

399 PHILLIPS AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
29,092 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

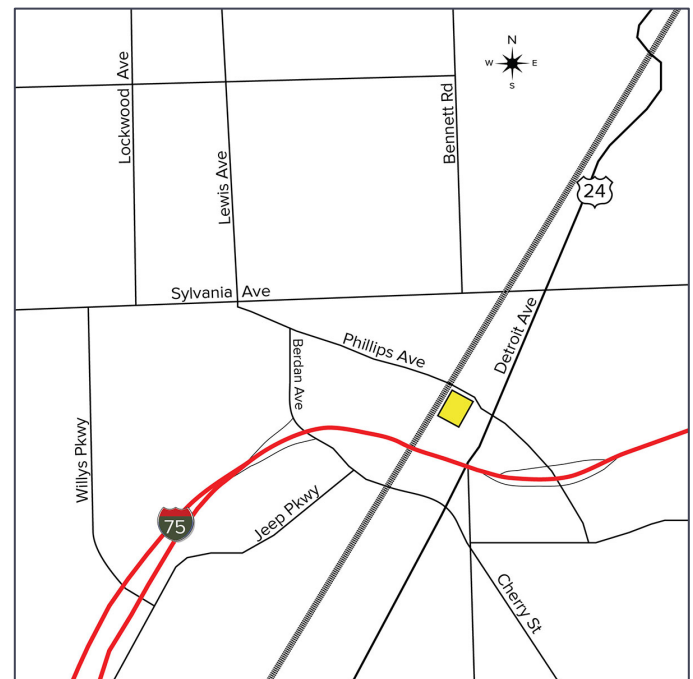
FULL-SERVICE COMMERCIAL REAL ESTATE

VALLEY PLASTICS



GENERAL INFORMATION

Sale Price:	\$1,500,000
Building Size:	29,092 square feet
Number of Stories:	Two
Year Constructed:	1989
Condition:	Good
Acreage:	2.19 acres
Land Dimensions:	Irregular
Closest Cross Street:	Detroit Avenue
County:	Lucas
Zoning:	IG – Gen. Industrial
Parking:	Approx. 20 car & 8 semi
Curb Cuts:	Two
Street:	2 lane, 2 way
Heavy Haul Route:	80,000#



* Building specs per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

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

BUILDING SPECIFICATIONS

Office Space:	3,200 square feet
Shop Space:	25,892 square feet
Exterior Walls:	Standing metal
Structural System:	Steel joist
Roof:	Metal
Floors/Coverings:	Vinyl/carpet in office
Ceiling Height:	18' at eaves
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Yes
Restrooms:	Five
Overhead Door:	One – 12' x 14', three – 8' x 10'
Truck Well/Dock:	Two – 8' x 8'
Sprinklers:	Yes - dry
Signage:	Yes
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Clean.
- Good exposure.
- ½ mile to I-75.
- ALTA survey on file.
- Shared access agreement.

BUILDING INFORMATION

Current Occupant:	Valley Plastics
Occupancy Date:	30-60 days after closing
Sign on Property:	Yes
Key Available:	See agent

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2024 REAL ESTATE TAXES

Parcel:	12-10069
Assessor Number:	02166022
Total Taxes:	\$29,112.88

For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

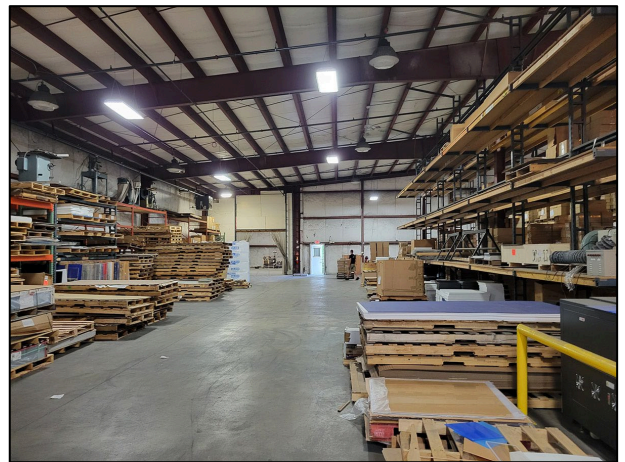
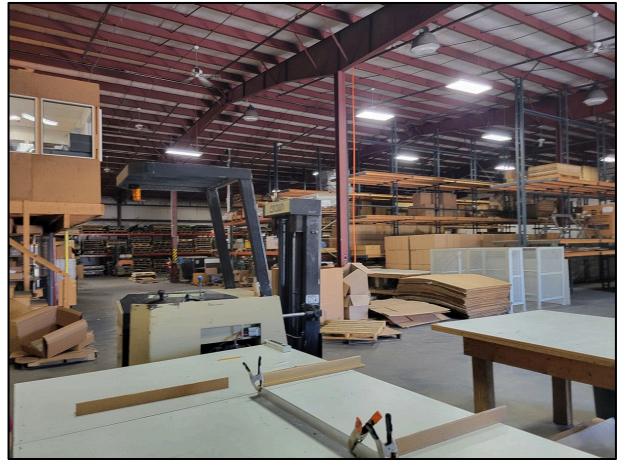
KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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

399 Phillips Avenue, Toledo, OH 43612

Industrial Building For Sale

29,092
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

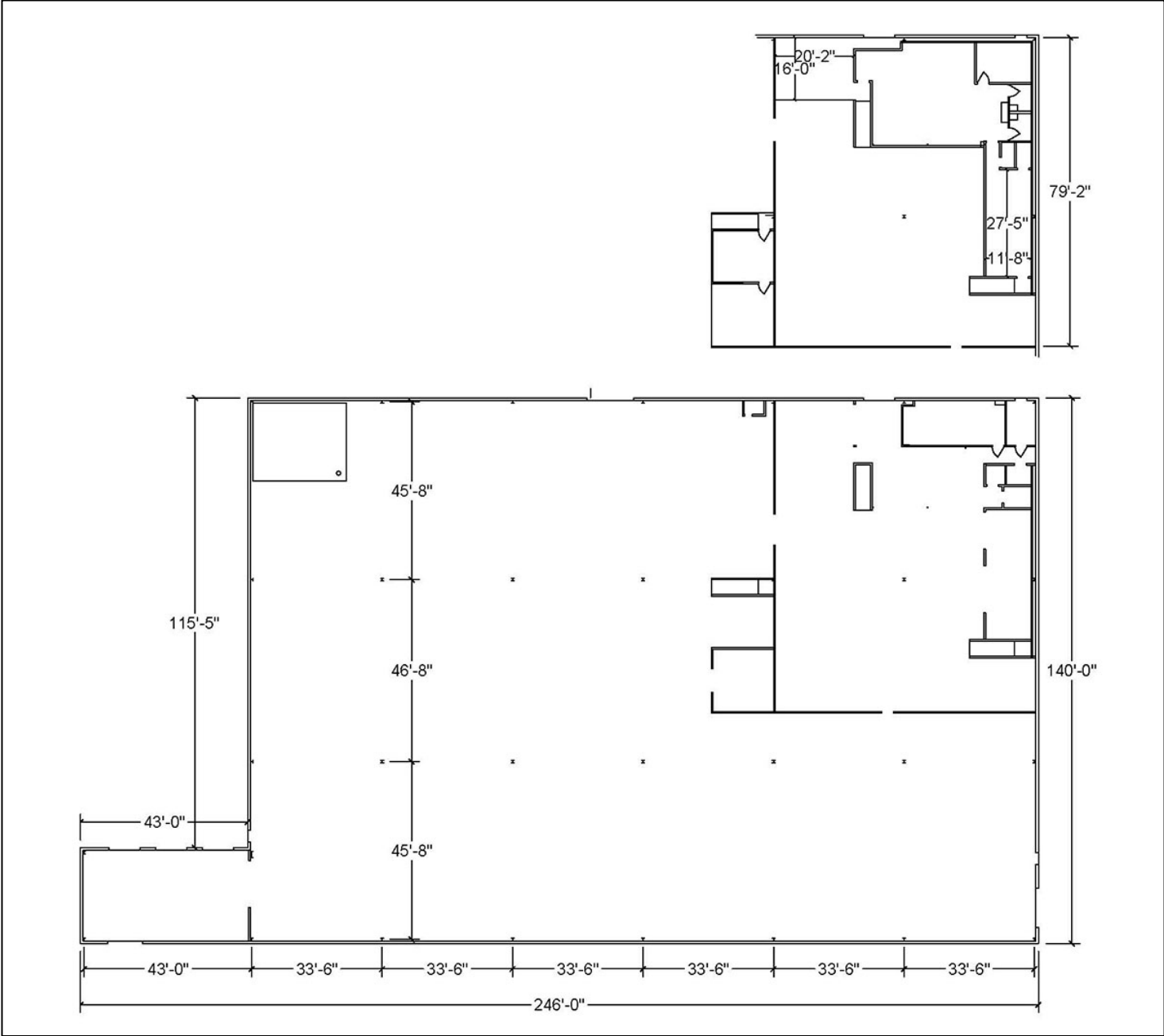
KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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

399 Phillips Avenue, Toledo, OH 43612

Industrial Building For Sale

29,092
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

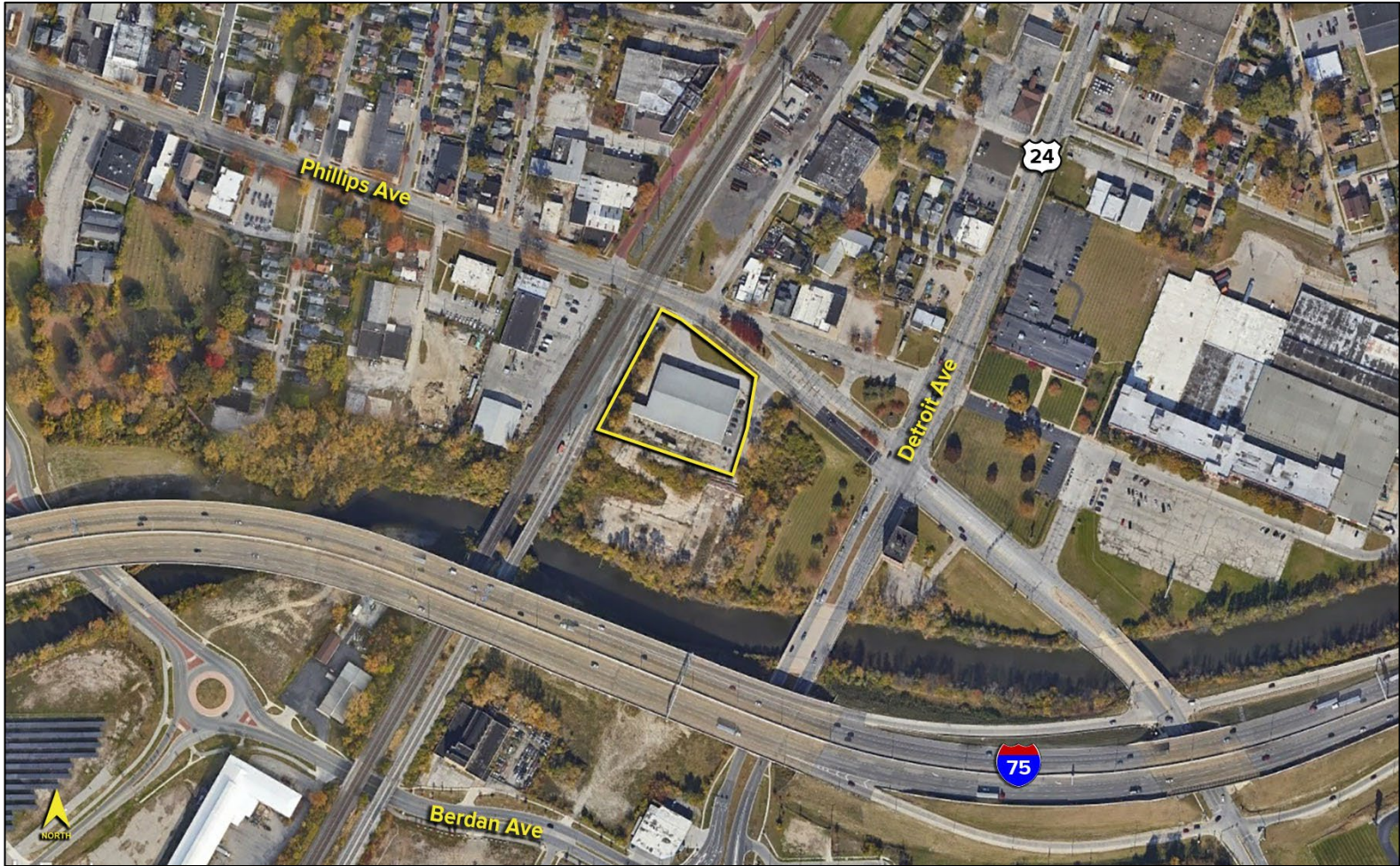
KEN MARCINIAK, SIOR
(419) 249 6302
kmarciniak@signatureassociates.com

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.

399 Phillips Avenue, Toledo, OH 43612
Industrial Building For Sale

29,092
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

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

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