

211 N. REYNOLDS ROAD
TOLEDO, OH 43615

OFFICE BUILDING FOR SALE/LEASE
14,328 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

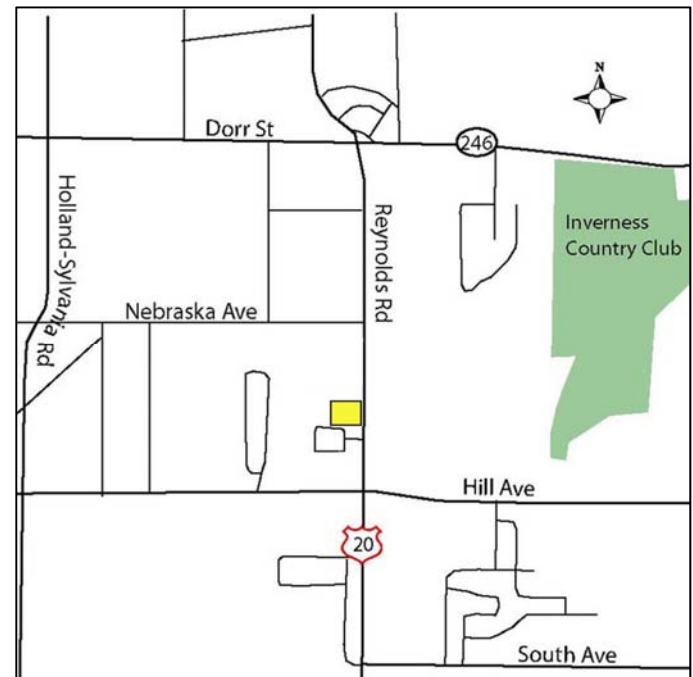
FORMER TREBOR, INC. BUILDING



GENERAL INFORMATION

Sale Price:	\$375,000
Lease Rate:	\$8.00 psf plus prorata share of utilities
Building Size:	9,586 square feet*
Number of Stories:	3
Year Constructed:	1973, renovated in 2007/2008
Lot Dimensions:	165' x 245'*
Acreage:	1.117*
Condition:	Good
Closest Cross Street:	Hill Avenue
County:	Lucas
Zoning:	CO Office Commercial*
Parking:	46 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane

* Per Lucas County Auditor



For more information, please contact:

JOE FRANCIS
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Four SeaGate, Suite 608
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Office For Sale or Lease

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Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls: T-111 siding and cedar shakes

Structural System: Wood and steel bar joist

Roof: Flat rubber

Floors: Concrete

Floor Coverings: Carpet and Pergo flooring

Ceiling Height: Varies

Basement: No

Heating: Forced air

Air Conditioning: Central

Power: 100 amp, 120/208V, 3 phase

Security System: Yes

Restrooms: 6

Sprinklers: No

Signage: Monument and fascia

BUILDING INFORMATION

Current Tenant: Building is vacant

Occupancy Date: Closing or lease execution

Sign on Property: Yes

Key Available: Yes

LEASE DETAILS

Term: Negotiable

Security Deposit: 1 month's rent

Options: Negotiable

Improvement
Allowance: Negotiable

Tenant Responsibilities: Suite janitorial
Prorata share of utilities

2016 REAL ESTATE TAXES

TD: 20

Parcel: 17032

Assessor Number: 05-915-029.0

Total Annual Taxes: \$5,734.82

Comments:

- Contemporary office building with excellent visibility on Reynolds Road.
- Located near Herzing College.
- Various open areas can accommodate large meetings and seminars.
- Can be split for qualified tenant.
- Full kitchen on second floor.
- 14' x 26' conference room.
- Has land for possible day care user.
- Handicap assist lift to second floor only.

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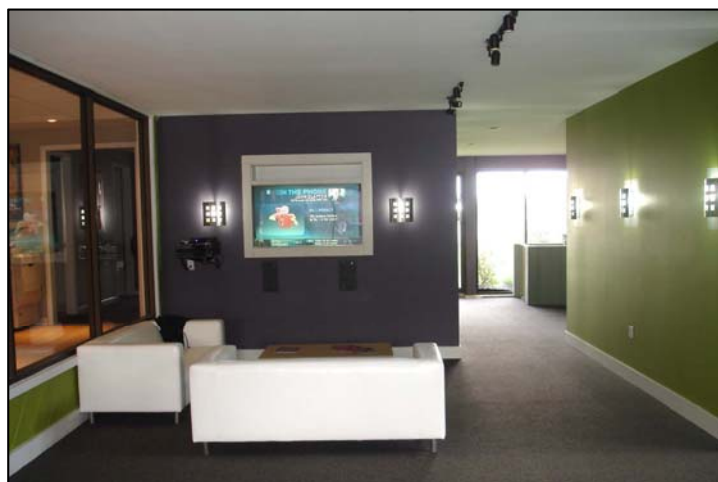
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Lobby



Second Floor



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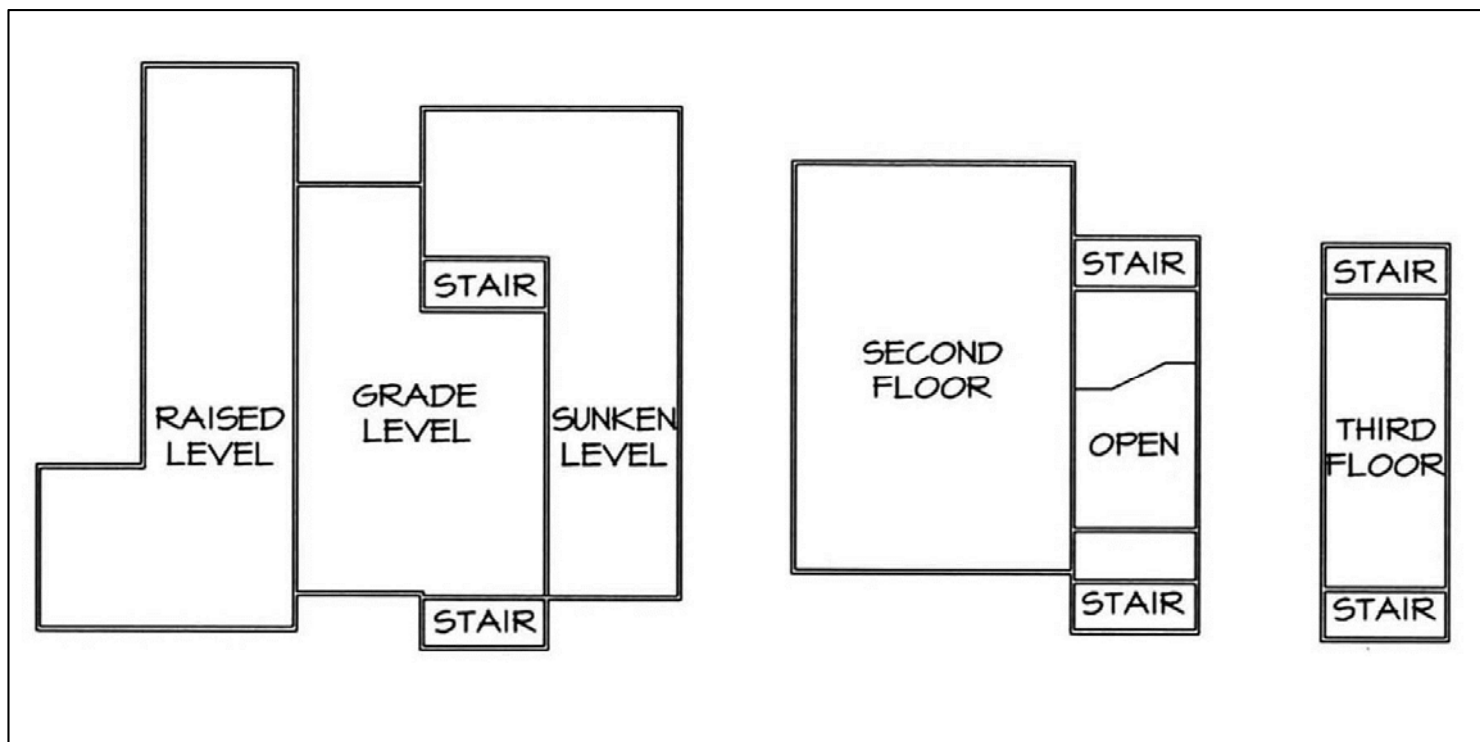
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