFICATIONS

County	Lucas
Area of City	South Toledo
Nearest Intersection	Arco Drive
Zoned	IL—Limited Industrial
Parcel #	20-05594
Legal Address	3129 Hill Ave.
Acreage	2.6
Street	4 Lane
Parking Space	31 Spaces
Curb Cuts	1 on Hill Ave.
Total Building Size	18,000 SF (per owner)
Year Built	1980
Floors	Concrete
Construction Type	Block
HVAC	Radiant Heat/Co-Ray-Vac
Air Conditioning	Central
Electrical	200 A/240 V/3 Phase/4 Wire 2nd Panel 200 A/440 A
Roof	Built up composite
Ceiling Height	Office 8.5'; Warehouse 20'
Over Head Doors	1, 16' x 12'
Dock	Inside Truck Well - Shared
Restrooms	1 - Shared
Real Estate Taxes	\$17,638.42

LEASE INFORMATION AND DETAILS

Term	Minimum 3 Years
Security Deposit	Equal to 1 month's rent
Improvement Allowance	Negotiable
Options	Negotiable
Occupancy Date	Upon lease execution
Showing Instructions	See Listing Agent

Current Tenants:

Front 9,000 SF leased to Allied Eagle - Mellocraft through
12/31/2017

5,000 SF rear warehouse leased to Ballreich through
5/18/2018

“Innovative Solutions At Work”

For More
Information
Contact:

Hunt Sears
419-250-2769
hsears@millerdanberry.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.

FOR SALE OR LEASE

Miller-Danberry Commercial Realty
1656 Henthorne Dr., Suite 200
Maumee, OH 43537
419-877-7777



3151 Hill Avenue
Toledo, OH 43607

Industrial
Building



Inside Truck Well



Restroom

“Innovative Solutions At Work”

For More
Information
Contact:

Hunt Sears
419-250-2769
hsears@millerdanberry.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.