

2024 CHAMPLAIN STREET  
TOLEDO, OHIO 43611

INDUSTRIAL BUILDING FOR SALE  
23,450 Square Feet Available



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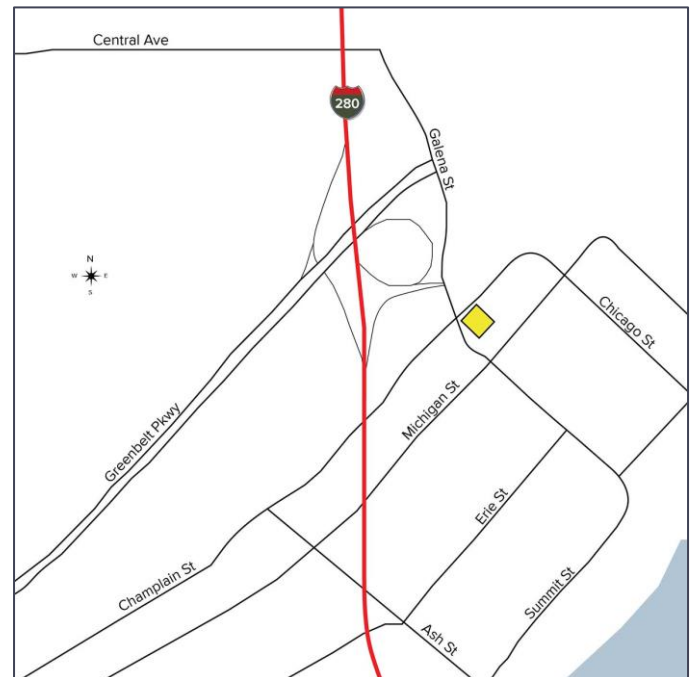
FULL-SERVICE COMMERCIAL REAL ESTATE

**TWO HEAVY POWER INDUSTRIAL BUILDINGS**



## GENERAL INFORMATION

Sale Price:	\$545,000
Building Size:	23,450 square feet
Number of Stories:	One
Year Constructed:	Most of the main building constructed between 1976-1999 Small portion of front building constructed in 1921
Condition:	Good
Acreage:	1.22 acres
Closest Cross Street:	Galena Street
County:	Lucas
Zoning:	10-IL
Parking:	Concrete, asphalt & stone parking areas (unstriped)
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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## Industrial Building For Sale

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### BUILDING SPECIFICATIONS

Office Space:	1,450± SF
Shop Space:	22,000± SF (main & whse)
Exterior Walls:	Block/metal
Structural System:	Masonry/metal
Roof:	Rubber membrane (TPO & PVC) 2 <sup>nd</sup> section from the left side of the building has a new roof with a 20-year transferrable warranty
Floors/Coverings:	Carpet/vinyl tile in offices/restrooms Sealed concrete in warehouse
Ceiling Height:	Main bldg - 10' – 14' Warehouse – 15'
Basement:	No
Heating:	Main - Boiler heat & auxiliary gas furnaces Whse - Gas unit heaters
Air Conditioning:	Office only
Power:	Office - 230v/3-phase Warehouse (5,000 SF) – 600A/480v/3-phase Main building (18,450 SF) – 220/240v/3-phase
Security System:	Security lights on building Main – Guardian burglar/fire Whse - Habitec
Restrooms:	Main – 5, warehouse – 2
Overhead Door:	Main – 3, warehouse – 2
Truck Well/Dock:	Yes – warehouse only
Sprinklers:	No
Signage:	Façade
Rail:	No
Cranes:	No
Floor Drains:	Main - 1

### BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange with listing agents

### UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

### Comments:

- LED lighting in main building.
- Skylights in main building.
- Drop ceilings in office area.
- 5,000 square foot warehouse has Co-Ray-Vac heating, electric baseboard heaters in restrooms and ceiling fans.
- 3 compressors total – 2 in the main building were rebuilt in 2023.
- Main building and warehouse are on separate parcels and separately metered.
- American Tool & Die occupied the property for nearly 60 years and the owner retired. The business focused on metal stamping, assembly, tool & die and machining.

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### Main Building



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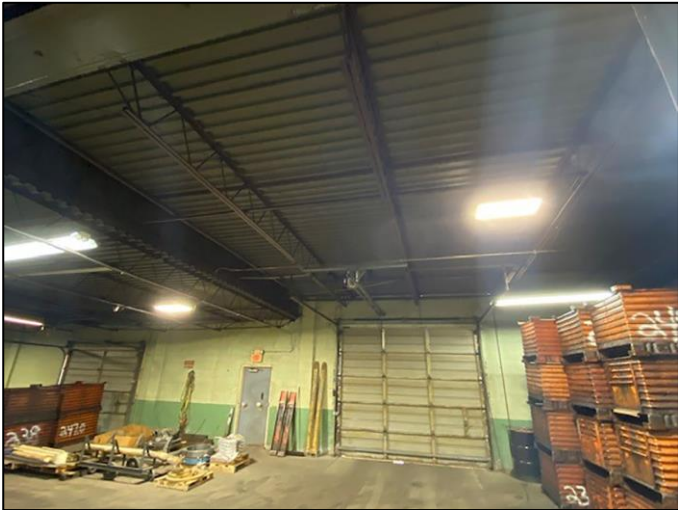
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### Main Building



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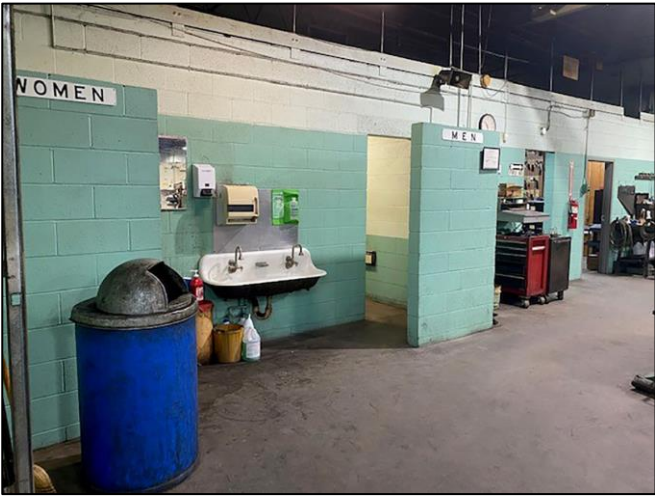
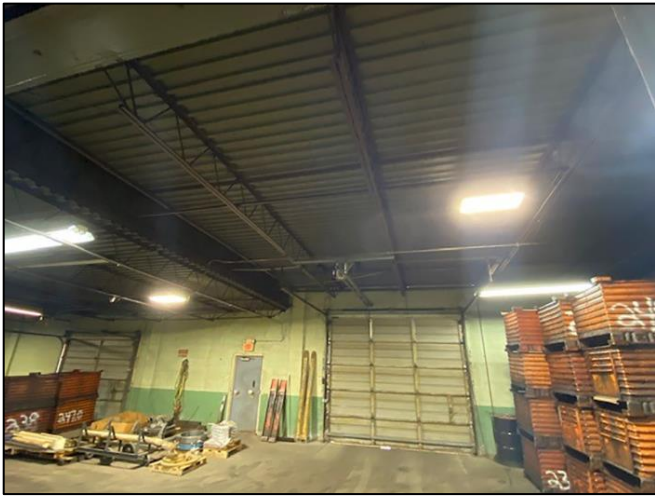
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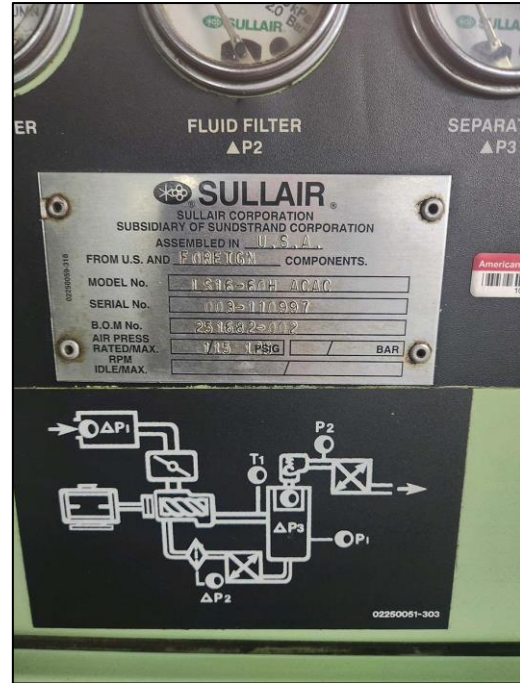
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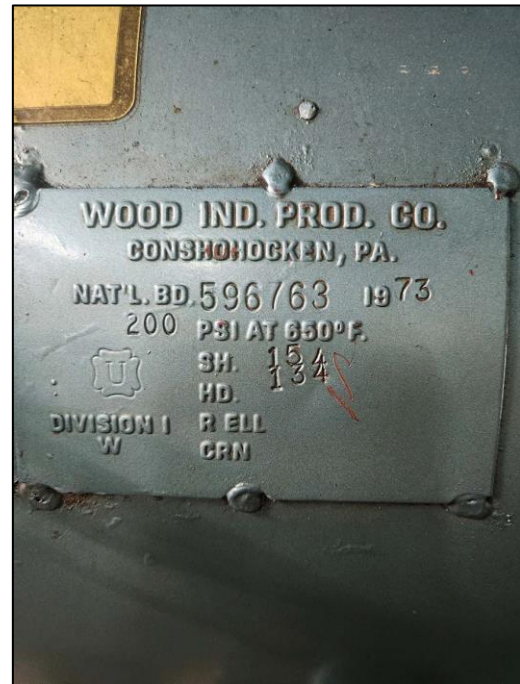
Main Building



Air compressor – rebuilt in 2023



Auxiliary Air compressor



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Warehouse



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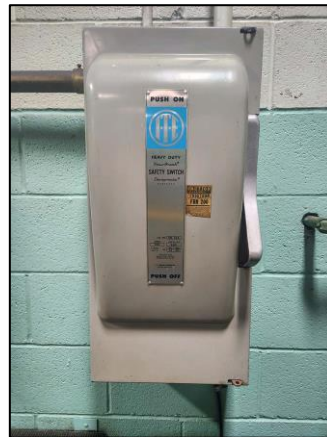
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Warehouse



Warehouse electric



Warehouse air compressor

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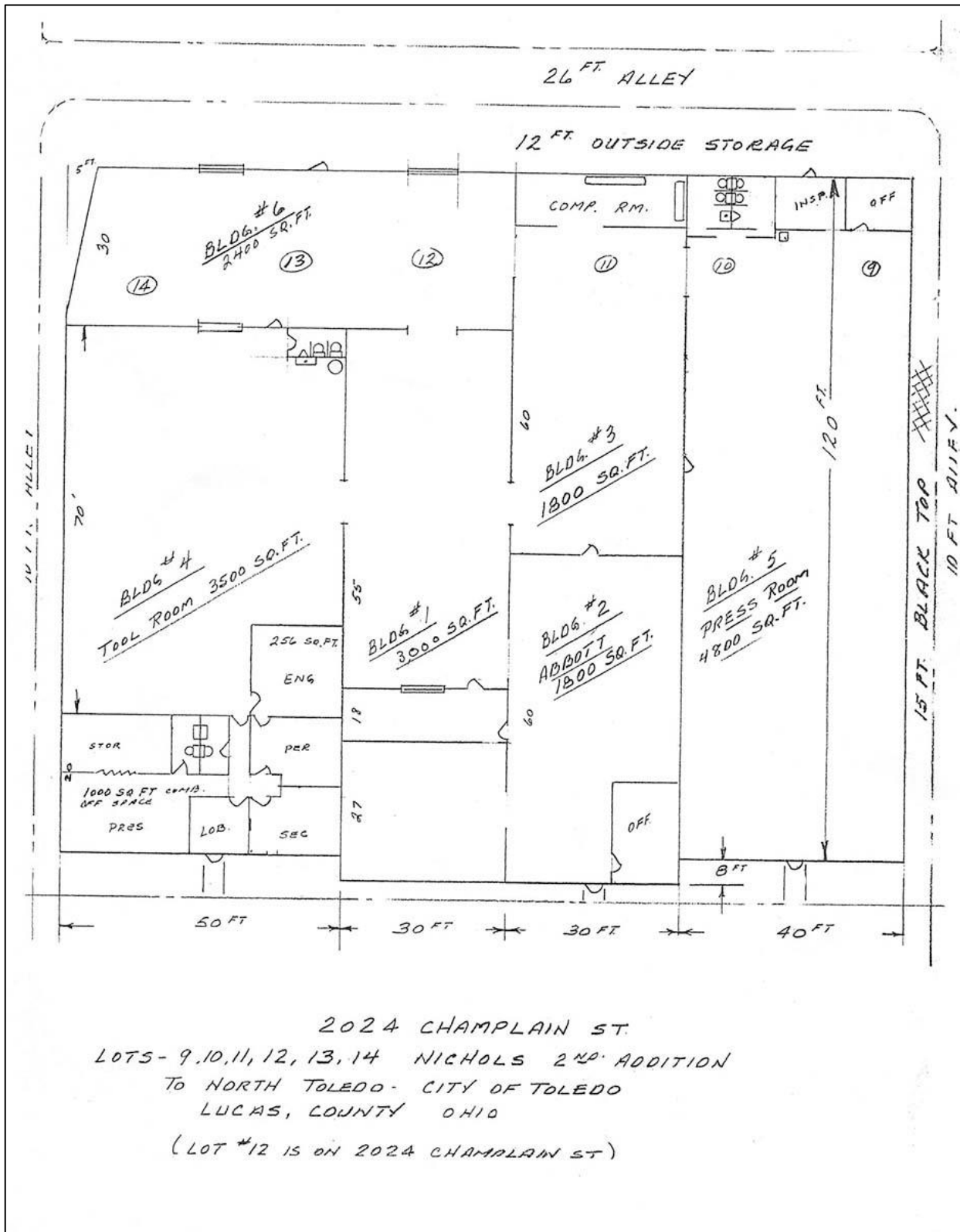
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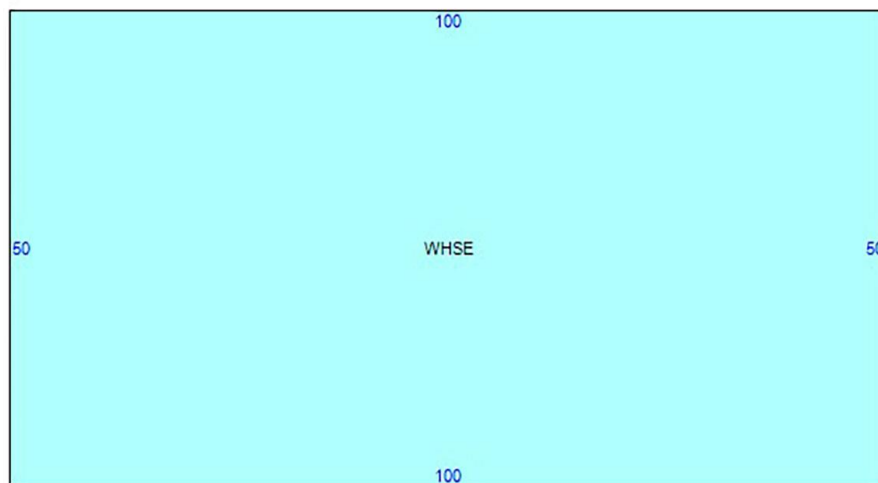
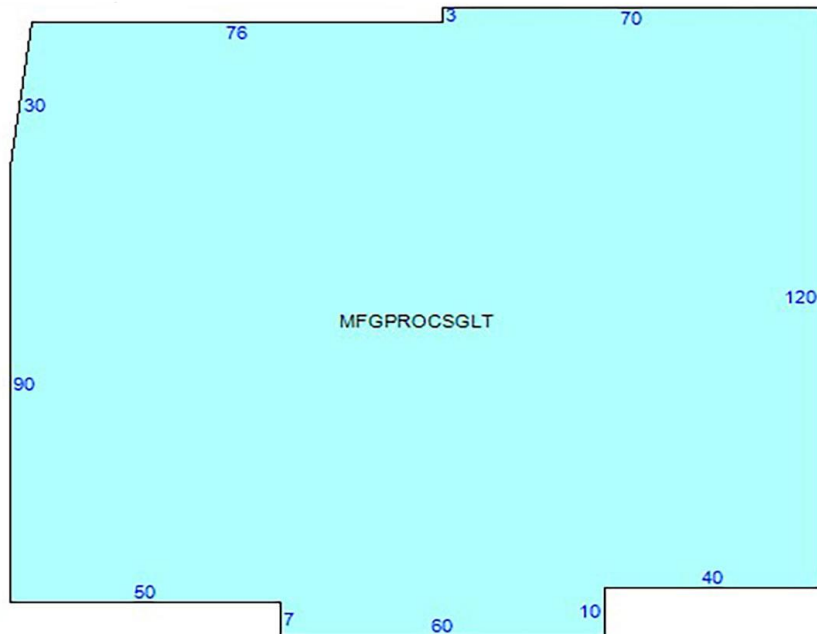
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- Property is comprised of two buildings:
  - Main building is 18,450 SF, built in 1921 with a clear height of 10' – 14'.
  - Warehouse building is 5,000 SF, built in 1999 with a clear height of 15'.
- American Tool & Die has occupied the property for nearly 60 years and the owner is retiring. The business focused on metal stamping, assembly, tool & die and machining.



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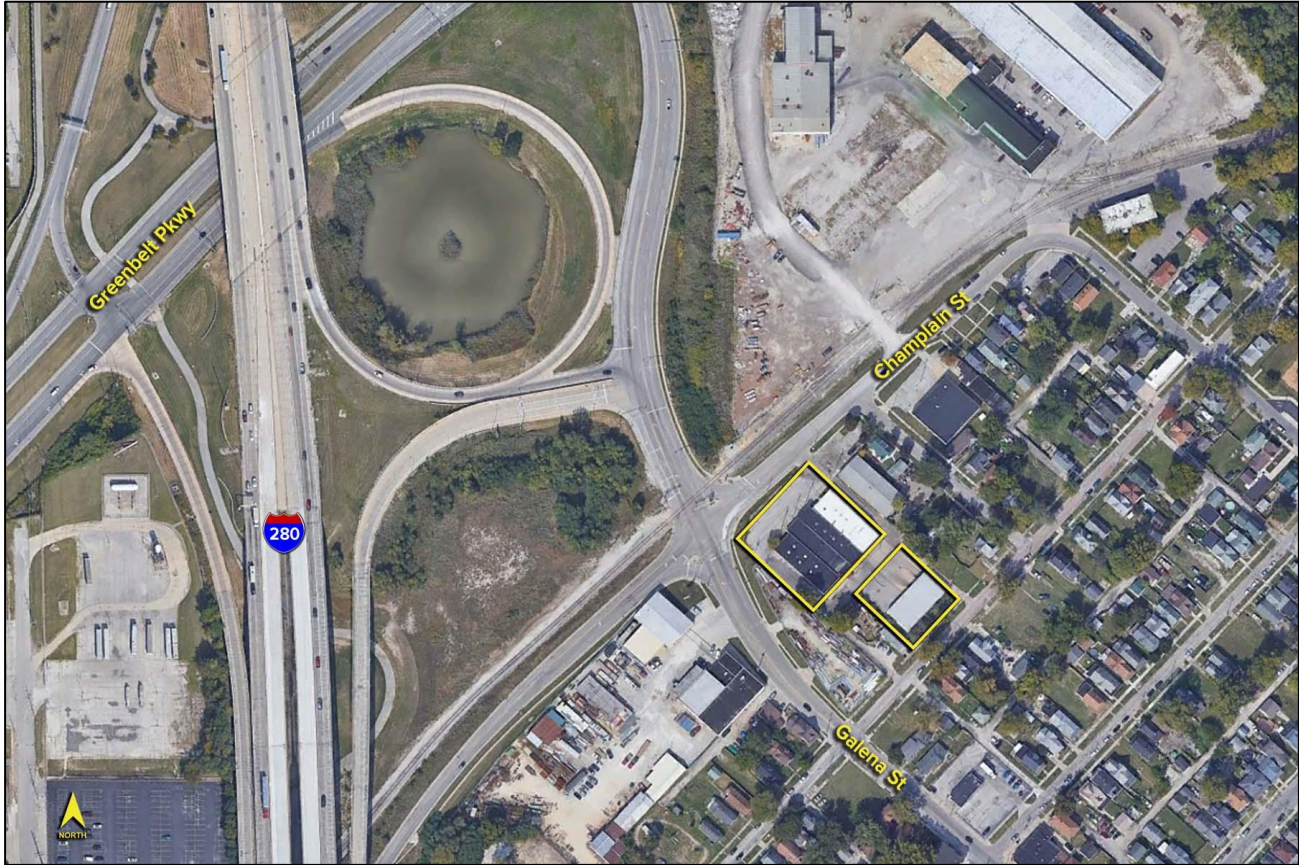
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### 2024 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
11-04871	.1399	\$5,116.18	\$5,800	\$149,200	\$155,000
11-04874	.1416	\$303.82	\$4,100	\$0	\$4,100
11-04877	.1364	\$376.96	\$4,000	\$0	\$4,000
11-04864	.1344	\$297.46	\$3,900	\$0	\$3,900
11-04861	.1367	\$375.65	\$3,900	\$0	\$3,900
11-04914	.0958	\$327.33	\$3,600	\$0	\$3,600
11-04917	.0984	\$3,273.21	\$3,900	\$94,400	\$98,300
11-04921	.1009	\$250.55	\$3,600	\$0	\$3,600
11-04924	.0963	\$247.77	\$3,500	\$0	\$3,500
11-04867	.1329	\$297.46	\$3,900	\$0	\$3,900
<b>Totals:</b>	1.22	\$10,866.39	\$40,200	\$243,600	\$283,800

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