

266 E. ALEXIS ROAD
TOLEDO, OH 43612

COMMERCIAL BUILDING FOR SUBLEASE
5,490 Square Feet



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

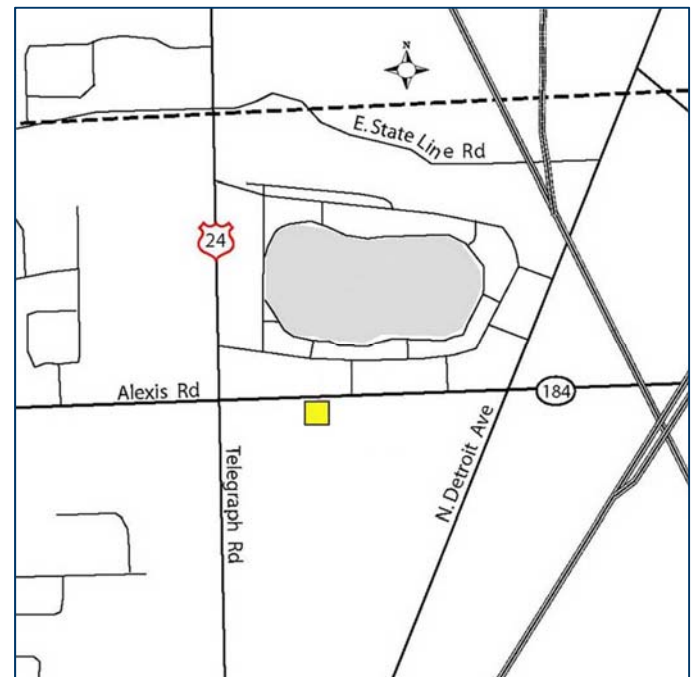
FULL-SERVICE COMMERCIAL REAL ESTATE

CONFIDENTIAL



GENERAL INFORMATION

Sublease Rate:	\$15.00 per square foot NNN
Building Size:	5,490 square feet
Number of Stories:	1
Year Constructed:	1995
Condition:	Excellent
Acreage:	2
Closest Cross Street:	Telegraph Road
County:	Lucas
Zoning:	CR
Parking:	124 spaces
Curb Cuts:	1
Street:	4 lane with center turn lane



For more information, please contact:

GERMANO BRESSAN, CCIM
(419) 249 6309
gbressan@signatureassociates.com

In cooperation with



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

266 E. Alexis Road, Toledo, OH 43612

Commercial Building for Sublease

5,490
Square Feet

BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Steel joist
Roof:	Rubber
Floors:	Concrete
Floor Coverings:	Carpet and vinyl tile
Ceiling Height:	8' 6"
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Security System:	Yes
Restrooms:	2
Signage:	Facia and freestanding

2016 REAL ESTATE TAXES

TD:	22
Parcel:	06351
Assessor Number:	02-913-094
Total Annual Taxes:	\$73,614.72

LEASE DETAILS

Term:	Lease expires 11/1/31
Security Deposit:	1 month's rent
Options:	None
Improvement Allowance:	None – "as is"
Tenant responsible for real estate taxes, insurance, common area maintenance and all utilities.	

BUILDING INFORMATION

Current Tenant:	Applebee's
Occupancy Date:	30 days after sublease execution
Sign on Property:	No
Key Available:	No

Comments:

- Located near the busy intersection of Telegraph Road and Alexis Road with approximately 21,000 vehicles passing this site per day.
- Great location for another restaurant.
- Highly visible with easy ingress and egress.
- Confidential listing – please do not discuss with employees or customers.

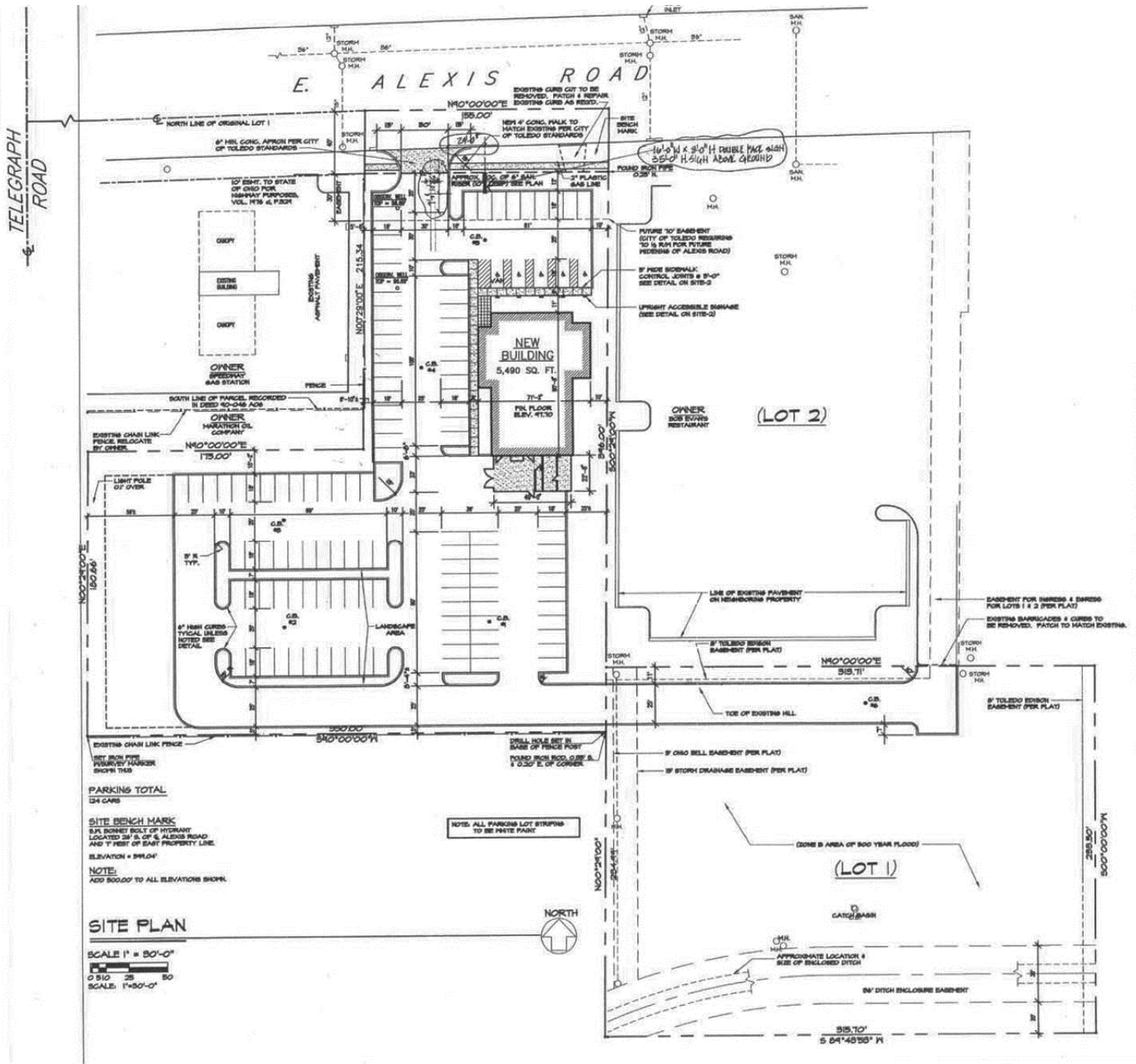
For more information, please contact:

GERMANO BRESSAN, CCIM
(419) 249 6309
gbressan@signatureassociates.com

In cooperation with



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



For more information, please contact:
GERMANO BRESSAN, CCIM
 (419) 249 6309
 gbressan@signatureassociates.com

In cooperation with  **JLL**

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

266 E. Alexis Road, Toledo, OH 43612
Commercial Building for Sublease

5,490
Square Feet



For more information, please contact:

GERMANO BRESSAN, CCIM
(419) 249 6309
gbressan@signatureassociates.com

In cooperation with  **JLL**

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

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.