

2717 N. REYNOLDS ROAD  
SYLVANIA TOWNSHIP, OHIO 43615

INDUSTRIAL BUILDING FOR SALE  
4,160 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## SYLVANIA TWP INDUSTRIAL



 **VIEW  
360° TOUR**

## GENERAL INFORMATION

Sale Price:	\$350,000
Building Size:	4,160 square feet
Number of Stories:	One
Year Constructed:	1959
Condition:	Clean
Acreage:	0.573 acres
Land Dimensions:	70' x 315'
Closest Cross Street:	Regency Drive
County:	Lucas
Zoning:	M-1
Parking:	Approx. 6 - 7
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
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7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

**BUILDING SPECIFICATIONS**

Office Space:	416 SF
Shop Space:	3,770 SF
Exterior Walls:	Block
Structural System:	Block & steel
Roof:	Flat
Floors/Coverings:	Ceramic tile in office
Ceiling Height:	17'10" to beam, 20' to deck
Basement:	No
Heating:	Co Ray Vac, electric space heater in office
Air Conditioning:	Window unit in office + warehouse (condition unknown)
Power:	Multiple panels – 120/240v/125a/single phase
Security System:	Yes
Restrooms:	Two
Overhead Door:	Two – 12'x13', 12'x10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Per code
Rail:	No
Cranes:	Yes – crane rails span the width of the building, 5-ton
Floor Drains:	No

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes – see listing agent

**UTILITIES**

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

**2025 REAL ESTATE TAXES**

Parcel:	78-38927
Assessor Number:	30006046
Total Taxes:	\$6,008.07

**Comments:**

- Small, functional, clear span industrial/commercial building located in Sylvania Twp, 0.45 miles to Central Avenue, 1.54 miles to US-23/I-475.
- Storage area behind the building.
- Updated office area.
- Mezzanine storage.

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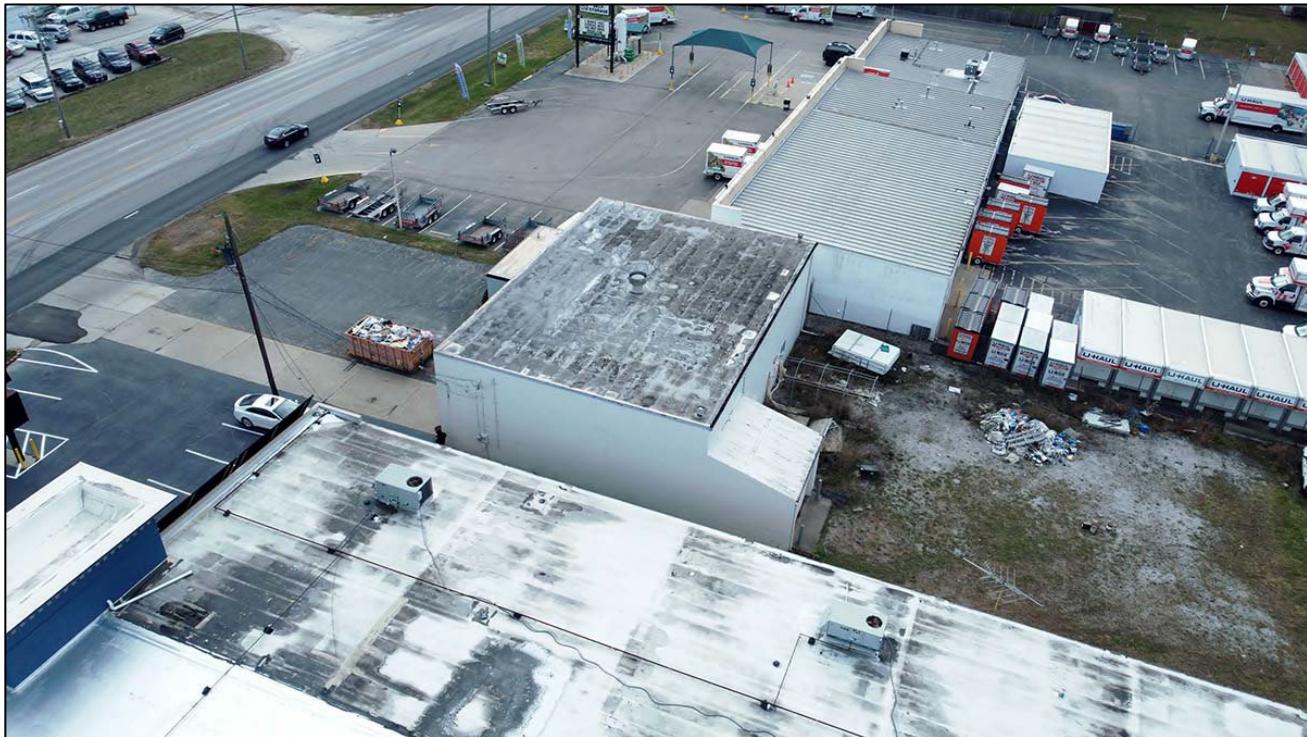
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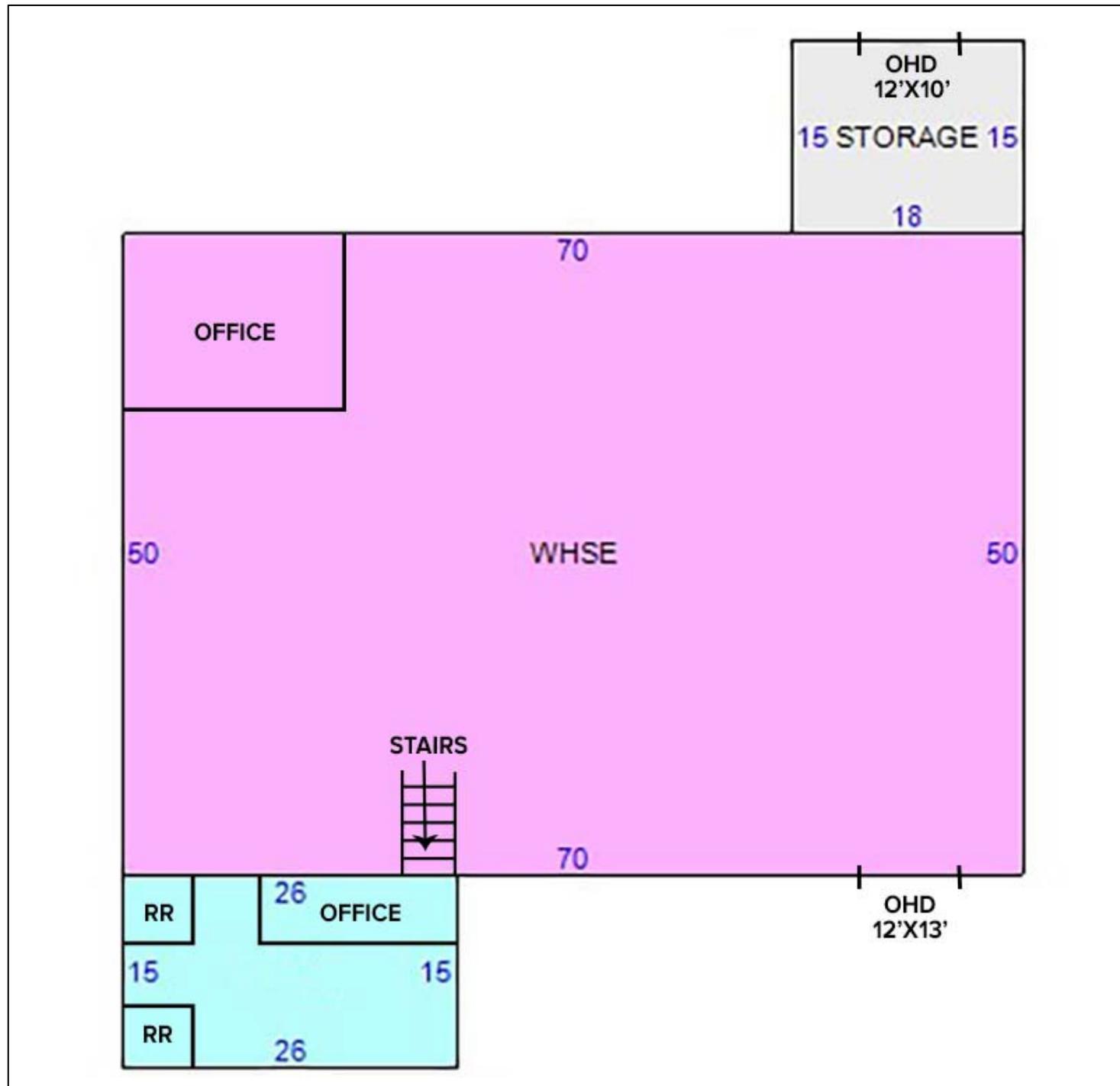
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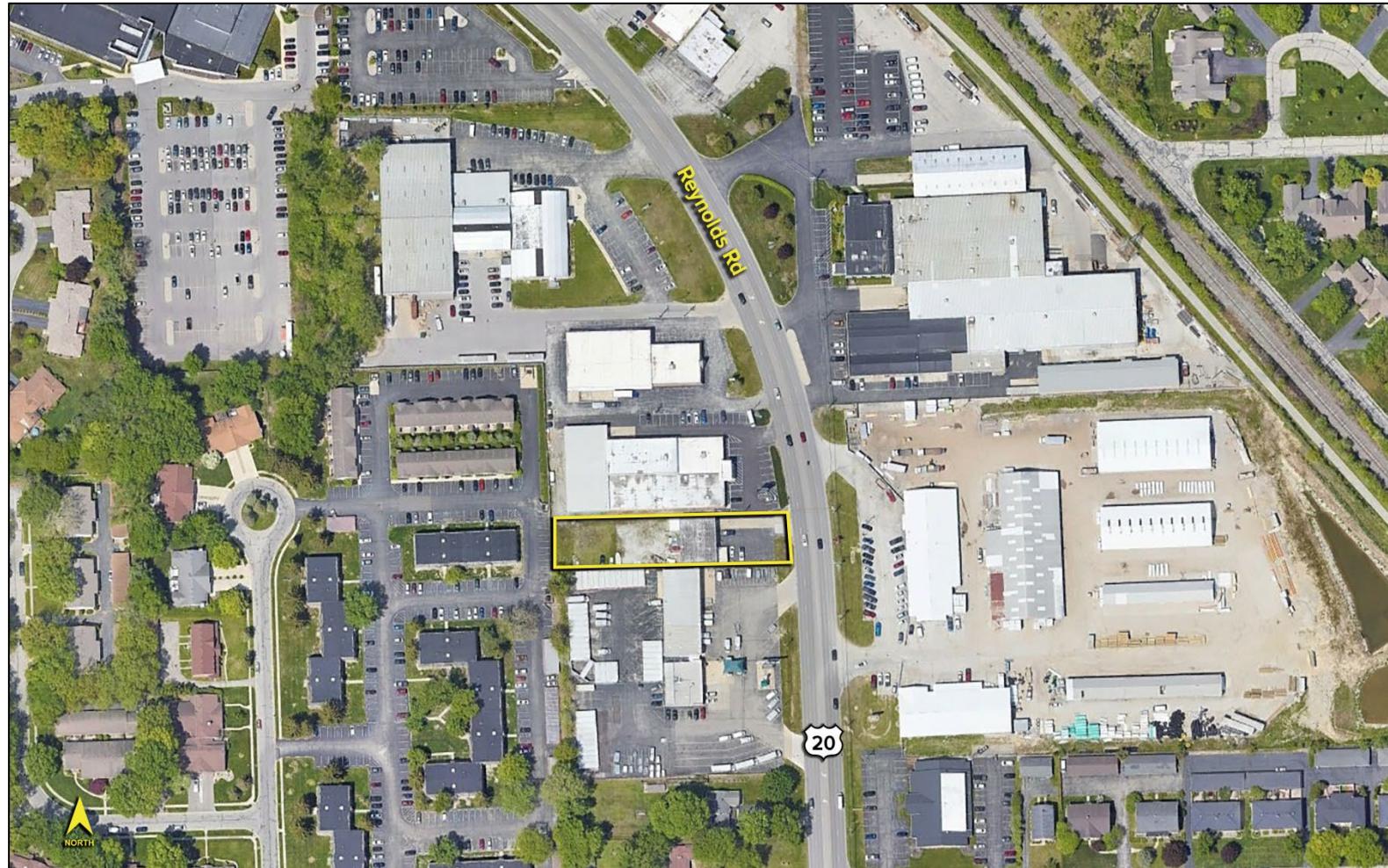
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