

3444 & 3600 SUMMIT STREET
TOLEDO, OH 43611

INDUSTRIAL BUILDINGS FOR SALE
115,300 & 53,224 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

3444 Summit Street



3600 Summit Street

GENERAL INFORMATION

Sale Price: \$1,149,000

3444 Summit Street

Building Size: 115,300 square feet
Number of Stories: 3 plus
Year Constructed: 1914
Condition: Very Good
Acreage: 4.8
Land Dimensions: 806' x 223' +/-
Closest Cross Street: 3 miles to I-280
County: Lucas
Zoning: IL
Parking: Acres
Curb Cuts: 2
Street: 4 lane, 2 way

3600 Summit Street

Building Size: 53,224 square feet
Number of Stories: 1.5
Year Constructed: 1925
Condition: Very Good
Acreage: 1.76
Land Dimensions: 406' x 223'
Closest Cross Street: 3 miles to I-280
County: Lucas
Zoning: IL
Parking: 25 spaces
Curb Cuts: 1
Street: 4 lane, 2 way

For more information, please contact:

KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

BUILDING SPECIFICATIONS – 3444 SUMMIT

Office Space:	5,000 +/- square feet
Shop Space:	110,300 +/- square feet
Exterior Walls:	Brick and block
Structural System:	Cement and block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	11' to 16'
Basement:	Yes
Heating:	Gas
Air Conditioning:	Partial
Power:	2000 amps, 480 V
Security System:	Yes
Restrooms:	5
Overhead Door:	1 – 14'
Truck Well/Dock:	8 – 9' and 8'
Sprinklers:	Wet
Rail:	No
Cranes:	No
Floor Drains:	No
Signage:	Facia

BUILDING INFORMATION

Current Occupant:	Hearthside Foods
Occupancy Date:	Upon Closing
Sign on Property:	Yes
Key Available:	Shown by appointment

BUILDING SPECIFICATIONS – 3600 SUMMIT

Office Space:	3,500 +/- square feet
Shop Space:	49,724 +/- square feet
Exterior Walls:	Brick and block
Structural System:	Cement and block
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	12' to 33'
Basement:	No
Heating:	Gas
Air Conditioning:	Office area
Power:	400 amp, 120/280
Security System:	Yes
Restrooms:	3
Overhead Door:	2
Truck Well/Dock:	2
Sprinklers:	Wet
Rail:	No
Cranes:	No
Floor Drains:	No
Signage:	Facia

2016 REAL ESTATE TAXES

	3444 Summit	3600 Summit
TD:	11	11
Parcel:	09647	09537
Assessor #:	09-002-019	09-002-024
Total Taxes:	\$24,795.53	\$14,365.85

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Comments:

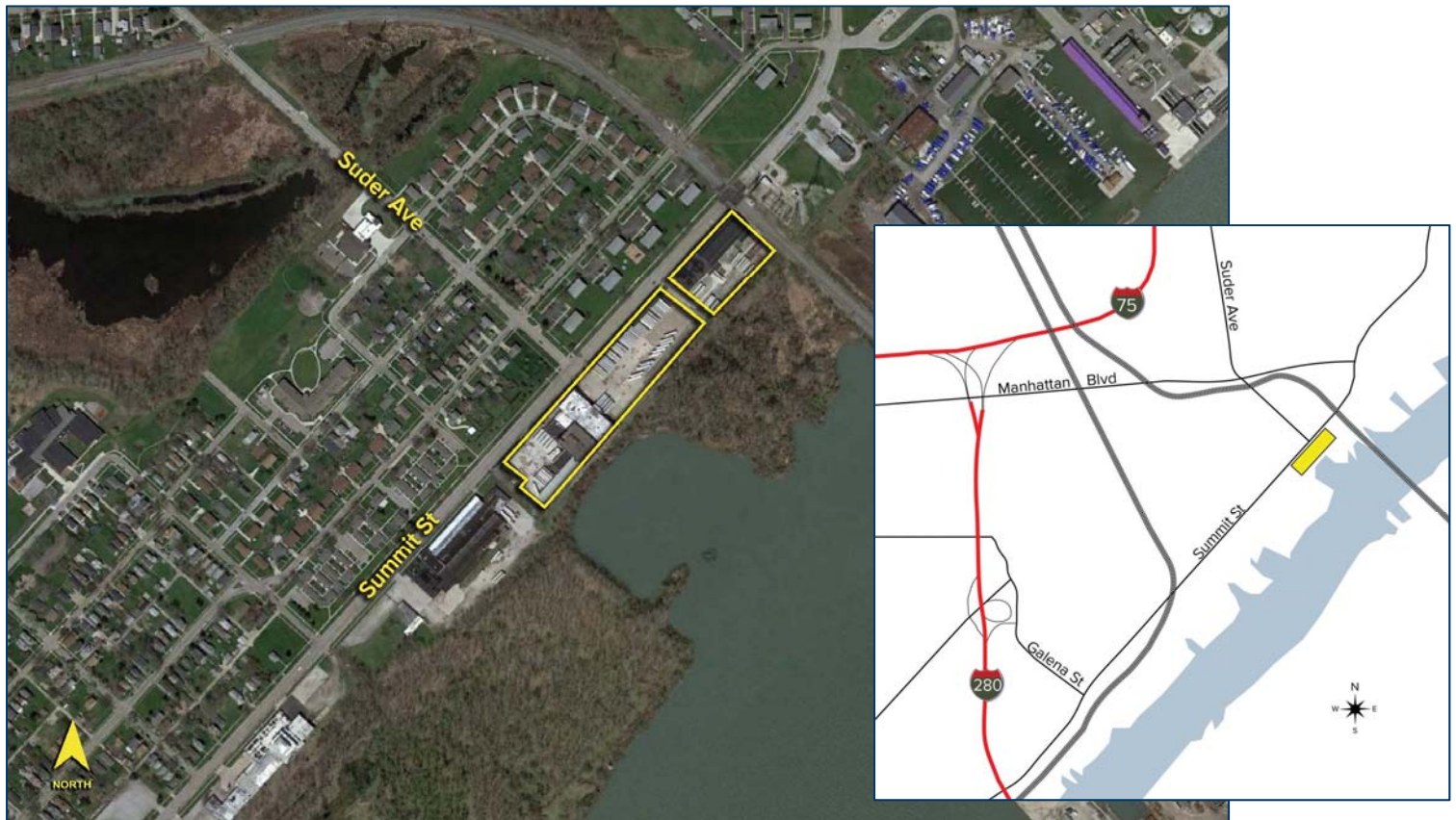
- Food grade buildings.
- All sizes obtained thru Lucas County Auditor.

3444 Summit Street

- 2 sets of stairs
- 1 – 2000 lb. and 2 – 6000 lb. elevators (all freight) hydraulic
- Gas heat – gas forced air, co-ray-vac type
- AC in office and partial shop
- Column spacing 20'
- Partial basement
- Ramps from grade level to 1st floor
- Real estate tax valuation is \$653,400
- Levelers on docks

3600 Summit Street

- 1st floor has shop office and 1 restroom
- 1 – 6,000 lb. elevator hydraulic
- 2nd floor office is 3,500 square feet, air conditioned with 2 restrooms
- Former crane bay 38' x150' +/-, 33' clear height
- 2nd floor is 20' wide around former crane bay
- Column spacing 22' x 20'
- Real estate tax valuation is \$391,600
- Heat is co-ray-vac and unit heaters
- Additional storage building – 3,750 square feet
- 2 dock doors 10' x 10'



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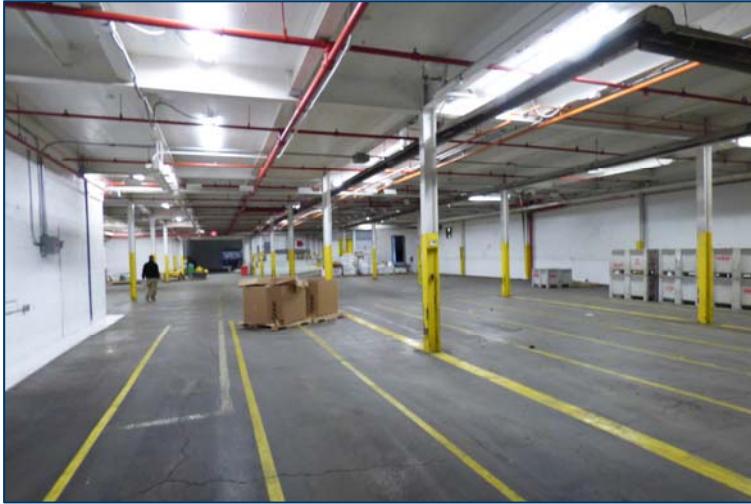
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