

4105 DETROIT AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
38,128 Square Feet Available



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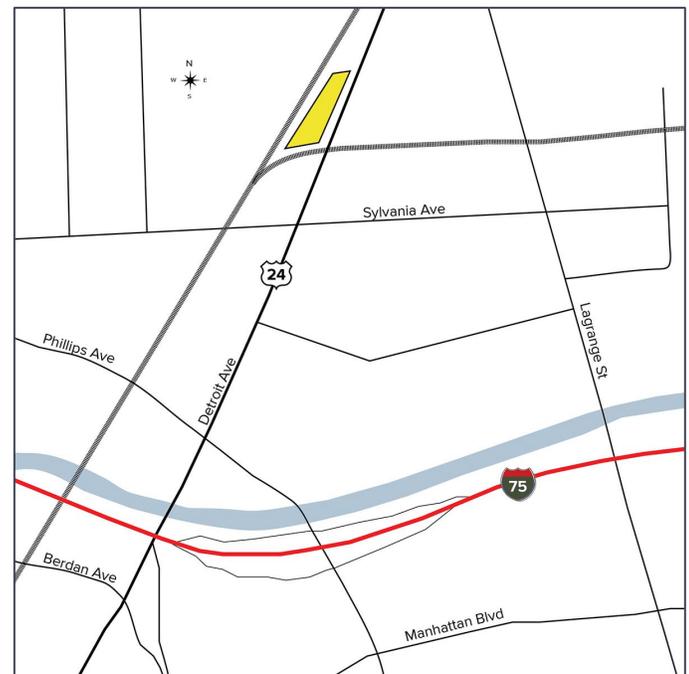
FULL-SERVICE COMMERCIAL REAL ESTATE

A-1 AUTO PARTS



GENERAL INFORMATION

Sale Price:	\$1,045,000
Building Size:	38,128 SF (includes 2,500 SF Quonset hut)
Number of Stories:	One
Year Constructed:	1920 & 1940
Condition:	Good
Acreage:	8.04 acres
Land Dimensions:	Irregular
Closest Cross Street:	Sylvania Avenue
County:	Lucas
Zoning:	IG – Gen. Industrial
Parking:	20 spaces
Curb Cuts:	Four
Street:	4 lane with center turn
Heavy Haul Route:	Yes



*all building specs per Lucas County Auditor

For more information, please contact:

JOE FRANCIS
(419) 249 6320
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Office Space:	1,000 SF
Shop Space:	37,128 SF
Exterior Walls:	Block
Structural System:	Block/steel joist + Quonset hut
Roof:	Built up & rubber
Floors/Coverings:	Concrete/tile
Ceiling Height:	8' – 14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Yes
Restrooms:	Four
Overhead Door:	Four – 10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	A-1 Auto Parts
Occupancy Date:	Upon closing
Sign on Property:	No
Key Available:	No – contact agent

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

2026 REAL ESTATE TAXES

Parcel:	18-18327, 18-18671, 18-18686
Assessor Number:	02901005, 014, 004
Total Taxes:	\$35,719.11

Comments:

- Centrally located auto parts yard.
- Inventory not included but is available separately. Some equipment included. List on file.
- Adjacent to Norfolk Southern rail.
- Close proximity to major metal recyclers.

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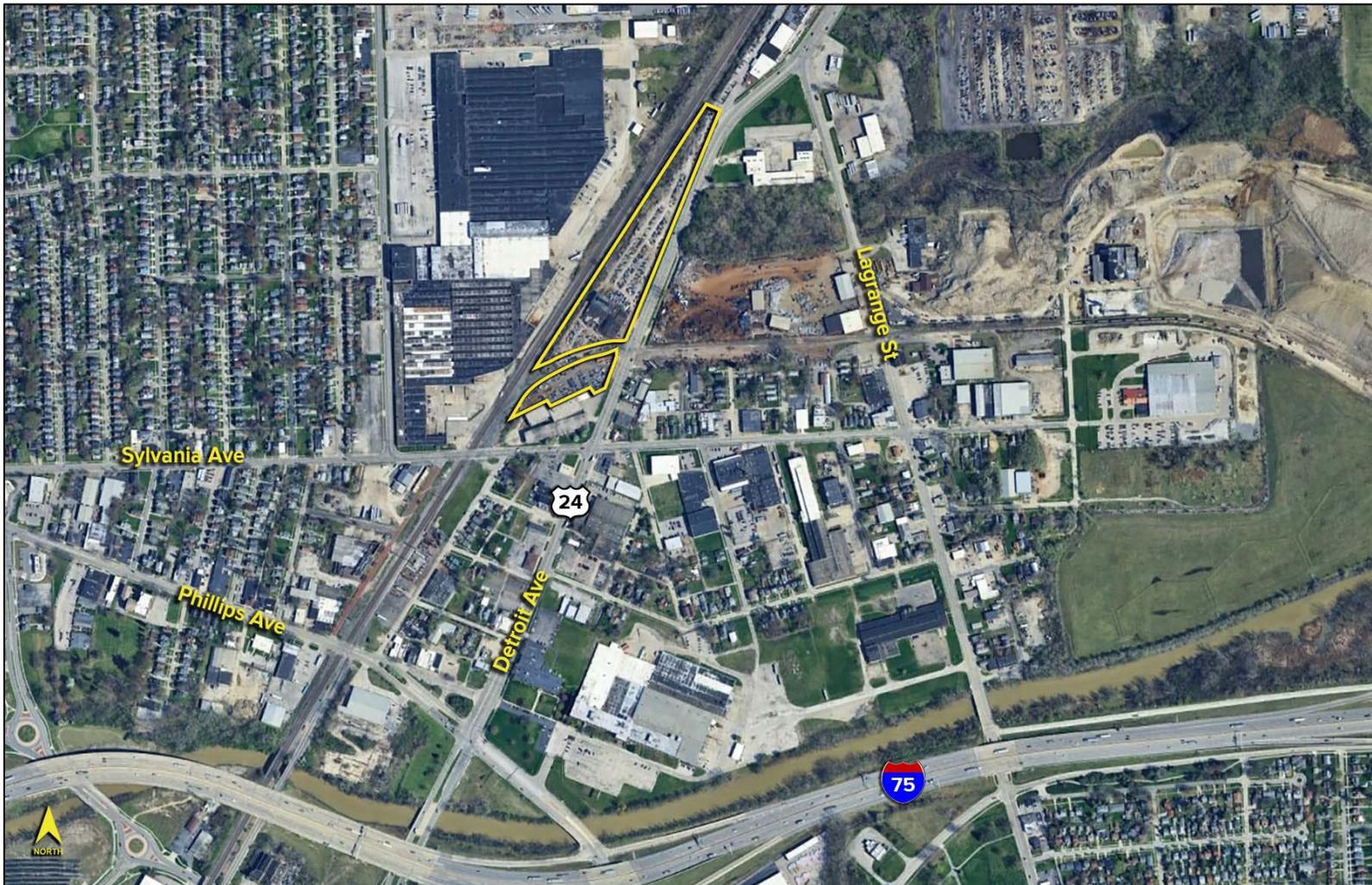
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