



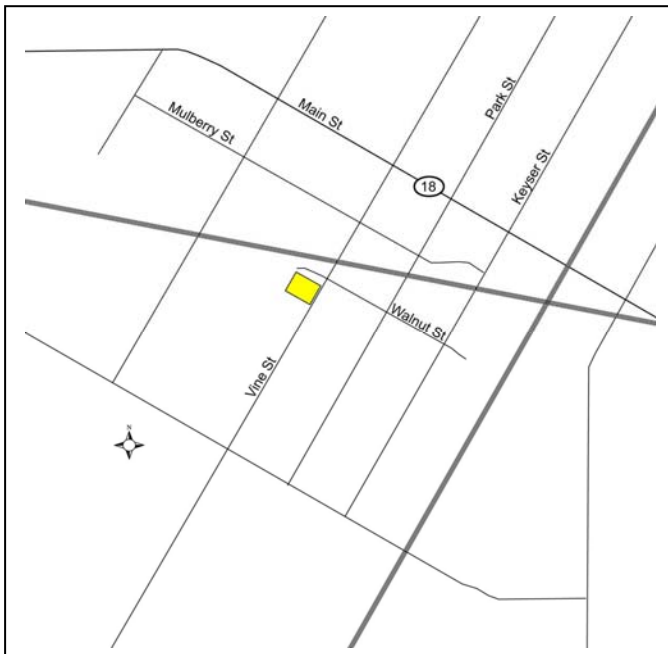
Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

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



**For more information contact 419-249-7070
Robert P. Mack, CCIM, SIOR
419-249-6301 or 419-466-6225
rpmack@signatureassociates.com**

www.signatureassociates.com

SALE PRICE: \$395,000

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

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.



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

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

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.villageofdesdler.com. Specific questions can be directed to Karen Diem, the Clerk/Treasurer, at 419-278-2955.

Utilities:

Electric – Deshler Municipal Power

Gas – Village of Deshler

Water & Sewer – City of Deshler

Telephone – Embarq

For more information contact 419-249-7070

Robert P. Mack, CCIM, SIOR

419-249-6301 or 419-466-6225

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.



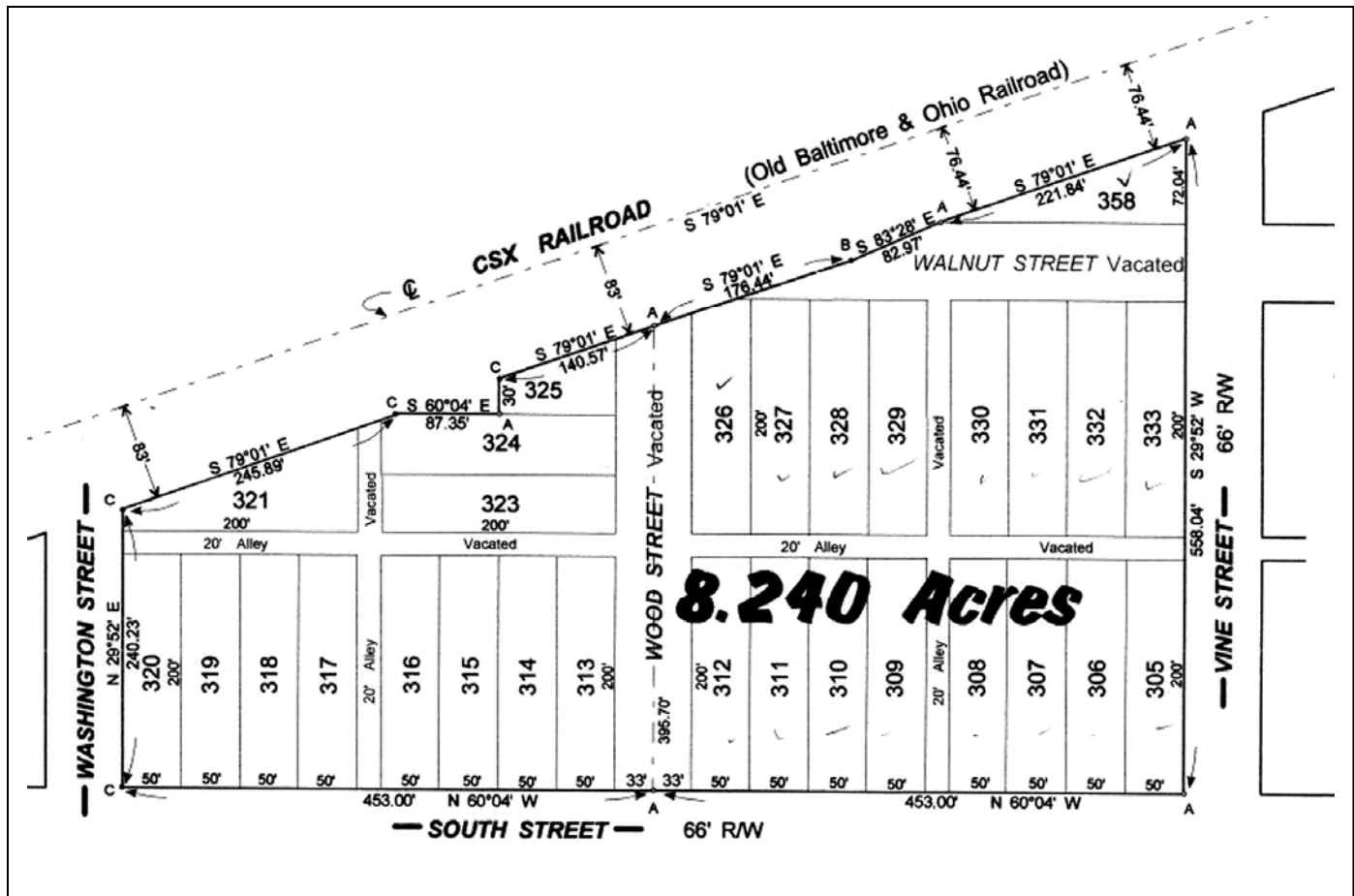
Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

320 S. VINE STREET
DESHLER, OH 43516



Real Estate Taxes as of 2015:

Tax ID	Acreage	Land	Improvements	Total Value	Taxes
40-009421.4320	3.93	\$ 78,600	\$479,970	\$558,570	\$12,931
40-009421.4340	3.43	\$ 68,600	\$ 11,740	\$ 80,340	\$ 1,860
40-009421.4700	<u>1.00</u>	<u>\$ 5,000</u>	---	<u>\$ 5,000</u>	<u>\$ 116</u>
Total	8.36	\$152,200	\$491,710	\$643,910	\$14,907

For more information contact 419-249-7070

Robert P. Mack, CCIM, SIOR

419-249-6301 or 419-466-6225

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.



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

320 S. VINE STREET
DESHLER, OH 43516



North Elevation



South Elevation



East Elevation



East Receiving Area



South Entry



Drive-In Doors



Accessory Building



Truckwell



Incoming Power

www.signatureassociates.com

For more information contact 419-249-7070

Robert P. Mack, CCIM, SIOR

419-249-6301 or 419-466-6225

rpmack@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.



Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

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



Office



Office



Lunchroom



High Bay Zone



Drive-Thru Bay



Receiving Area



Craneway



Electrical Distribution

www.signatureassociates.com

For more information contact 419-249-7070

Robert P. Mack, CCIM, SIOR

419-249-6301 or 419-466-6225

rpmack@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.



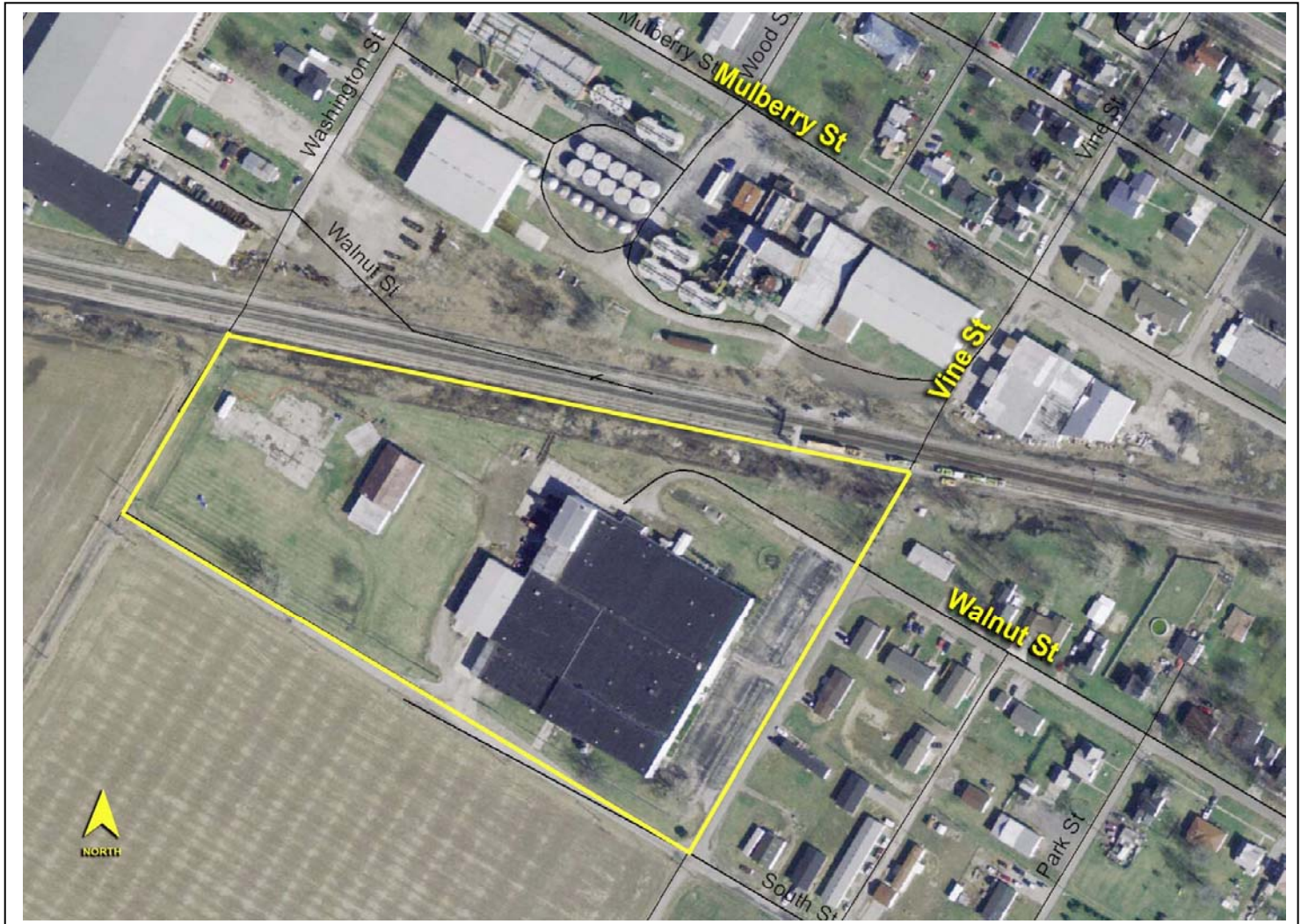
Commercial Real Estate
Brokers/Advisors
Property Management
Consultants



Four SeaGate
Suite 608
Toledo, Ohio 43604

INDUSTRIAL BUILDING FOR SALE

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



For more information contact 419-249-7070

Robert P. Mack, CCIM, SIOR

419-249-6301 or 419-466-6225

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.