

365-367 PHILLIPS AVENUE /
3627 DETROIT AVENUE
TOLEDO, OHIO 43612



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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR SALE
51,320 Square Feet Available



GENERAL INFORMATION

Sale Price:	\$495,000
Building Size:	51,320 square feet
Number of Stories:	3
Year Constructed:	1914
Condition:	Poor
Acreage:	5.455
Land Dimensions:	Irregular – see attached plan
Closest Cross Street:	I-75
County:	Lucas
Zoning:	IG
Parking:	30 spaces - paved
Curb Cuts:	1
Street:	4 lane, 2 way



For more information, please contact:

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(419) 249 6302
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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Office Space:	None
Shop Space:	46,334 square feet lower; 4,986 square feet upper
Exterior Walls:	Block and brick
Structural System:	Block, brick, wood and steel
Roof:	Composition
Floors:	Concrete
Floor Coverings:	No
Ceiling Height:	16' to 20'
Basement:	No
Heating:	No
Air Conditioning:	No
Power:	No
Security System:	No
Restrooms:	No
Overhead Door:	2 – 14'
Truck Well/Dock:	No
Sprinklers:	No
Signage	Yes
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Used for auto parts storage
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

All utilities have been disconnected

2016 REAL ESTATE TAXES

TD and Parcel:	12-10068 12-10037 04-53822 04-53821
Assessor Number:	02-166-009 02-258-001 02-258-002 02-258-010
Total Taxes:	\$5,950.65

Comments:

- Redevelopment site.
- Main area access is from rear of property.
- Joint driveway agreement.

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Industrial Building For Sale

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