

1135 FOURTH STREET
PERRYSBURG TWP, OHIO 43551

INDUSTRIAL BUILDING FOR SALE
106,800 Square Feet Available



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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:

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

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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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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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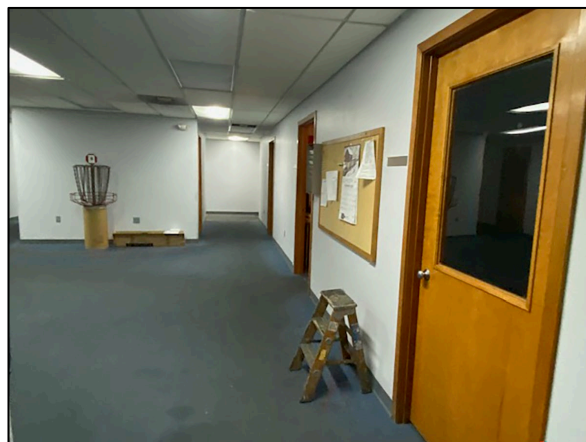
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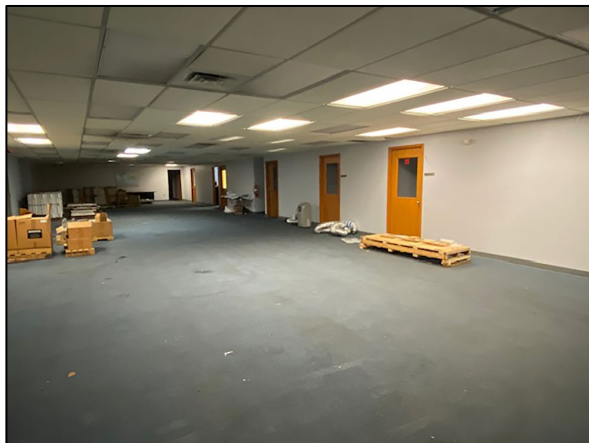
Western section of building



Offices



Offices



Offices



Offices



Self contained booth with attached
restroom



Attached restroom

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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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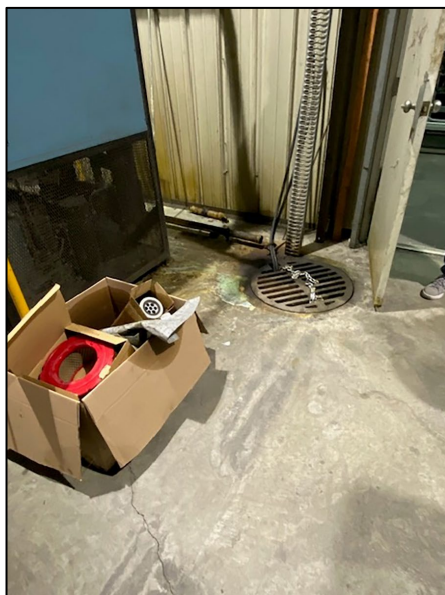
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Compressed air equipment



Floor drain in air
compressor room



One of many exhaust fans



Compressed air equipment



Compressed air equipment

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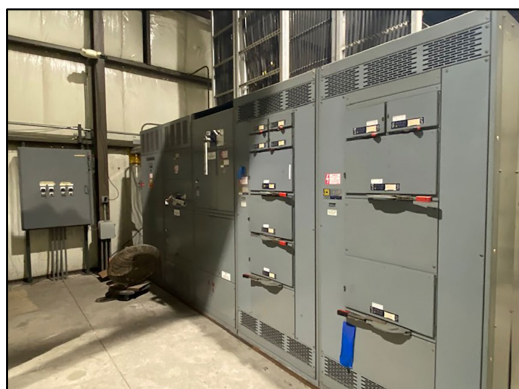
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Typical switch gear



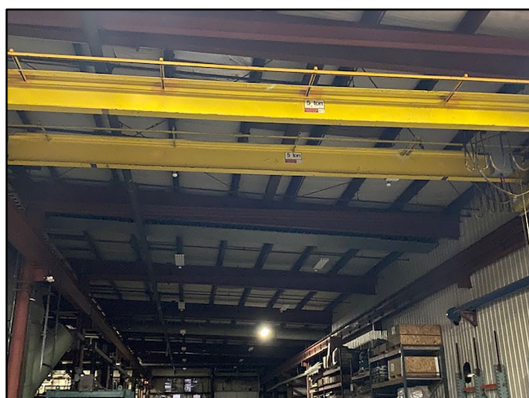
Typical switch gear



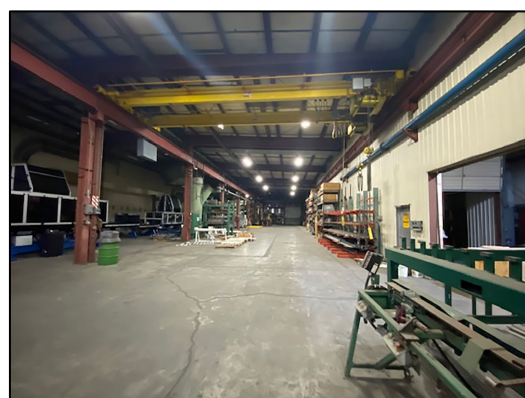
Additional switch gear room



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

Center island
offices with
mezzanine above



East wall
office
corridor

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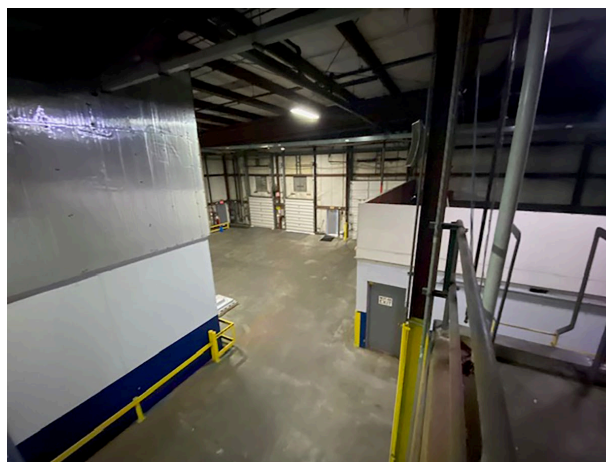
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Interior island clean room for testing



Mezzanine looking north



Mezzanine looking towards receiving doors/south



Mezzanine looking down corridor hallway

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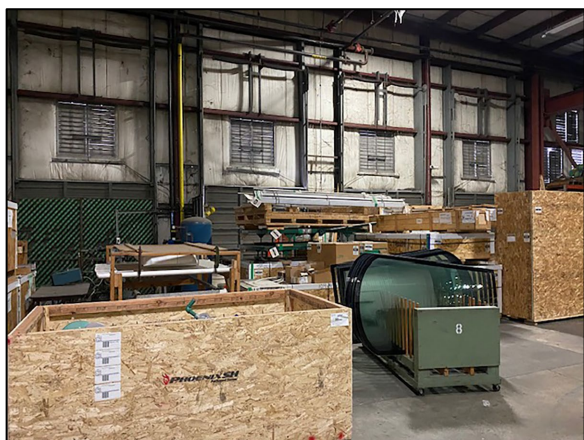
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Interior island office – mid-section



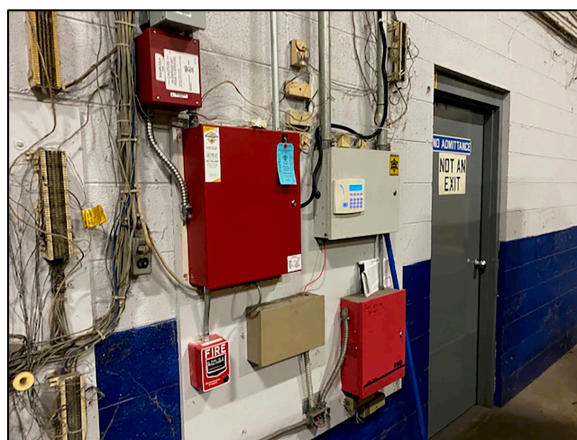
Additional truck docks behind
equipment



Break room



Prototype room



Guardian alarm system

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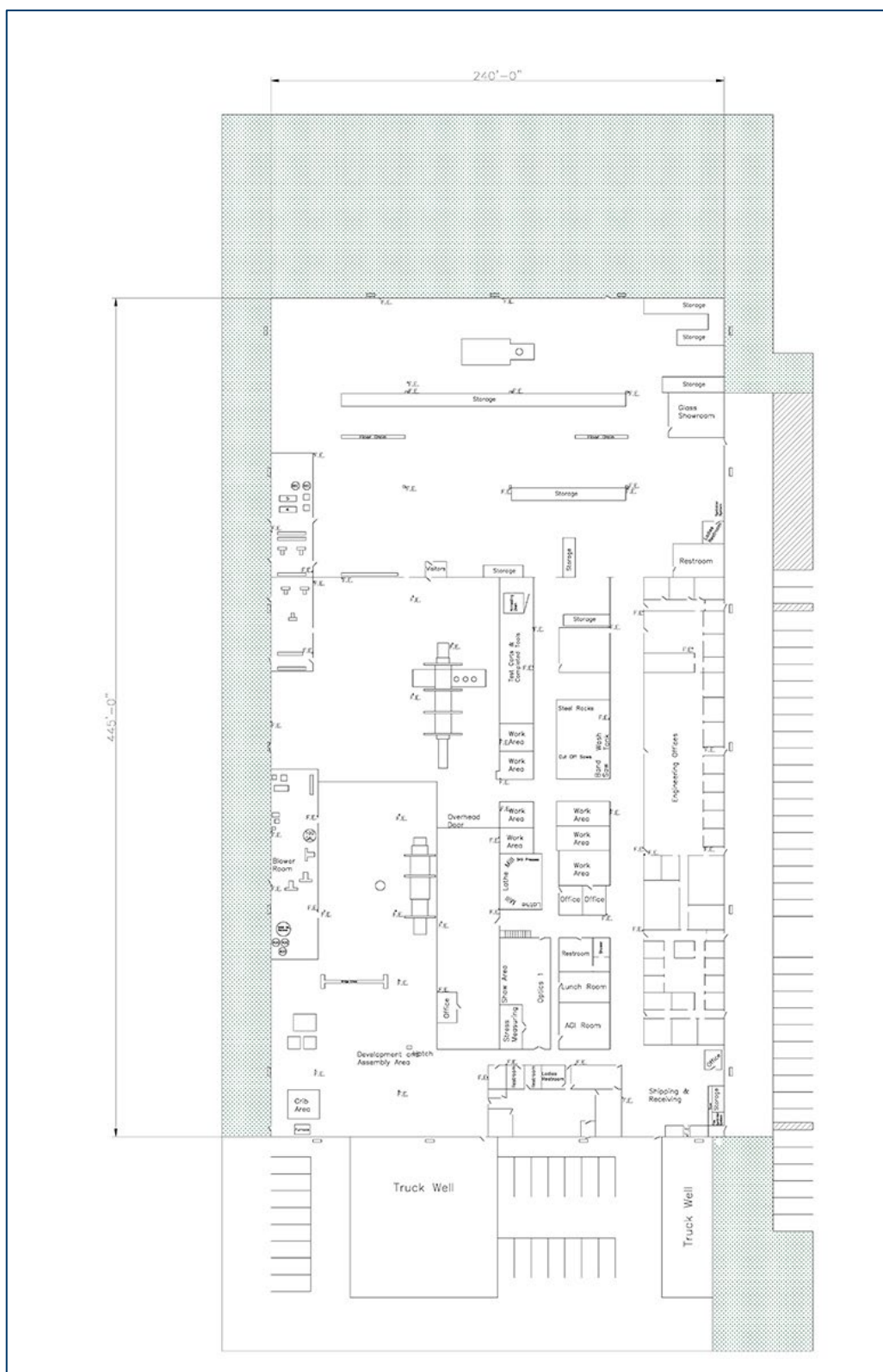
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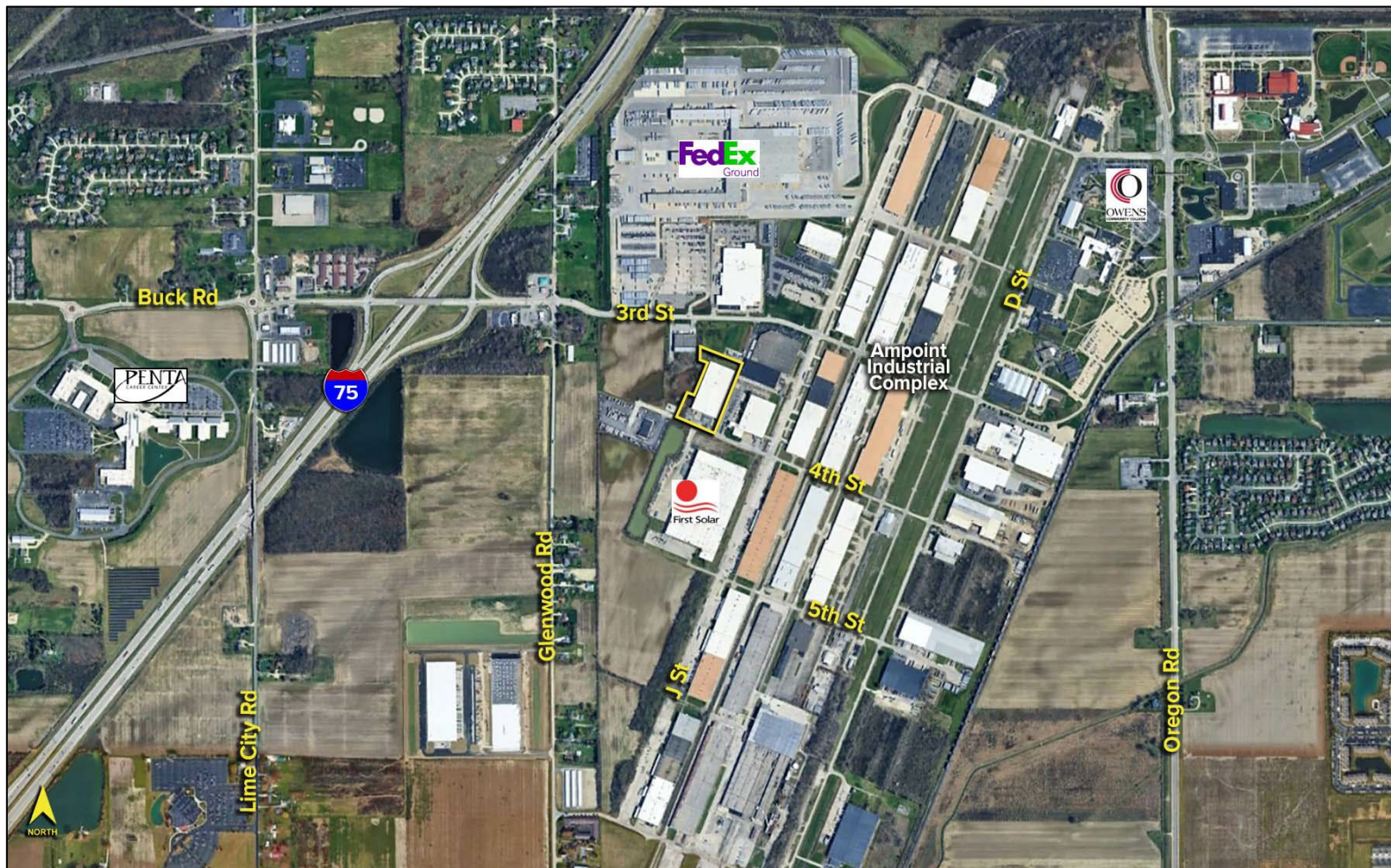
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2025 REAL ESTATE TAXES

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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