

111 BURBANK DRIVE
TOLEDO, OHIO 43607

INDUSTRIAL BUILDING FOR LEASE
3,276-14,090 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

MULTI-TENANT INDUSTRIAL PROPERTY



GENERAL INFORMATION

Lease Rate:	\$6.00/SF MG
Available Space:	See chart on page 4
Building Size:	14,090 sf
Number of Stories:	1 with partial mezzanine
Year Constructed:	1965
Condition:	Good
Acreage:	0.70 acres *per AREIS
Land Dimensions:	255' x 120'
Closest Cross Street:	Hill Avenue
County:	Lucas
Zoning:	Industrial General (IG)
Parking:	In common; 2 fenced outdoor storage lots (Unit A and Unit C)
Street:	2 lane, 2 way
Heavy Haul Route:	Hill Avenue/Westwood Avenue



For more information, please contact:

JARED JENSEN
(419) 249 6326 or (419) 377 8964
jjensen@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Pre-engineered steel truss
Roof:	Flat rubber membrane
Floors/Coverings:	Carpet/tile
Ceiling Height:	14'3" – 16'3"
Heating:	GFA in office, suspended gas heaters in shop
Air Conditioning:	Central in office
Power:	120/240V
Restrooms:	Unit A – 2 Unit B – 1 Unit C – None
Overhead Doors:	Unit A - 10' x 12' Unit C - 12' x 14'
Truck Well/Dock:	None
Sprinklers:	None
Signage:	Facade
Rail:	No
Cranes:	No
Floor Drains:	Yes

Comments:

- Units are separately metered for utilities.
- Fenced in lot included with units A and C.
- 5.55 miles to US23/I-475.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At lease execution
Sign on Property:	Yes
Showing Instructions:	Call agent for showings

LEASE DETAILS

Term:	2+ years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Utilities, content/liability insurance, suite janitorial

2024 REAL ESTATE TAXES

TD:	20
Parcel:	46087
Assessor Number:	05465077
Total Annual Taxes:	\$10,623.02

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary/Storm Sewer:	City of Toledo
Utilities are separately metered per unit.	

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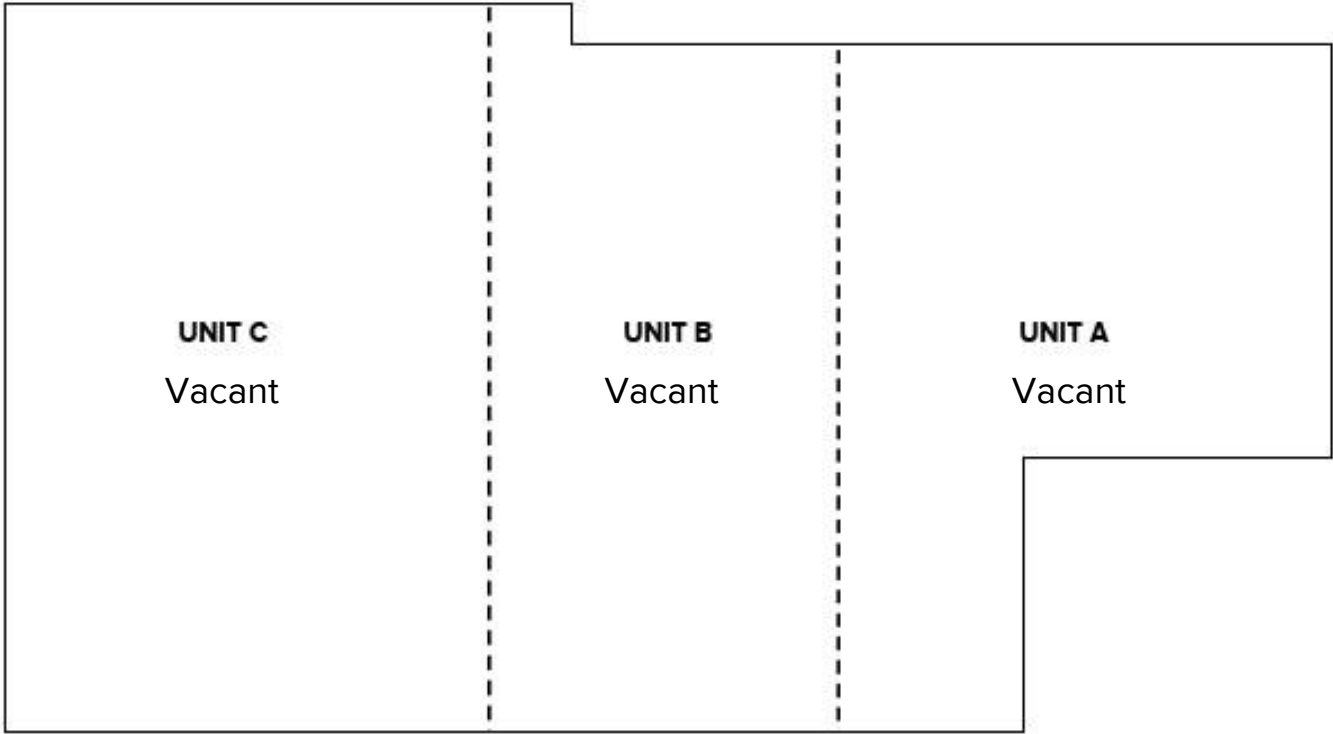
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UNIT FEATURES

UNIT A	UNIT B	UNIT C
Vacant	Vacant	Vacant
<ul style="list-style-type: none">4 private offices, reception, kitchenette Layout breakdown: <ul style="list-style-type: none">Office: 1,242 sfLarge Warehouse: 2,805 sfTotal: 4,047 sf	<ul style="list-style-type: none">3,276 sf39' x 84'16' 3" clear to beam2 private offices	<ul style="list-style-type: none">6,072 sf69' x 88'16' 3" clear to beamOutdoor lot with 0.160 acres

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,023	\$44,283
3 MILE	90,831	\$57,585
5 MILE	242,286	\$60,299

TRAFFIC COUNTS (TWO-WAY)

18,700	Hill Avenue
11,600	Westwood Avenue

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