

# 1331 BROAD AVE, FINDLAY

## OFFICE/WAREHOUSE PROPERTY FOR LEASE



### LOCATION

Address: 1331 Broad Ave  
Findlay, OH 45840

Name of Property: Broad Avenue Warehouse

City-Mailing Address: Findlay  
Municipality/Township: Findlay Corporation  
Zip Code: 43581  
Sub-Market Area: Hancock County  
County: Hancock  
Closest Cross Street: Trenton

### PRICE INFORMATION

N - 1,400 SF OFFICE - \$8/SF = \$933/MO + NNN

### UTILITIES TO THE BUILDING

Electric: American Electric Power  
Gas: Columbia Gas  
Sanitary Sewer: City of Findlay  
Storm Sewer: City of Findlay  
Water: City of Findlay

Special Features: Direct access to I-75, traffic counts of 20,000 cars a day, office/light industrial warehouse space, offices all updated with latest I.T. wiring, warehouse area heated and cooled.

For more information please call:

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STEVE GREEN, BROKER [sgreen@meccabg.com](mailto:sgreen@meccabg.com)  
MARK REMEIS, BROKER [mremeis@aagreen.com](mailto:mremeis@aagreen.com)

### PHYSICAL DESCRIPTION

Total Sq Ft of Building: 48,250

Number of Stories: one to two

Sq Ft of Units Available:

N - 1,400 SF OFFICE - \$8/SF = \$933/MO + NNN

Building Plans Available: Yes

Zoning: I-1 Light Industrial

Restricted Uses: Manufacturing Light

Lot Dimensions: N/A

Acreage: 3.7

Site Plan Available: Yes

Survey Available: Yes

Condition: Good

Parking Spaces: 200

Public Transportation Available: No

Recent Major Maintenance:

Legal Description: N/A



1045 North Main  
Suite 7B

Bowling Green, Ohio 43402

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### PHYSICAL DESCRIPTION CONT.

Exterior Walls: Metal Frame/Block

Structural System: Metal Frame/Block

Roof: Metal

Floors: Concrete

Floor Coverings: Carpet/Tile/Concrete

Freight Elevator: No

Capacity: N/A

Basement: Yes/Partial

Restrooms: Yes (eight)

Fire Sprinklers: No

Ceiling Height: 14'-16' in warehouse

Heating System Type: HVAC

Fuel:

Power:

Air Conditioning: Yes

Elevator: No

Security System: N/A

Telephone Service: Yes

Truck Well/Truck Dock: 2 Loading docks

Overhead Door: Yes

Overhead Door Height: 12'-14'

Interior Signage: Yes

Exterior Signage: Yes

### REAL ESTATE TAXES

Parcel Number: 600001008457

### MISCELLANEOUS

Vacant/Occupied: Partial

Key: Call Mecca Office

Sign On Property: Yes

Property Managed By: Mecca Management Inc.

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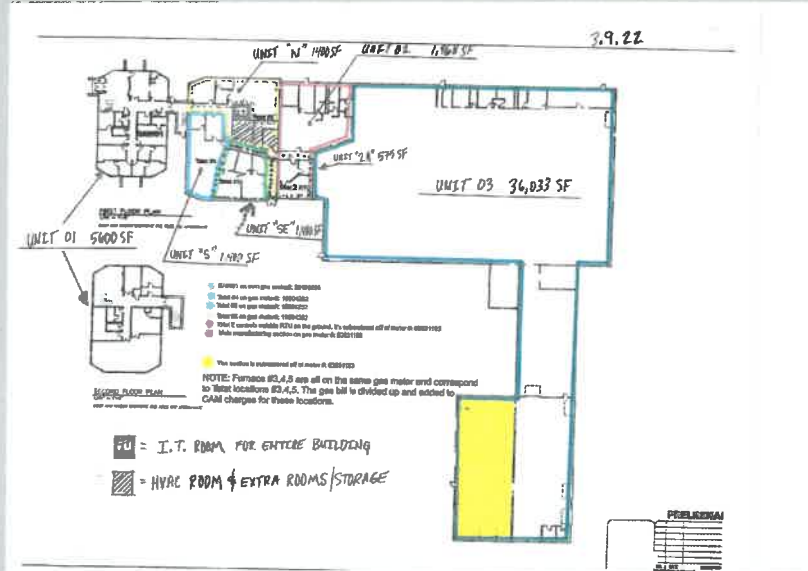
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### FLOOR PLAN



GREEN - SE - 1400 SQ FT office space

YELLOW - N - 1400 SQ FT office space

RED - Shared restrooms/breakroom

STRIPES - HVAC and miscellaneous storage space

GREEN+YELLOW+RED - 4768 SQ FT total



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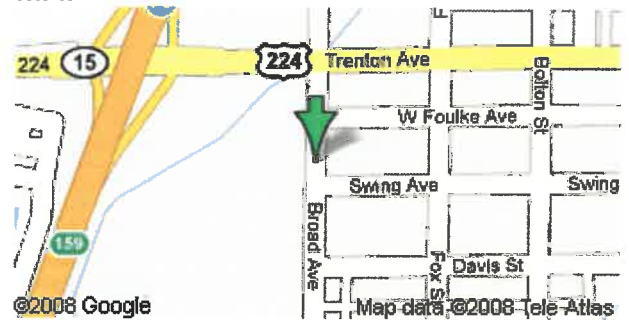
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### PHOTO



### MAP



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