

945 CLEVELAND AVENUE  
DEFIANCE, OHIO 43512

INDUSTRIAL BUILDING FOR SALE  
20,400 Square Feet Available



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## GENERAL INFORMATION

<b>Sale Price:</b>	\$375,000
<b>Building Size:</b>	20,400 SF
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1960 remodeled 1968
<b>Condition:</b>	Fair
<b>Acreage:</b>	2.629 Acres
<b>Land Dimensions:</b>	Approx. 220' x 523'
<b>Closest Cross Street:</b>	SR 15 Ottawa Avenue
<b>County:</b>	Defiance
<b>Zoning:</b>	M-2 Light manufacturing
<b>Parking:</b>	Unstriped asphalt & gravel lots
<b>Curb Cuts:</b>	1
<b>Street:</b>	2 Lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**MEGAN MALCZEWSKI, CCIM**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

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

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### BUILDING SPECIFICATIONS

Office Space:	Approx. 800 ± SF
Shop Space:	Approx. 19,600 ± SF
Exterior Walls:	Metal with block perimeter
Structural System:	Pre-engineered metal
Roof:	Pitched in center – metal Internal roof drains
Floors/Coverings:	Concrete
Ceiling Height:	Approx. 19' ceilings to the bottom joist
Basement:	No
Heating:	Warehouse – Co ray vac / unit heater
Air Conditioning:	Office only
Power:	Main service panel is 480/277V, 1200 AMPs. Transformer outside is rated for up to 3,000 AMPs of 480V even though the building is only 1200 AMPs inside.
Security System:	No
Restrooms:	1 – office 1 – shop/locker room with shower
Overhead Door:	3 – (1) 12' x 16' west sided automatic (1) 12' x 12' east sided automatic (1) 12' x 16' west sided automatic
Truck Well/Dock:	2 – place exterior truck wells – one side with leveler
Sprinklers:	None
Signage:	Yes
Rail:	None
Cranes:	No – but crane support beams in place for crane rail that could measure 35' x 80'
Floor Drains:	No

### BUILDING INFORMATION

Current Occupant:	Triple Diamond Plastics
Occupancy Date:	At closing
Sign on Property:	Yes
Key Available:	Yes - Lockbox

### UTILITIES

Electric:	Toledo Edison
Gas:	Ohio Gas Company
Water:	City of Defiance
Sanitary Sewer:	City of Defiance
Storm Sewer:	City of Defiance
Trash:	City of Defiance

### 2019 REAL ESTATE TAXES

Parcel:	B01-4168-0-003-02
100 % Appraisal Value:	
Land Value:	\$16,300
Improvements Value:	\$206,160
Total Value:	\$222,460
Total Annual Taxes:	\$4,167.56

### Comments:

- Co-Ray-Vac heating – does not work, there is a gas unit heater
- Front HVAC needs attention
- Front office is approx. 40' x 20' with 2 private offices and a lunch room and restroom
- Exhaust fan on eastern wall.
- Mezzanine capacity 150 lbs/sq. ft.
- 1 Reznor suspended unit heater.
- Airlines.

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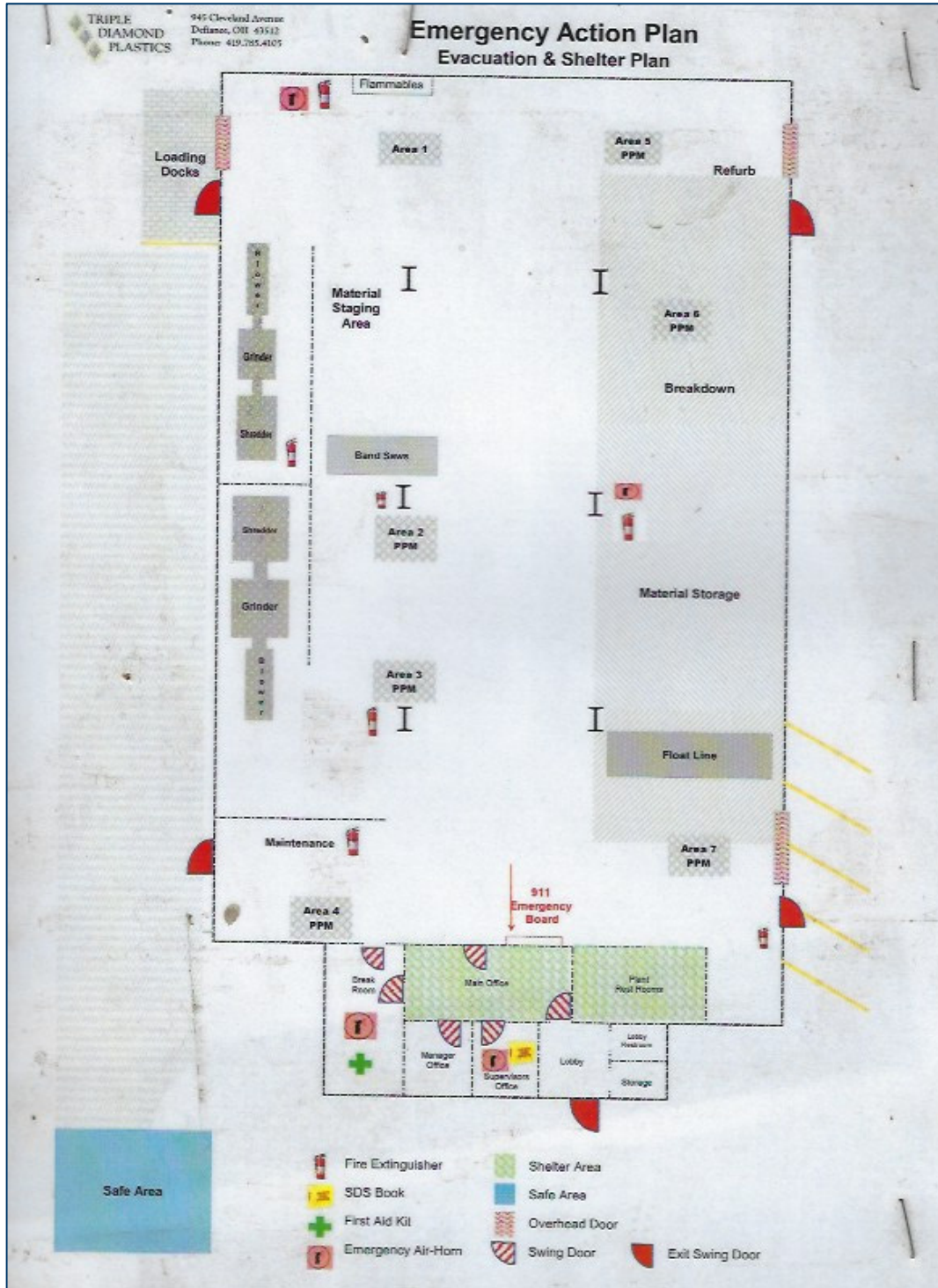


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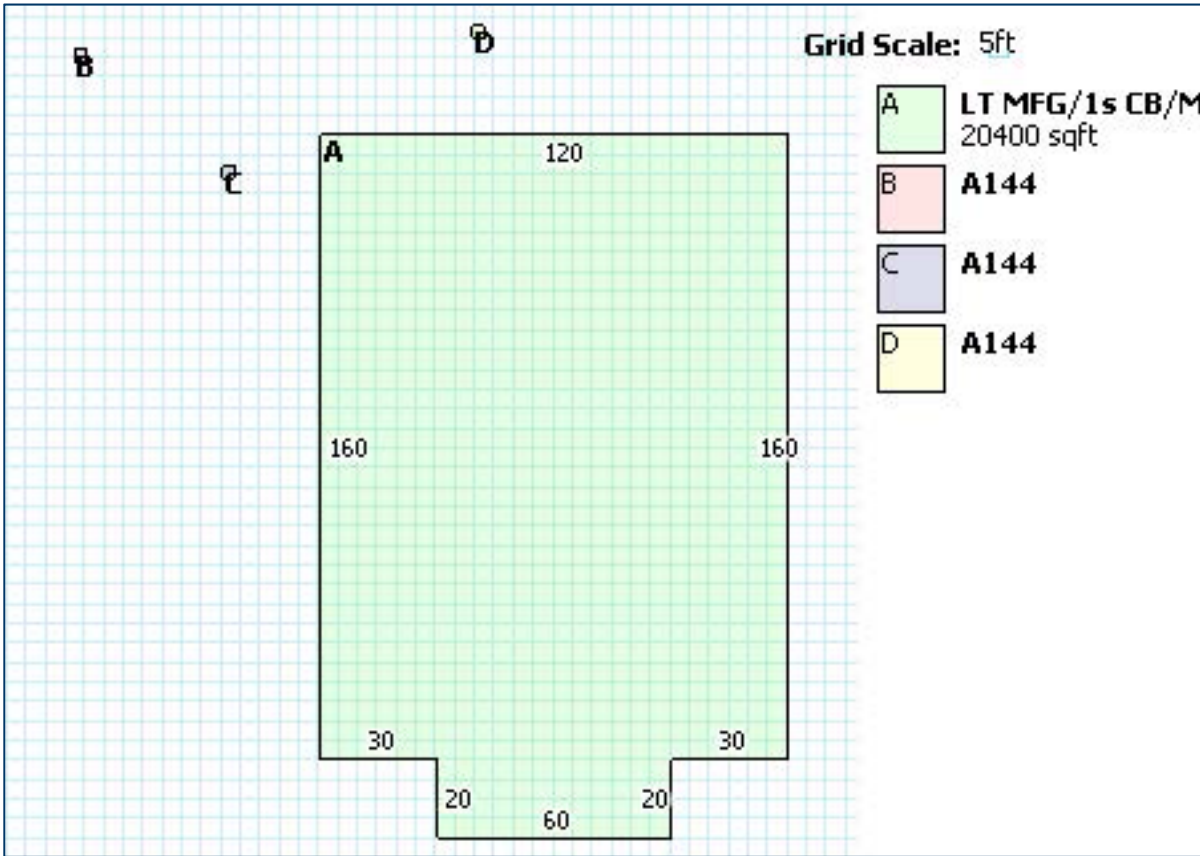
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