

3319 NEBRASKA AVENUE
TOLEDO, OH 43607

SCHOOL BUILDING FOR LEASE
13,370 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CHARTER SCHOOL



GENERAL INFORMATION

Lease Rate:	\$12.00 PSF NNN + utilities
Space Available:	13,370 SF
Building Size:	37,847 SF
Number of Stories:	2
Year Constructed:	1986-2006
Condition:	Good
Closest Cross Street:	Byrne Road
Acreage:	21.26 acres
Land Dimensions:	Irregular – see attached
County:	Lucas
Zoning:	MX
Parking:	100 spaces
Curb Cuts:	1
Street:	2 Lane, 2 way plus turn lane



For more information, please contact:

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

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block bar joist
Roof:	Asphalt
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	9'
Basement:	No
Heating:	Gas
Air Conditioning:	Yes
Power:	200 amps
Restrooms:	2
Sprinklers:	No
Elevator:	No
Signage:	Yes

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Yes
Options:	Yes
Improvements Allowance:	None
Tenant Responsible For:	Utilities

BUILDING INFORMATION

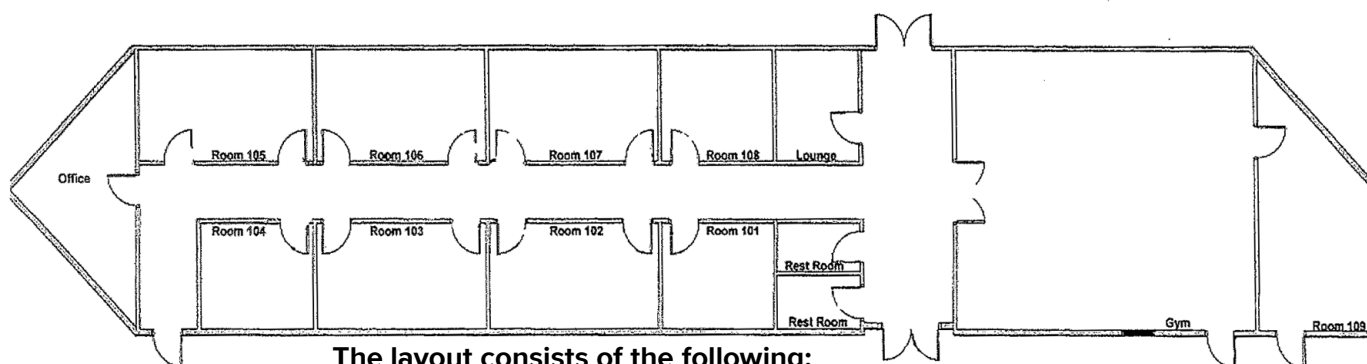
Current Tenant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes

2024 REAL ESTATE TAXES

TD:	20
Parcel Number:	04481
Assessor Number:	05908015
Total Annual Taxes:	2,564.39*
* Special assessment tax rate.	

Comments:

- The parking lot was sealed and striped in 2025



The layout consists of the following:

- 8 classrooms
- 2 large restrooms
- 1 employee lounge with restroom
- Gymnasium
- Kitchen

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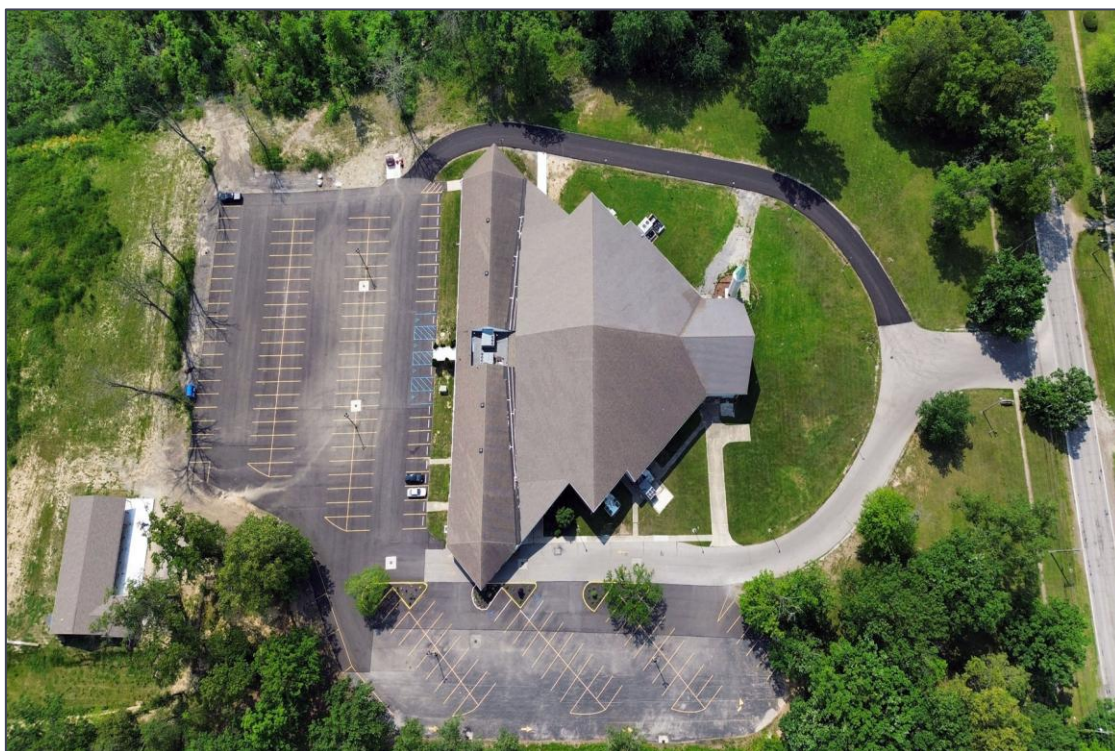
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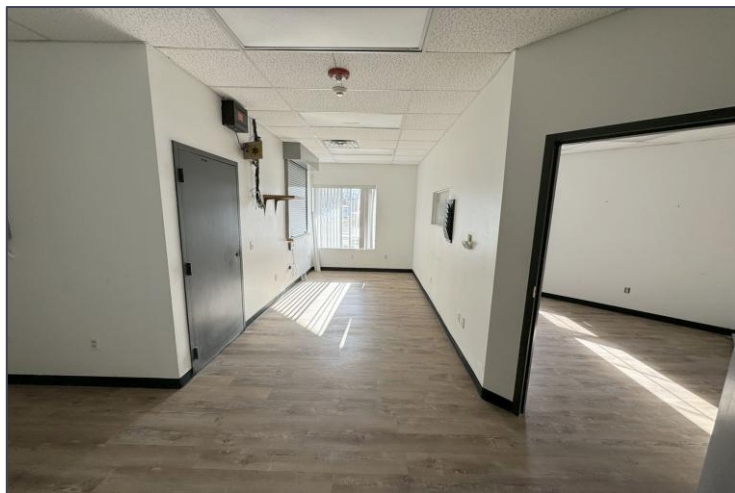
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