

26695 & 26699 ECKEL ROAD
PERRYSBURG, OHIO 43551

OFFICE FOR LEASE
12,000 SQUARE FEET



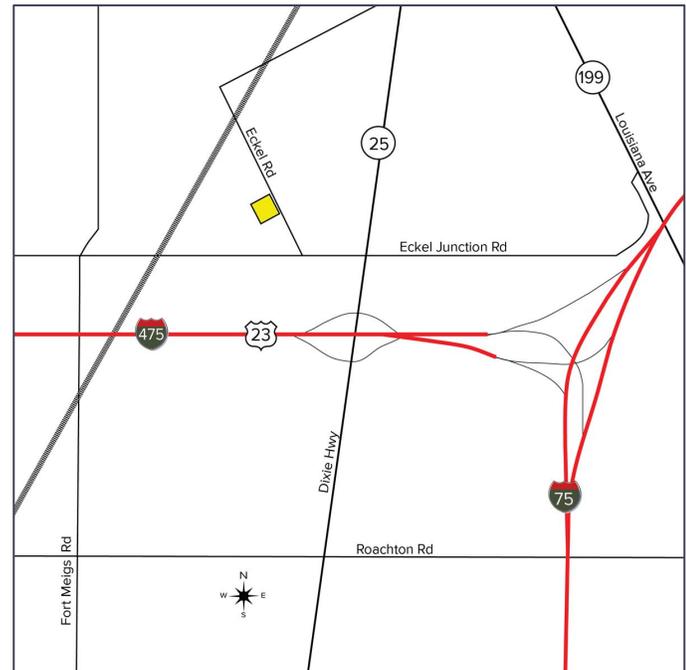
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	Office - \$8.00 PSF
Available Size:	Approx. 12,000 SF in Buildings B, D and E of the front building Layout attached
Building Size:	40,310 square feet – entire complex
Number of Stories:	Two
Year Constructed:	1963/1987
Condition:	Good
Acreage:	4.98
County:	Wood
Zoning:	I-2



For more information, please contact:

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7150 Granite Circle, Suite 200
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FRONT SECTION

Exterior Walls:	Metal with brick façade
Structural System:	Pre-engineered metal
Roof:	Primarily metal
Floors:	Concrete
Floor Coverings:	Carpet and tile
Ceiling Height:	Up to 16' – not in office
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Various zones and units
Power:	120/240V
Security System:	No
Restrooms:	Four
Overhead Door:	4
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Monument sign in front
Rail:	No
Cranes:	No
Floor Drains:	Yes

2025 REAL ESTATE TAXES

Parcel Number:	Q61-400-070302006000
Total Annual Taxes:	\$20,067.28
Valuation:	
Land	\$199,200
Improvements	\$712,800
Total Valuation	\$912,000

FRONT SECTION LEASE DETAILS

Term:	3 years
Security Deposit:	Equal to one month
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities

BUILDING INFORMATION

Current Occupants:	Mr. Rooter Plumbing Corp. Heritage-Crystal Clean, LLC, TEC International, Total Ground Solutions
Occupancy Date:	Vacant space – immediately available
Sign on Property:	Yes
Key Available:	Yes
Parking:	Shared
Curb Cuts:	2
Street:	2 lane, 2 way

Comments:

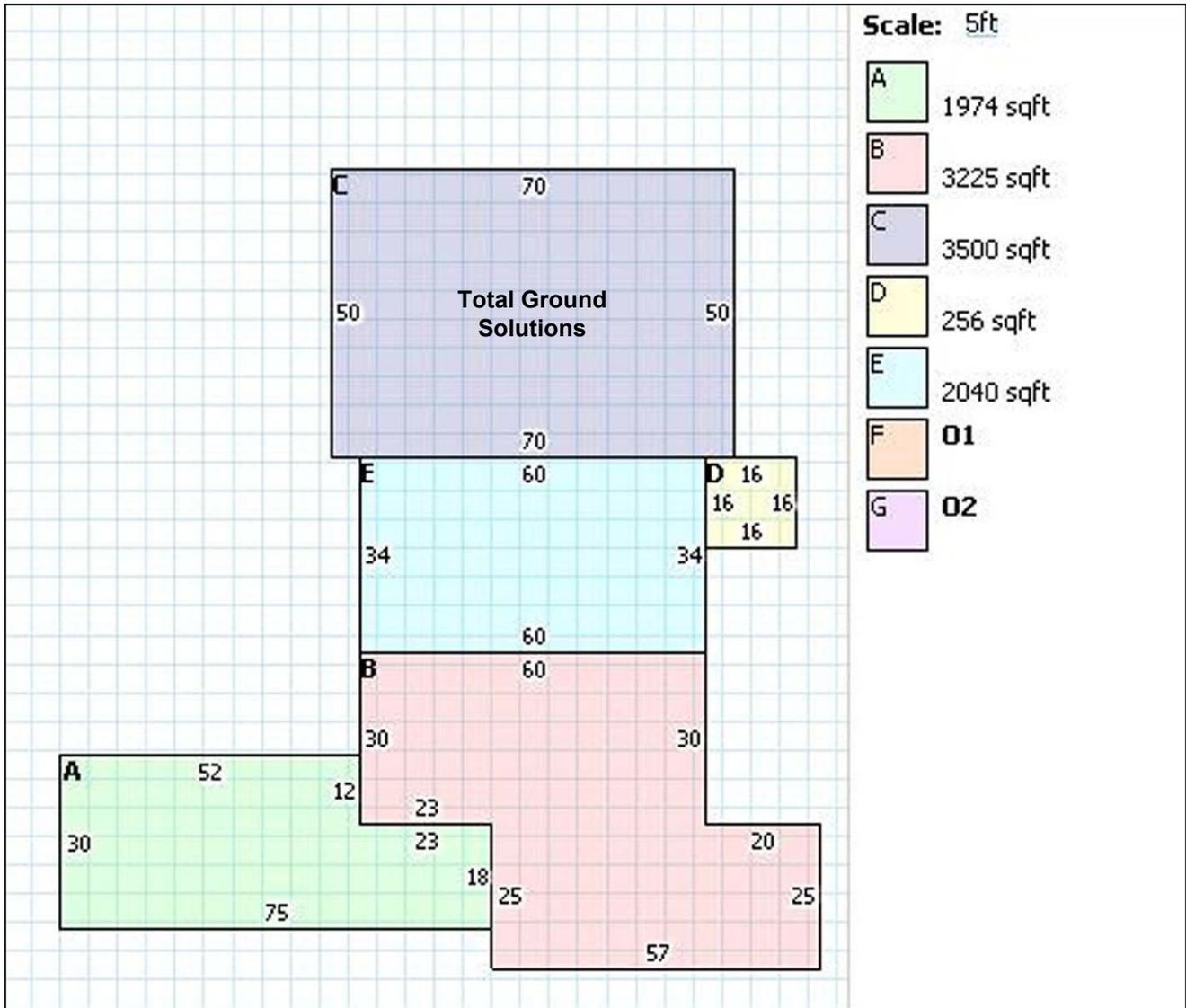
- Part of the space has been prepped with the demising walls removed in preparation for a new tenant buildout.
- Various parking areas and side entrances are available to accommodate multiple tenants.
- Total Ground Solutions occupies a portion of Section E.
- Section E and Section B are both 2-story areas.

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Front Building Layout



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Office for Lease

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Front Building Photos



Front Building Executive Office



Front Building Executive Office



Open Areas with Perimeter Offices



Front Building Office



Corner Dispatch Office



Parts Storage

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Front Building Photos



Storage Closet



Mail Room



Data Room



Fitness Room



Lunch Room



Kitchenette

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Staircase



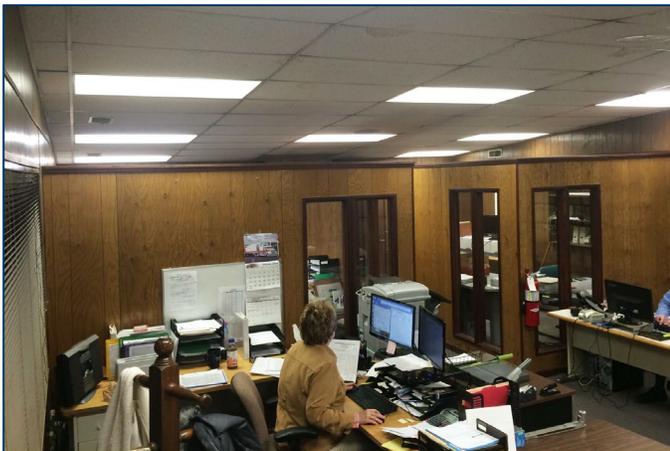
Upstairs Conference Room



Open Offices



Upstairs Offices



Upstairs Offices



Upstairs Offices

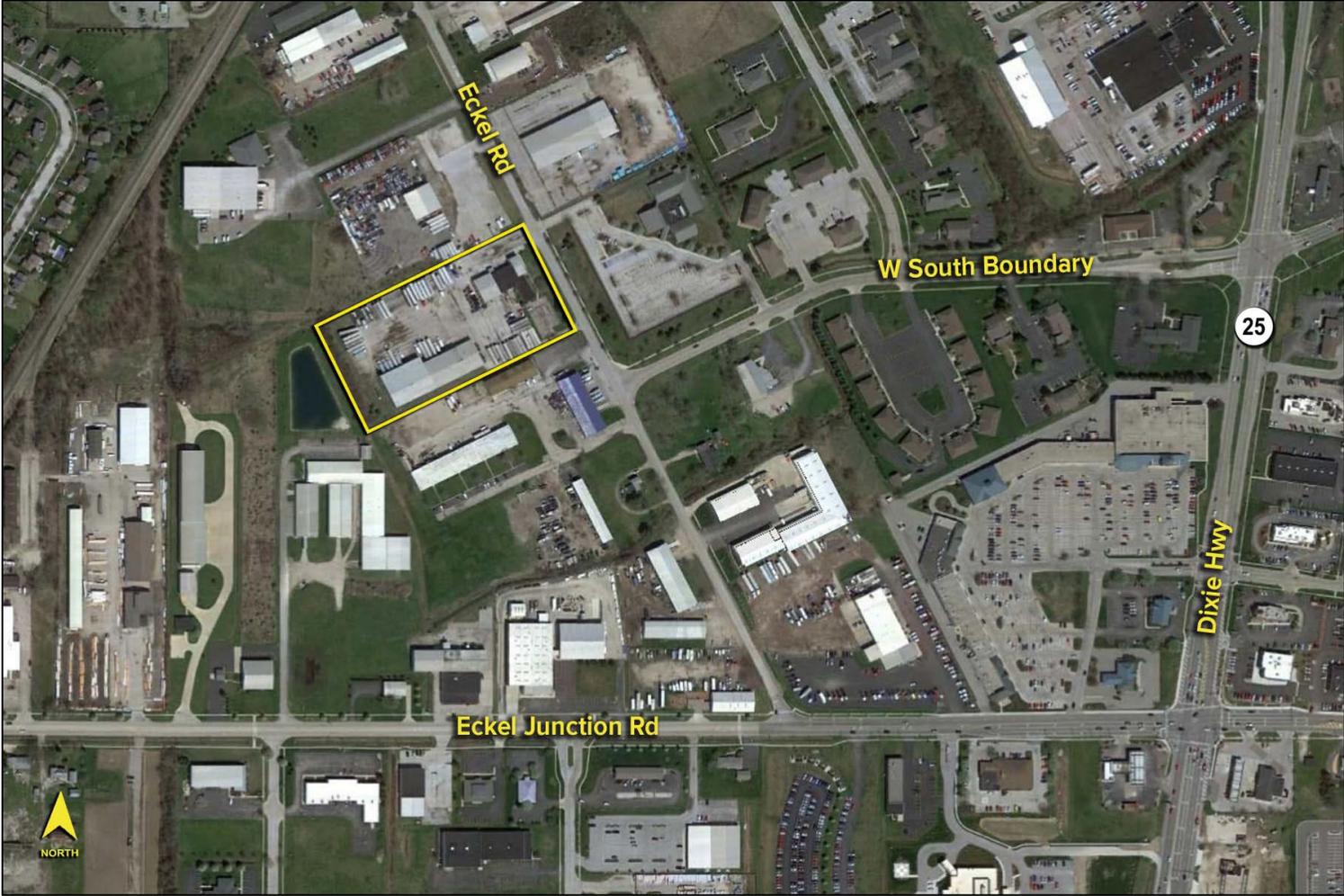
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