

4511 SOUTH AVENUE  
TOLEDO, OH 43615

INDUSTRIAL BUILDING FOR SALE & LEASE  
32,317 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$990,000
Lease Rate:	\$4.75/SF NNN
Available Space:	32,317 SF
Building Size:	32,317 SF
Number of Stories:	1
Year Constructed:	1966, 1976, & 1986
Condition:	Total renovation - 2020
Acreage:	4.04
Land Dimensions:	287.84' x 610.93'
Closest Cross Street:	Reynolds Rd. & Wenz Rd.
County:	Lucas
Zoning:	IL Limited Industrial
Parking:	56 spaces
Curb Cuts:	3
Street:	2 lane



For more information, please contact:

**KEENAN FIELDS, SIOR**  
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Four SeaGate, Suite 608  
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### BUILDING SPECIFICATIONS

Office Space:	3,840 SF
Shop Space:	28,477 SF
Exterior Walls:	Concrete block
Structural System:	Steel bar joist and block
Roof:	Built-up & TPO
Floors:	Concrete
Floor Coverings:	Carpet and tile in office
Ceiling Height:	12' – 15'
Basement:	No
Heating:	GFA in office & unit heaters in shop
Air Conditioning:	Central – office only
Power:	600 amps/240v/3 phase/ 4 wire
Security System:	No
Restrooms:	5
Overhead Door:	2 – 10' x 12' & 1 – 10' x 10' (section 1 & 2 – all new)
Truck Well/Dock:	1 – 8' x 10' (section 3 – new)
Sprinklers:	No
Lighting:	All new LED
Cranes:	No
Rail:	No
Floor Drains:	Yes – Some to sanitary system; some to storm system
Internet Service:	Buckeye Broadband

### BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	At closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible for:	All operating expenses (NNN)

### 2024 REAL ESTATE TAXES

TD:	20
Parcels:	15214 and 15220
Total Annual Taxes:	\$25,542.85

### Property Overview:

**Area 1:** Office – 3,840 sf Shop – 2,220 sf  
**Area 2:** Shop 4,800 sf, Lunchroom – 555 sf, Locker room – 360 sf  
**Area 3 & 4:** Shop - 4,800, 4,800 sf, 342 sf  
**Area 5:** Warehouse – 10,6000 sf

### Property Highlights:

- Entirely new shop LED lighting
- New overhead doors throughout
- Tool room, lunchroom, and locker room available
- Fenced secure outdoor storage with expansion possible

### Distance:

- 3.5 miles to on/off US 23/I-475
- 4 miles to on/off 80/90 Ohio Turnpike

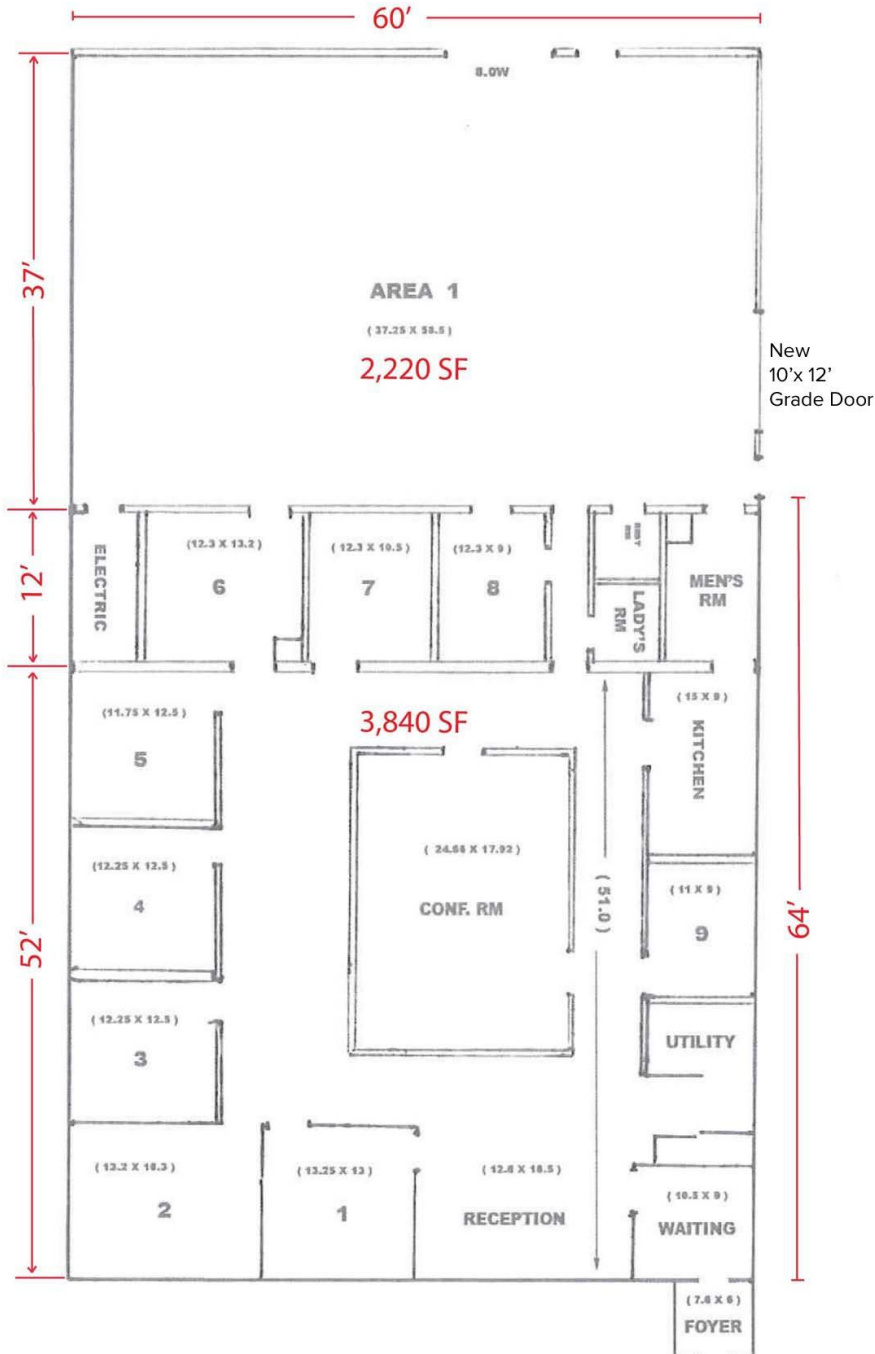
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**Floor Plan – Area 1**



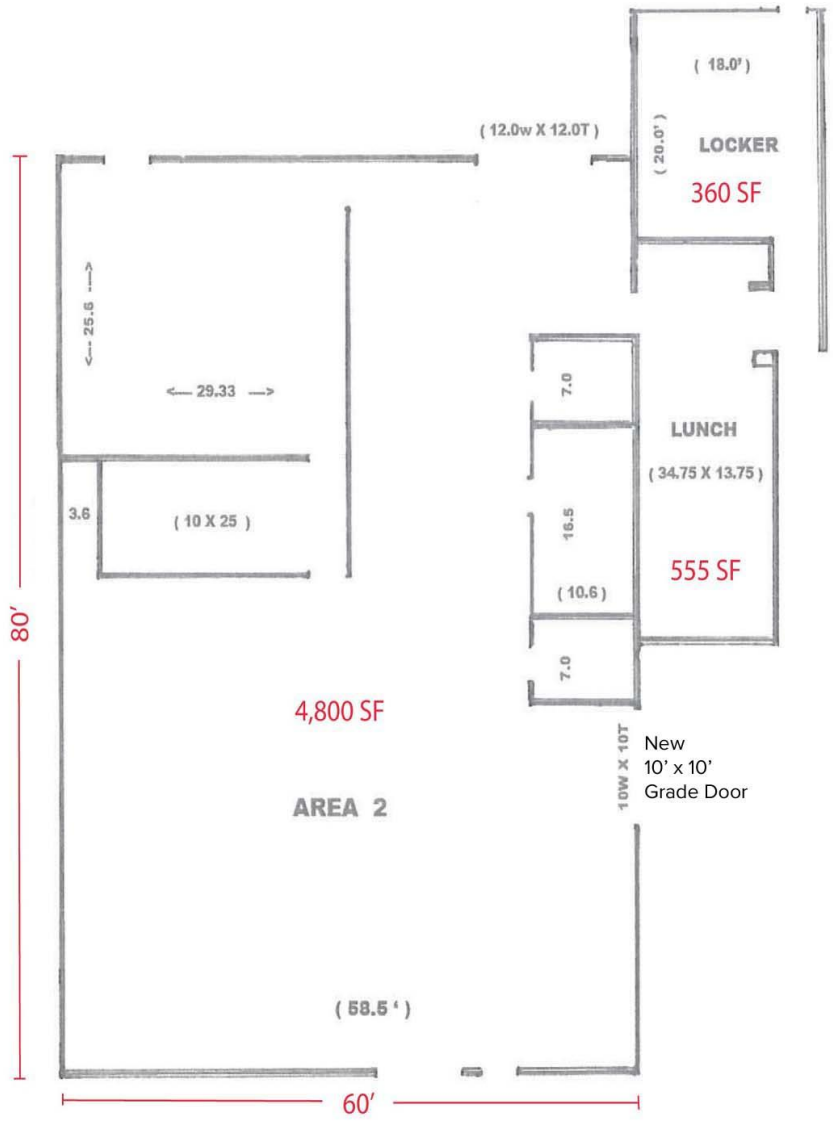
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Floor Plan – Area 2



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**Floor Plan – Area 3 & 4**



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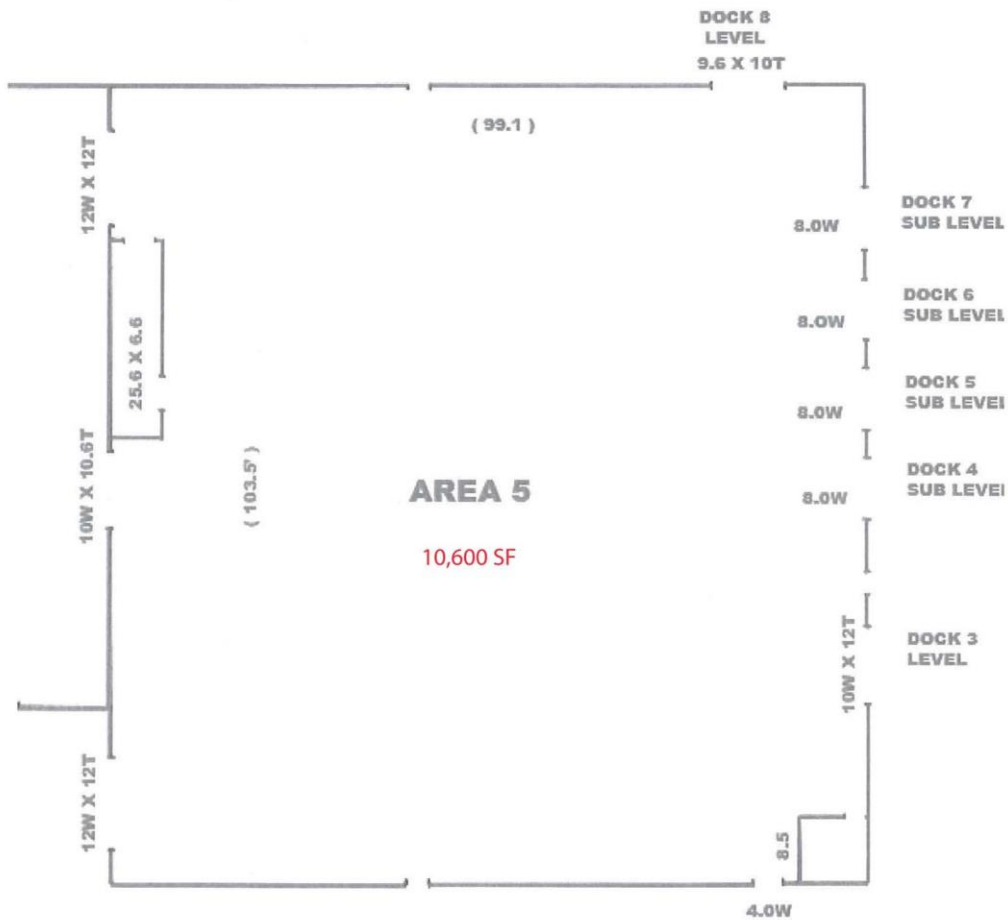
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**Floor Plan – Area 5**



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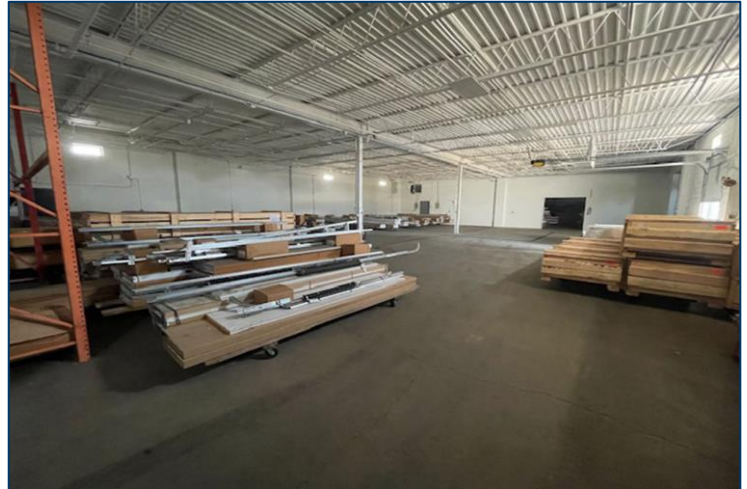
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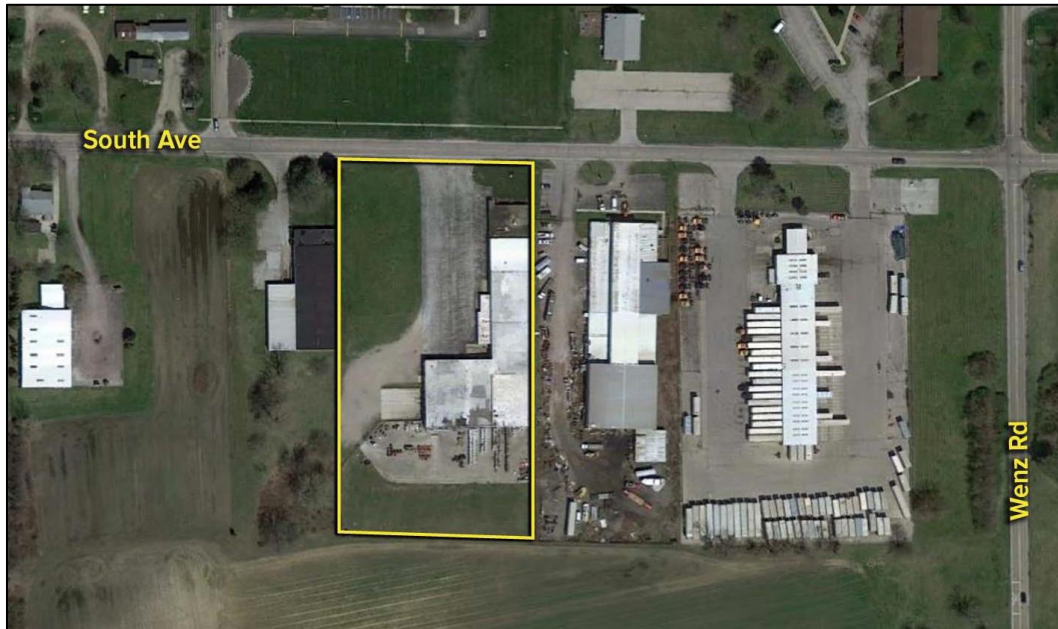
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