

1135 FOURTH STREET
PERRYSBURG TWP, OHIO 43551



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INDUSTRIAL BUILDING FOR SALE
106,800 Square Feet Available

FULL-SERVICE COMMERCIAL REAL ESTATE

GLASSTECH



GENERAL INFORMATION

Sale Price:	\$9,000,000
Building Size:	106,800 SF (445' x 240')
Number of Stories:	One + 3 mezzanine islands
Year Constructed:	1974, retrofit 1987
Condition:	Good
Acreage:	4.69 acres
Land Dimensions:	Irregular
Closest Cross Street:	J Street
County:	Wood
Zoning:	Heavy Industrial
Curb Cuts:	The entire southern border is accessible to Fourth St
Street:	2 lane, 2 way



For more information, please contact:

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(419) 466 6225
rpmack@signatureassociates.com

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS	
Office Space:	13,000 SF
Shop Space:	93,800 SF
Exterior Walls:	Insulated metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors/Coverings:	Concrete
Ceiling Height:	25'6"± to support beam in center
Basement:	No
Heating:	Gas forced air unit heaters
Air Conditioning:	Office only
Power:	6,000a/480v/3-phase/4-wire
	Transformer #1: 1000 KVA
	Transformer #2: 2000 KVA
	Transformer #3: 2550 KVA
	Transformer #4: 2500 KVA
	Transformer #5: 2500 KVA
Security System:	Yes
Restrooms:	Two women's, three men's
Overhead Door:	3 drive in doors
Truck Well/Dock:	7 on the south elevation
Sprinklers:	Wet system
Signage:	Available
Rail:	No
Cranes:	Yes
Floor Drains:	Yes

BUILDING INFORMATION	
Current Occupant:	Glasstech
Occupancy Date:	Upon closing, Glasstech desires to leaseback an isolated area in the northernmost section of the warehouse for up to 18 months subsequent to closing.
Sign on Property:	Yes
Key Available:	No

UTILITIES	
Electric:	First Energy
Gas:	Columbia Gas
Water:	Northwest Water & Sewer
Sanitary Sewer:	Northwest Water & Sewer
Storm Sewer:	Northwest Water & Sewer

Comments:

- Cross easement access & maintenance sharing agreements will be made upon the sale for 1135 Fourth & main building at 995 Fourth Street.

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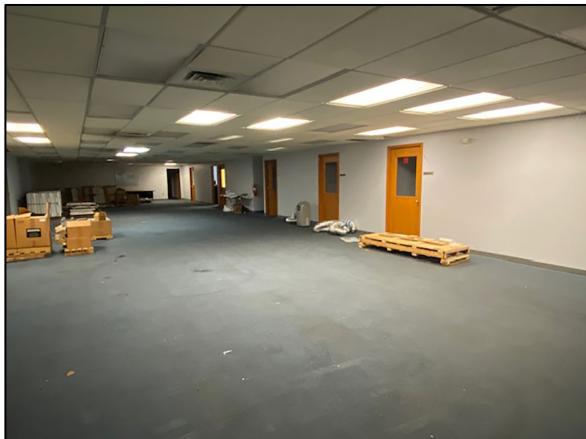
Western section of building



Offices



Offices



Offices



Offices



Self contained booth with attached restroom



Attached restroom

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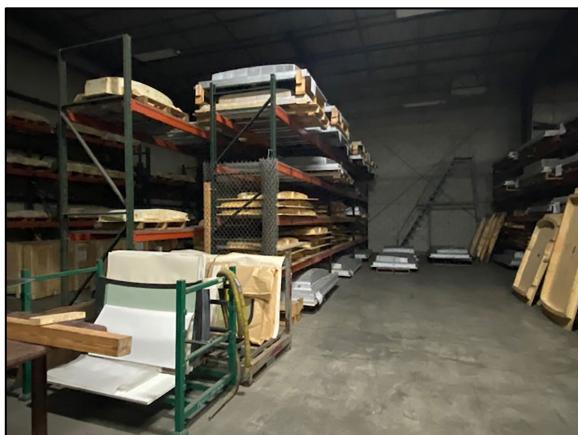
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Drive in door along east wall



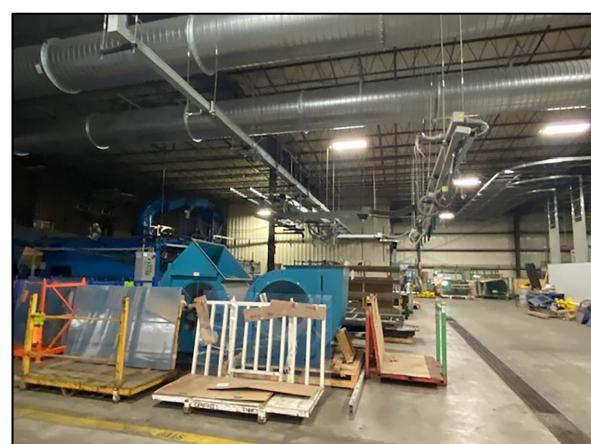
Racking



Oven prototype equipment Seller wishes to keep in the building post closing for 6 – 18 months. Can be relocated if necessary.



Typical floor drain



Floor drains and ductwork

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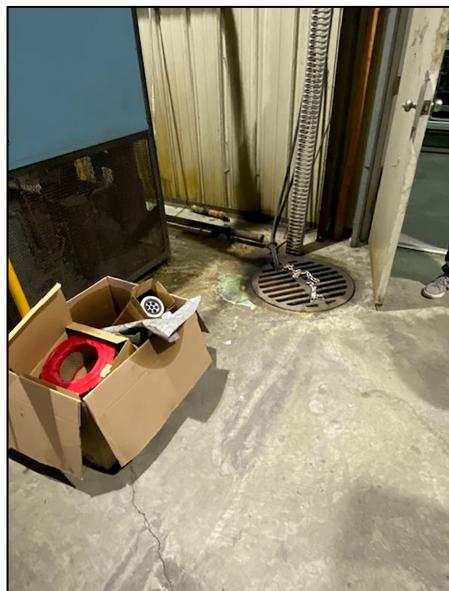
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Compressed air equipment



Floor drain in air compressor room



One of many exhaust fans



Compressed air equipment



Compressed air equipment

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Typical switch gear



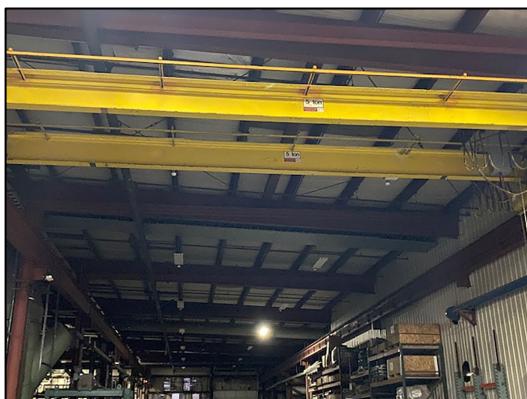
Typical switch gear



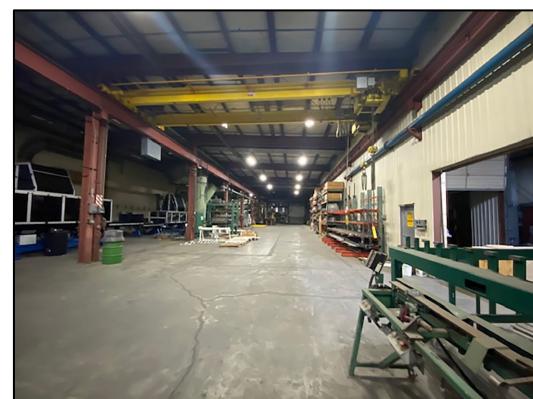
Additional switch gear room



Additional compressed air room



Two 5-ton cranes
Crane bays approximately 38'x199'±



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Electrical distribution/heating/mechanical/fire suppression



Sprinkler risers for wet system



Domestic water



Gas radiant heat units
throughout the building



12' drive in door on southern
exposure



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Interior island clean room for testing



Mezzanine looking north



Mezzanine looking towards receiving doors/south



Mezzanine looking down corridor hallway

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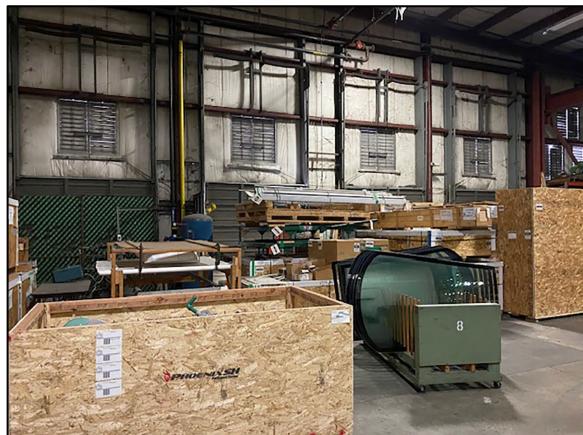
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Interior island office – mid-section



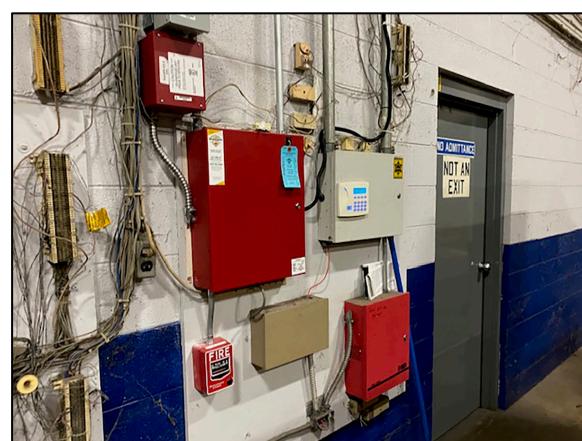
Additional truck docks behind equipment



Break room



Prototype room



Guardian alarm system

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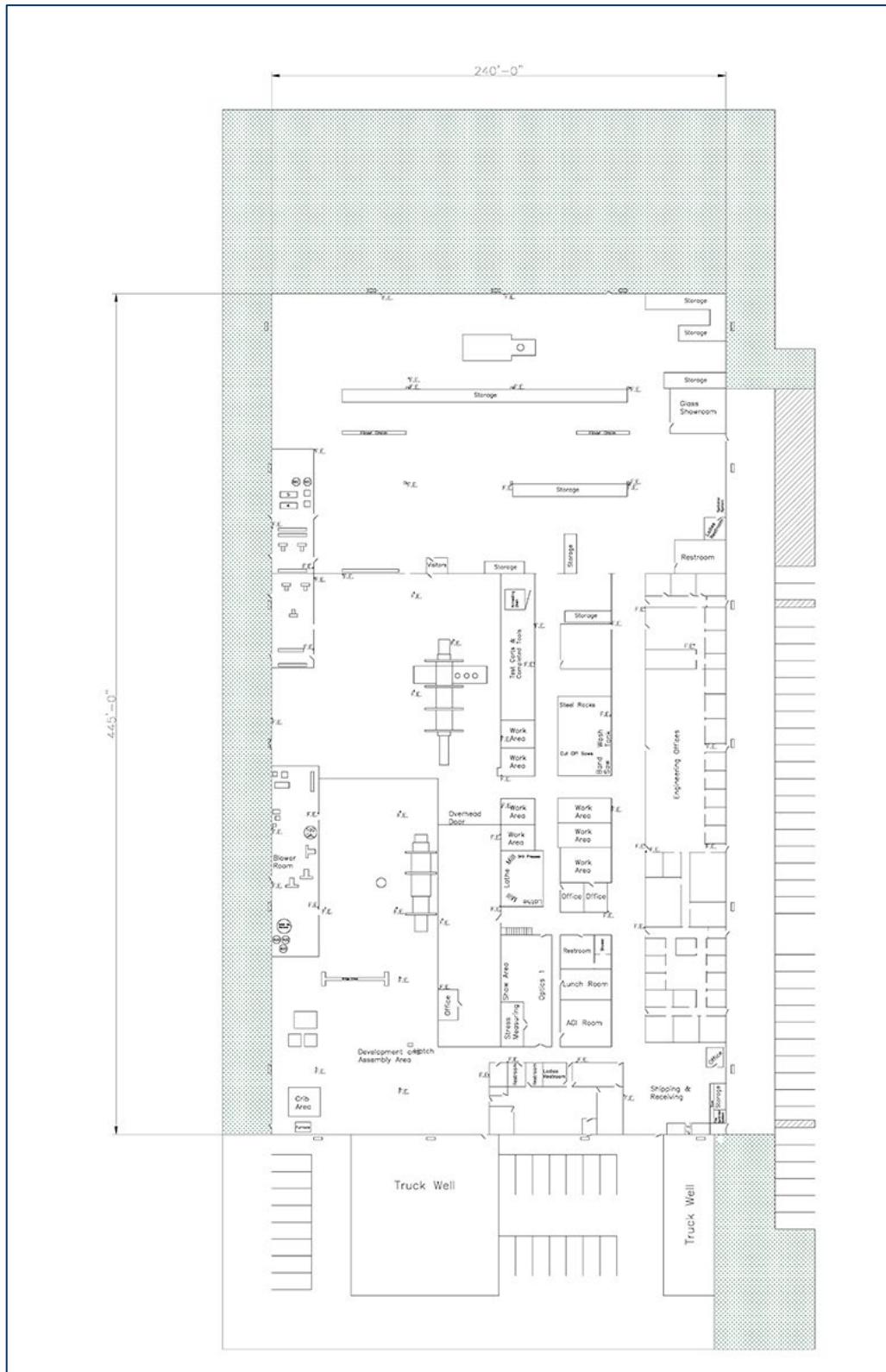
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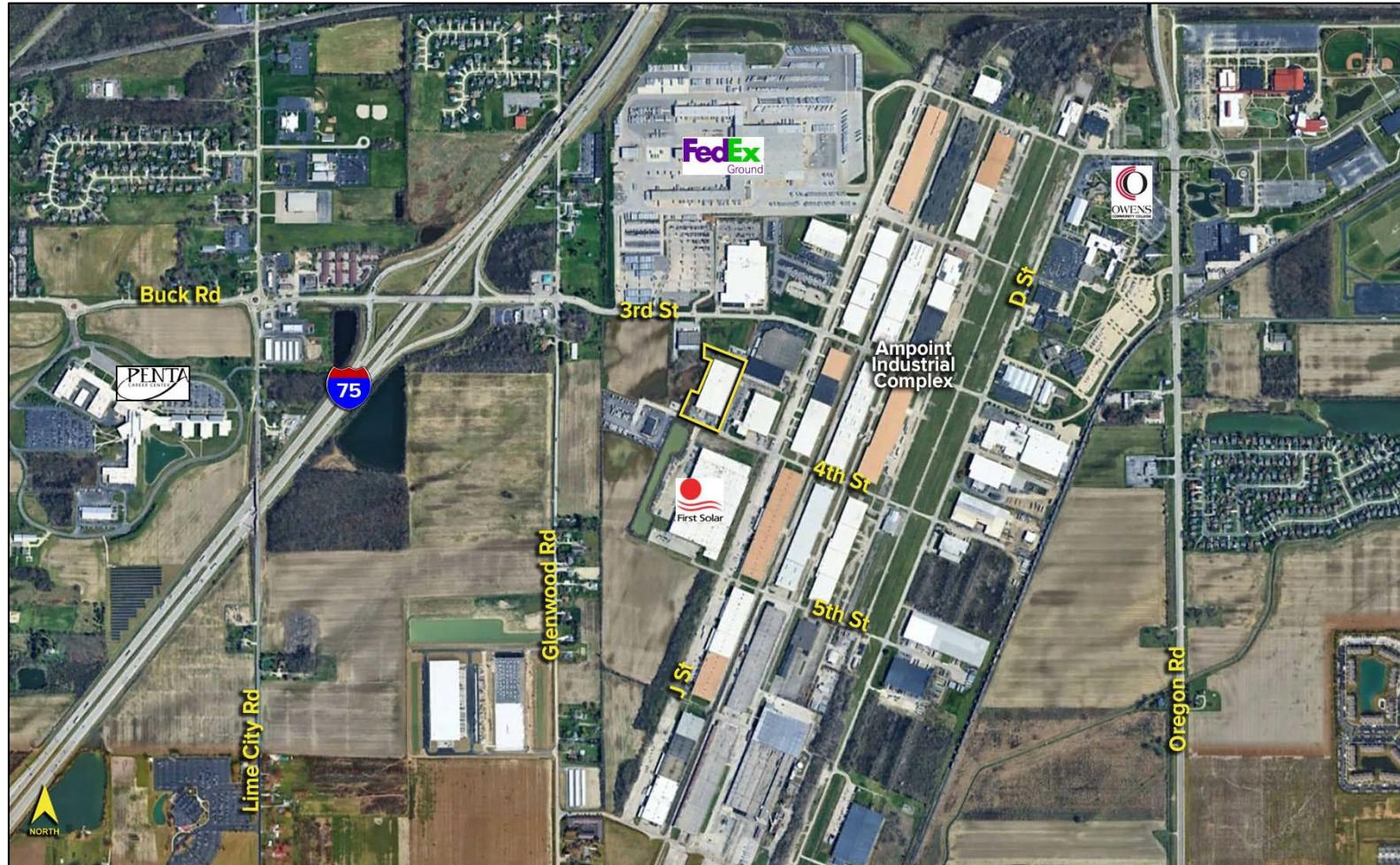
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2025 REAL ESTATE TAXES

Parcel #	Acres	Taxes	Land Valuation	Improvements Valuation	Total Valuation
P57-300-260000033000	3	\$41,436.10	\$120,000	\$1,198,900	\$1,318,900
P57-300-260000039001	1.27	\$4,681.86	\$48,300	\$0	\$48,300
P57-300-260000024000	.42	\$195.34	\$5,000	\$0	\$5,000
Totals:	4.69	\$46,313.30	\$173,300	\$1,198,900	\$1,372,200

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