

795 BERDAN AVENUE
TOLEDO, OH 43610

INDUSTRIAL BUILDING FOR SALE/LEASE
59,608 Square Feet Available



**SIGNATURE
ASSOCIATES**
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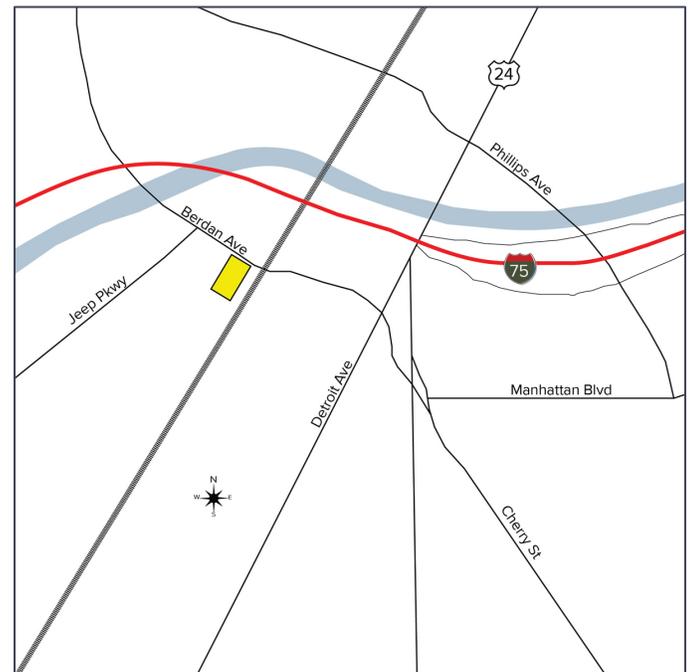
FULL-SERVICE COMMERCIAL REAL ESTATE

CHEMPACE



GENERAL INFORMATION

Sale Price:	\$1,500,000
Lease Rate:	\$4.00 per square foot NNN
Space Available:	59,608 square feet
Building Size:	59,608 square feet
Number of Stories:	1
Year Constructed:	1900± with numerous additions and renovations
Condition:	Good
Acreage:	3.46*
Land Dimensions:	274' x 576'
County:	Lucas
Closest Cross Street:	Jeep Parkway/I-75
Zoning:	General Industrial
Parking:	48 +/- spaces - shared
Curb Cuts:	1
Street:	2 lane, 2-way w/roundabout



*per Lucas County Auditor

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Insulated aluminum
Structural System:	Block and beam
Roof:	Pitched – tile
Floors:	Concrete
Floor Coverings:	None
Ceiling Height:	18'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central air - office
Power:	Heavy 3-phase/480/600a
Security System:	No
Restrooms:	4 in office; 4 in shop
Overhead Door:	2
Truck Well/Dock:	3 wells – 4 dock doors
Sprinklers:	No
Signage:	Yes
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Chempace
Occupancy Date:	Current occupant would need 90 – 120 days to relocate
Sign on Property:	Yes
Key Available:	By appointment only

2026 REAL ESTATE TAXES

TD:	18
Parcel:	34257
Assessor Number:	02-905-011
Total Taxes:	\$13,090.18
Land value:	\$105,600
Improvement value:	\$294,400
Total value:	\$400,000



Comments:

- Located next to Overland Industrial Park.
- 500 feet from I-75.
- Partial basement.

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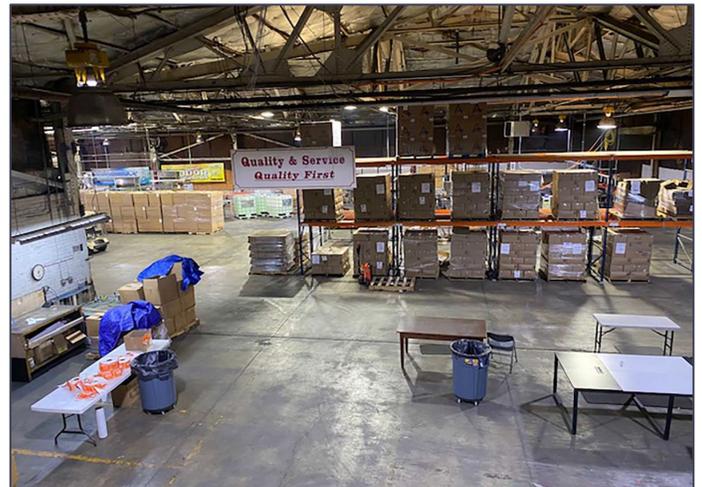
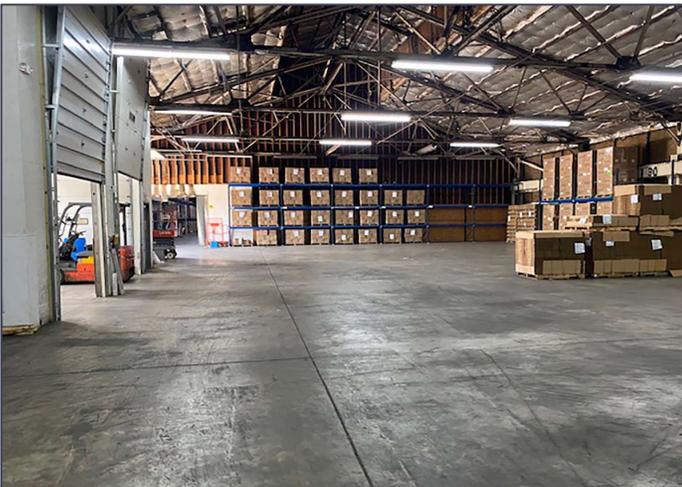
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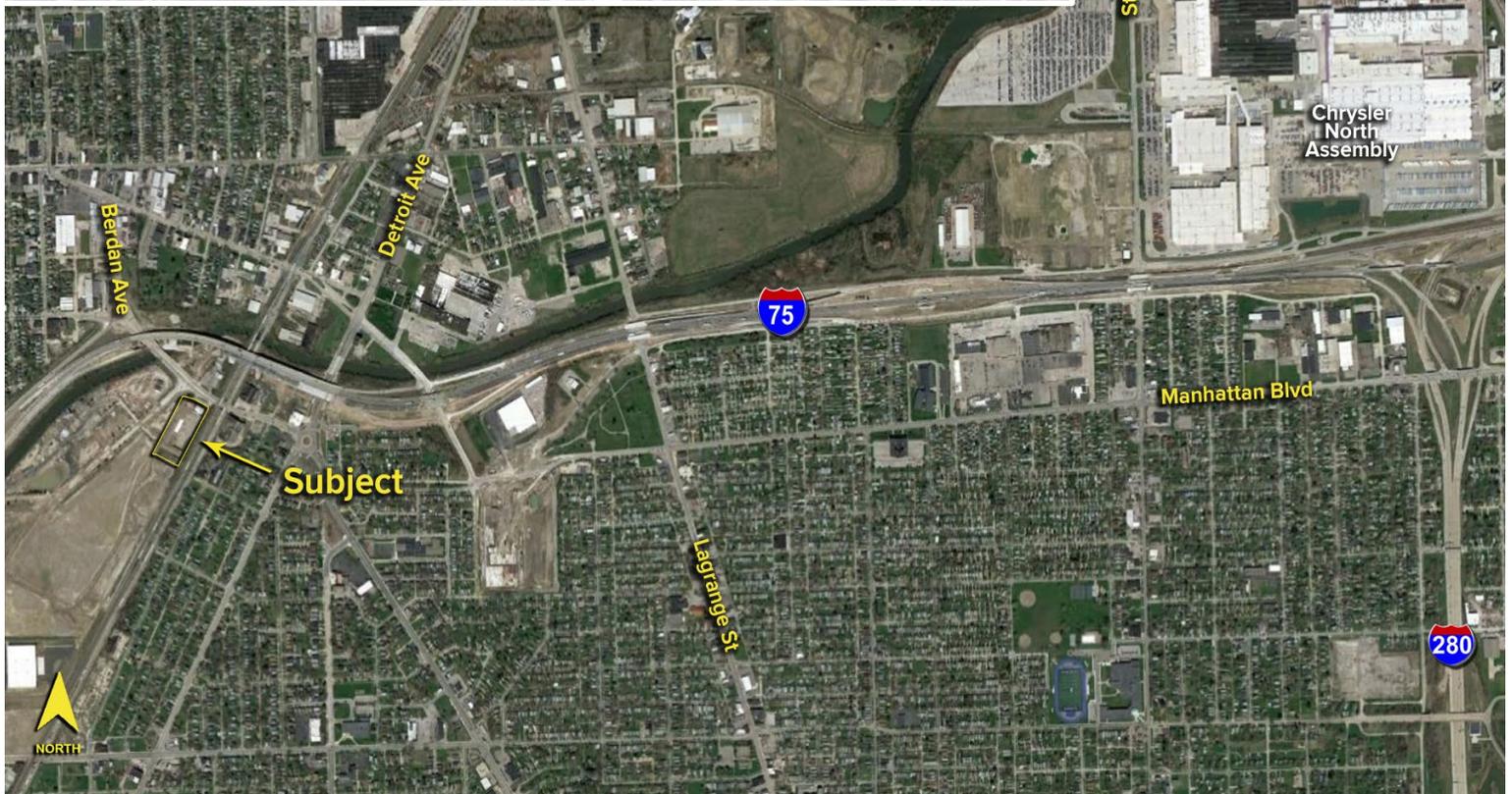
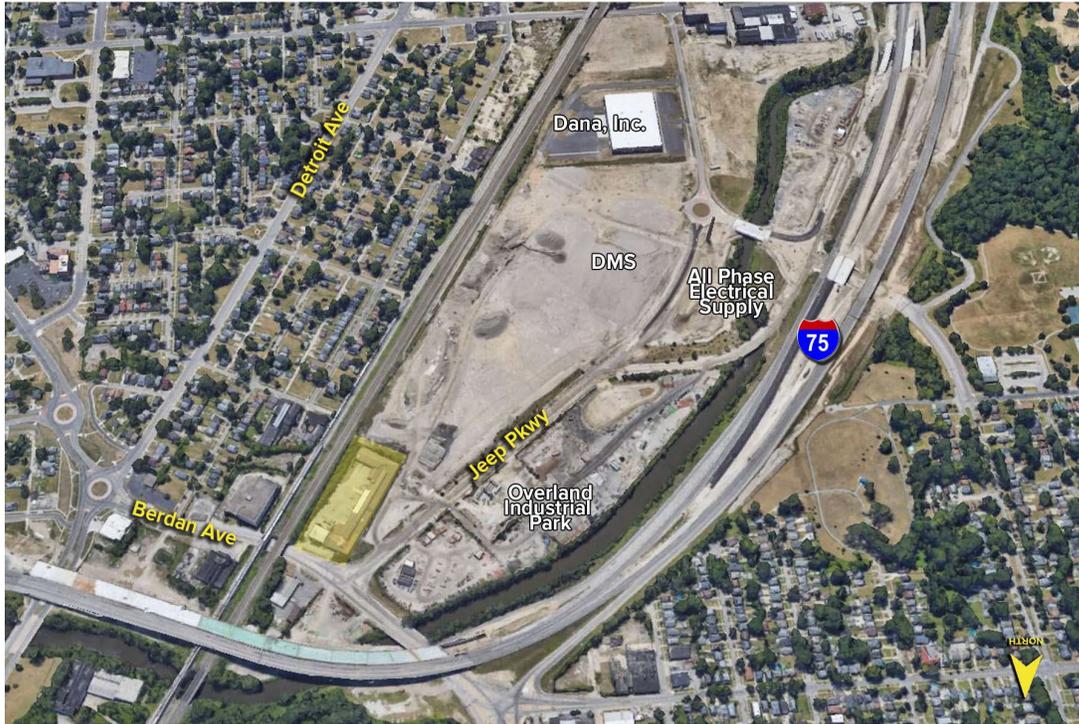
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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