

4840 US HIGHWAY 20A
DELTA, OHIO 43515

INDUSTRIAL BUILDING FOR SUBLEASE
10,000 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL FACILITY W/ OUTDOOR STORAGE

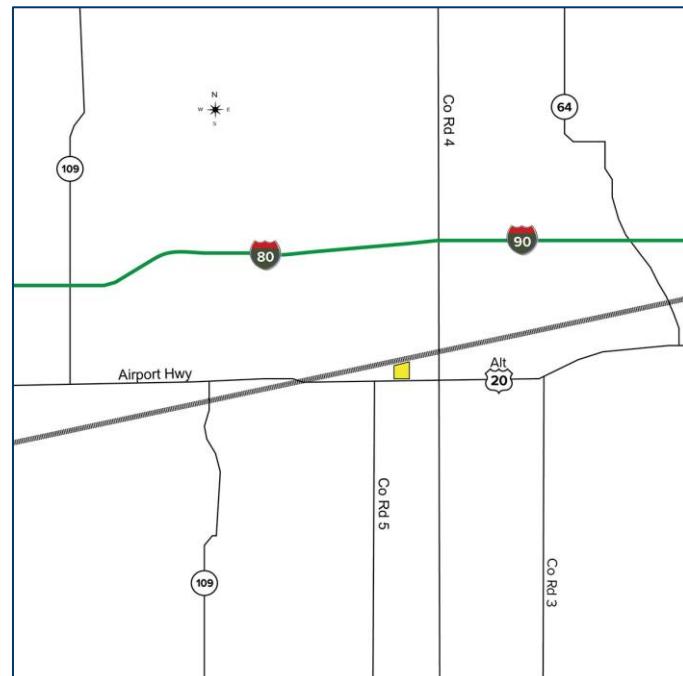


VIEW VIDEO TOUR



GENERAL INFORMATION

Sublease Rate:	\$6,000/month
Available Space:	10,000 sf
Building Size:	10,000 sf
Number of Stories:	1
Year Constructed:	2022
Condition:	Excellent - Turnkey
Acreage:	5 acres
Closest Cross Street:	County Road 4
County:	Fulton
Zoning:	Unzoned
Parking:	4.5 acres fenced lot
Curb Cuts:	1
Street:	2 lanes



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

BUILDING SPECIFICATIONS	
Office Space:	2,000 ± sf
Shop Space:	8,000 ± sf
Exterior Walls:	Metal siding
Structural System:	Wood truss
Roof:	Pitched metal
Floors/Coverings:	Concrete in shop
Ceiling Height:	16' clear
Heating:	Suspended Gas Forced Air
Air Conditioning:	In office only
Power:	480V, 3 phase
Security System:	Yes
Restrooms:	2
Overhead Doors:	2 – 16'
Signage:	Facade
Rail:	Rail spur possible
Heavy Haul Route:	US HWY 20A

BUILDING INFORMATION	
Current Occupant:	Brock Services (vacated)
Occupancy Date:	Upon sublease signing
Sign on Property:	No
Showing Instructions:	24-hour notice – notify agent

LEASE DETAILS	
Term:	Available until 07/30/29
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM + NNN charges

2023 REAL ESTATE TAXES	
TD:	27
Parcel Number:	045672-01.000
Total Annual Taxes:	\$10,910.70 (prorata share)

Comments:

- Ample outdoor storage area.
- LED Lighting, clear span
- 10 minutes drivetime (5 miles) to 80/90 on/off ramp

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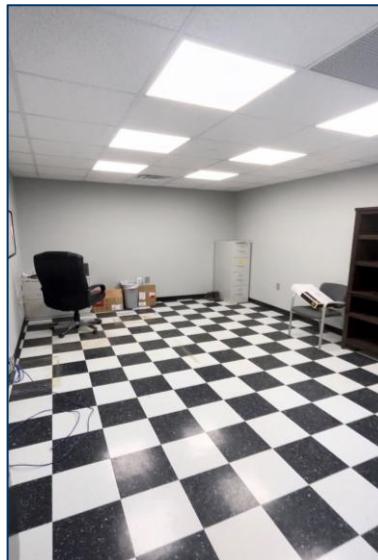
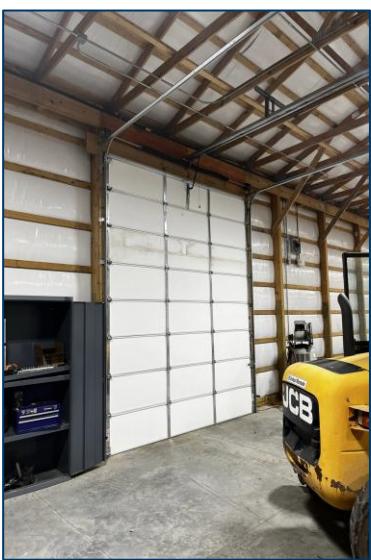
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Industrial Building For Sublease

10,000
Square Feet
AVAILABLE



Interior office/industrial space video tour available on request.

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Commercial Building For Lease

10,000
Square Feet
AVAILABLE

Office Area Floorplan



Not to scale

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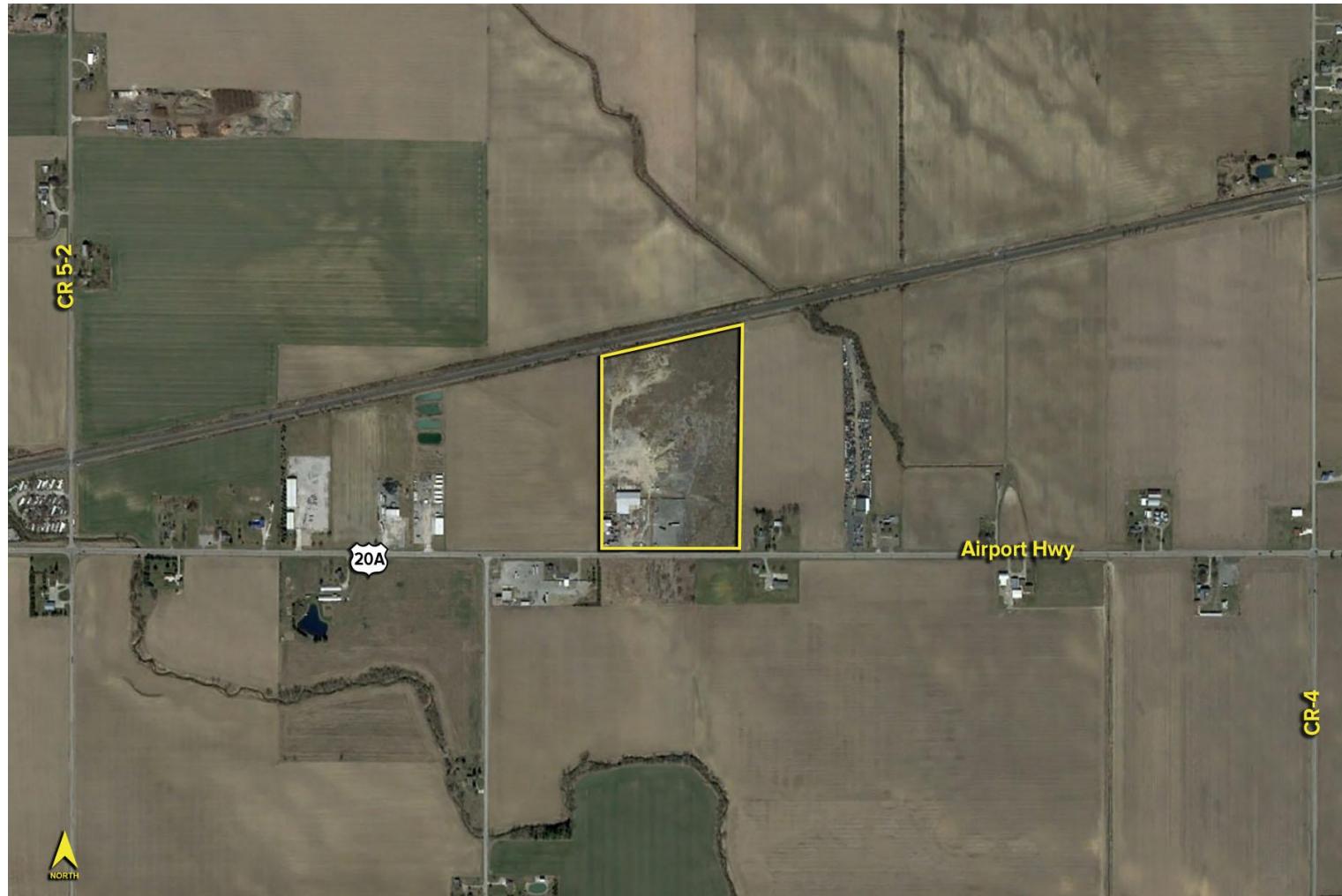
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Commercial Building For Lease

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Square Feet
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	172	\$72,908
3 MILE	6,118	\$68,941
5 MILE	14,632	\$70,715
10 MILE	44,493	\$76,978

TRAFFIC COUNTS (TWO-WAY)

7,707	US-20A (Airport Highway)
12,163	80/90 Ohio Turnpike

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