

4015 DEWEY STREET
TOLEDO, OHIO 43612



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INDUSTRIAL BUILDING FOR SALE
20,620 Square Feet Available

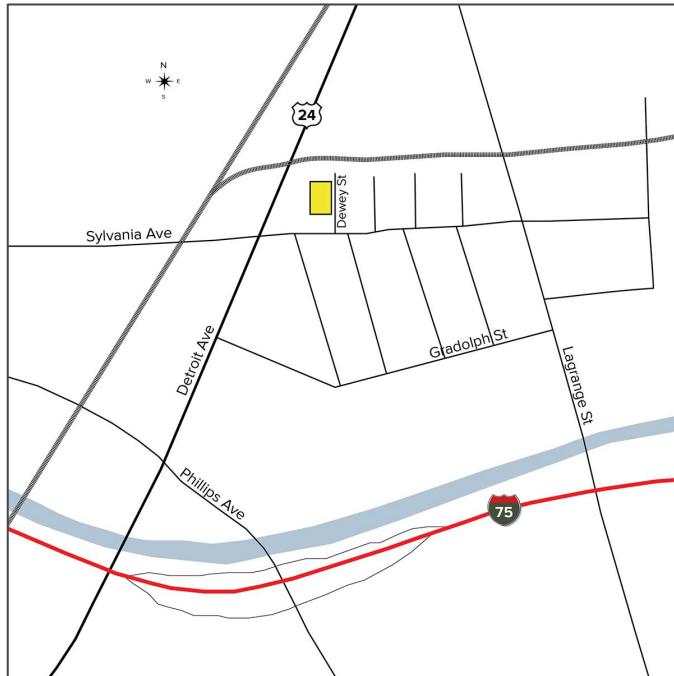
FULL-SERVICE COMMERCIAL REAL ESTATE

NORTH TOLEDO WAREHOUSE



GENERAL INFORMATION

Sale Price:	\$186,000
Building Size:	20,620 square feet*
Number of Stories:	Two
Year Constructed:	1929
Condition:	Fair
Acreage:	1.07 acres
Closest Cross Street:	Sylvania Ave
County:	Lucas
Zoning:	IG – Gen. Industrial
Parking:	Unstriped
Curb Cuts:	Two
Street:	2 lane, 2 way



*Lucas County AREIS includes a 512 SF basement & 1,683 SF 2nd floor

For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Two story – 1,683 SF
Shop Space:	18,937 SF
Exterior Walls:	Brick/block
Structural System:	Block/steel
Roof:	South whse - Flat rubber. Replaced by Holt Roofing. North whse – standing seam metal.
Floors/Coverings:	Wood/concrete
Ceiling Height:	12' to bottom of beam
Basement:	Yes – 512 SF Boiler & water meter in basement.
Heating:	South whse – gas forced air North whse– Co-Ray-Vac Offices – boiler
Air Conditioning:	Window units
Power:	3-phase/480v stepdown transformer to 220v Busbar throughout
Security System:	Yes
Restrooms:	Two – office, lockerooms, whse
Overhead Door:	Three – 10'x10', 9'x10', 10'x10'
Truck Well/Dock:	Yes – loading dock area
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	Yes – rails only in south end whse
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Vacant – previously occupied by Hansen Machine & Tool (Seller's business)
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes – arrange with agents

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:	13-18777
Assessor Number:	02161001
Total Taxes:	\$17,408.20
Land value:	\$65,600
Improvement value:	\$481,900
Total value:	\$547,500

Comments:

- .50 miles to I-75, Exit 206.
- 2 miles to I-280, Exit 208.
- All remaining contents are included.
- Most recently occupied by Hansen Machine & Tool.
- The building is in an established industrial area and includes heavy power.
- The building was used to manufacture small dies, jigs, fixtures, tooling and CNC metal replacement parts.
- Exhaust fans in warehouse.

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North warehouse



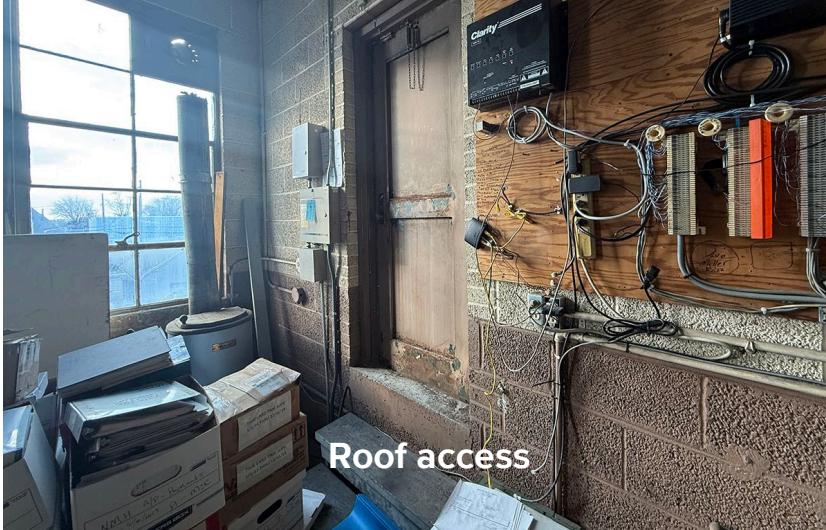
2-story office



North elevation



South elevation



Roof access

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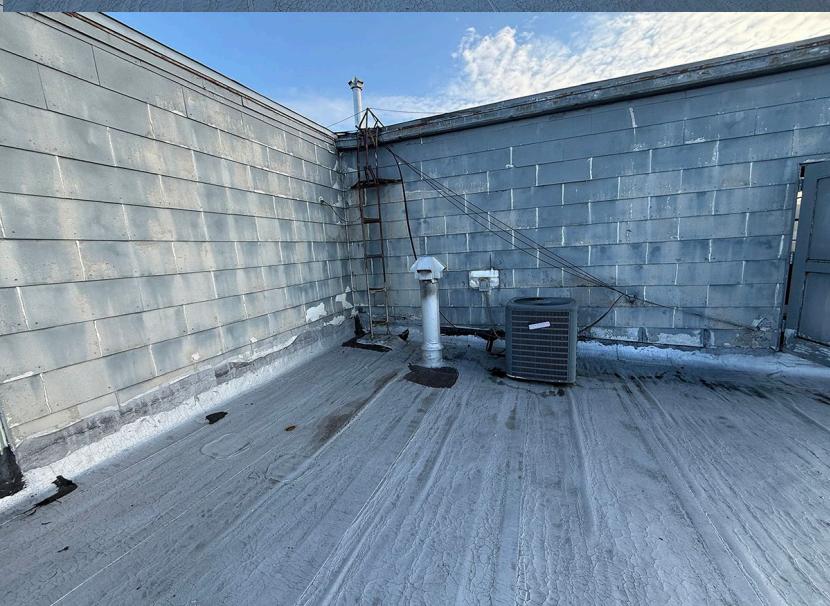
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Roof



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Power

Compressor

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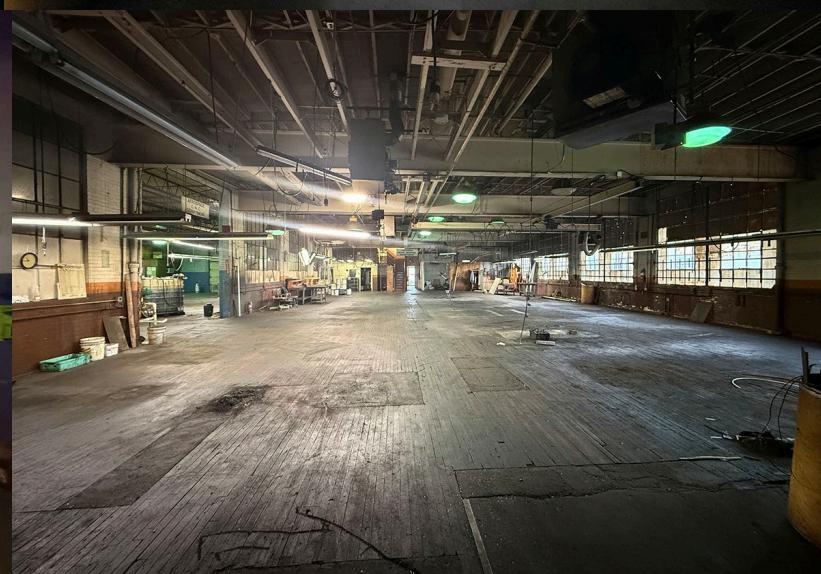
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South warehouse



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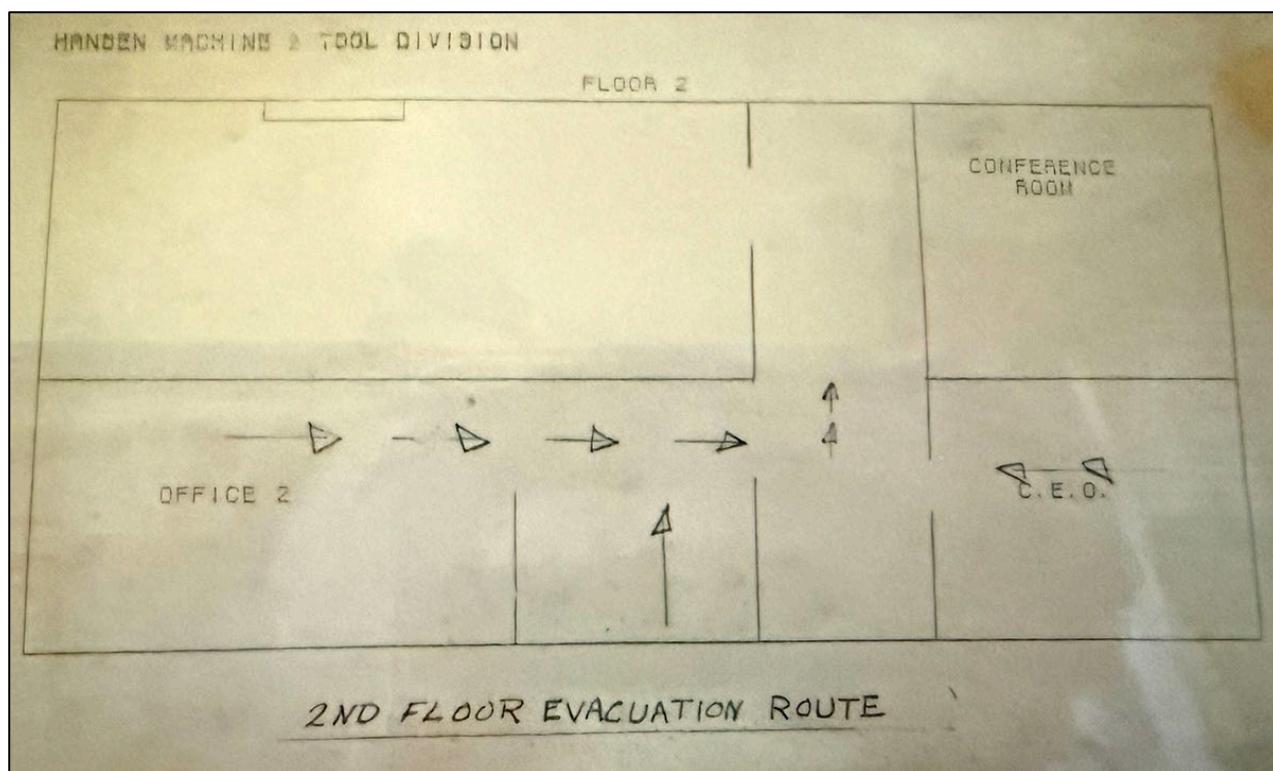
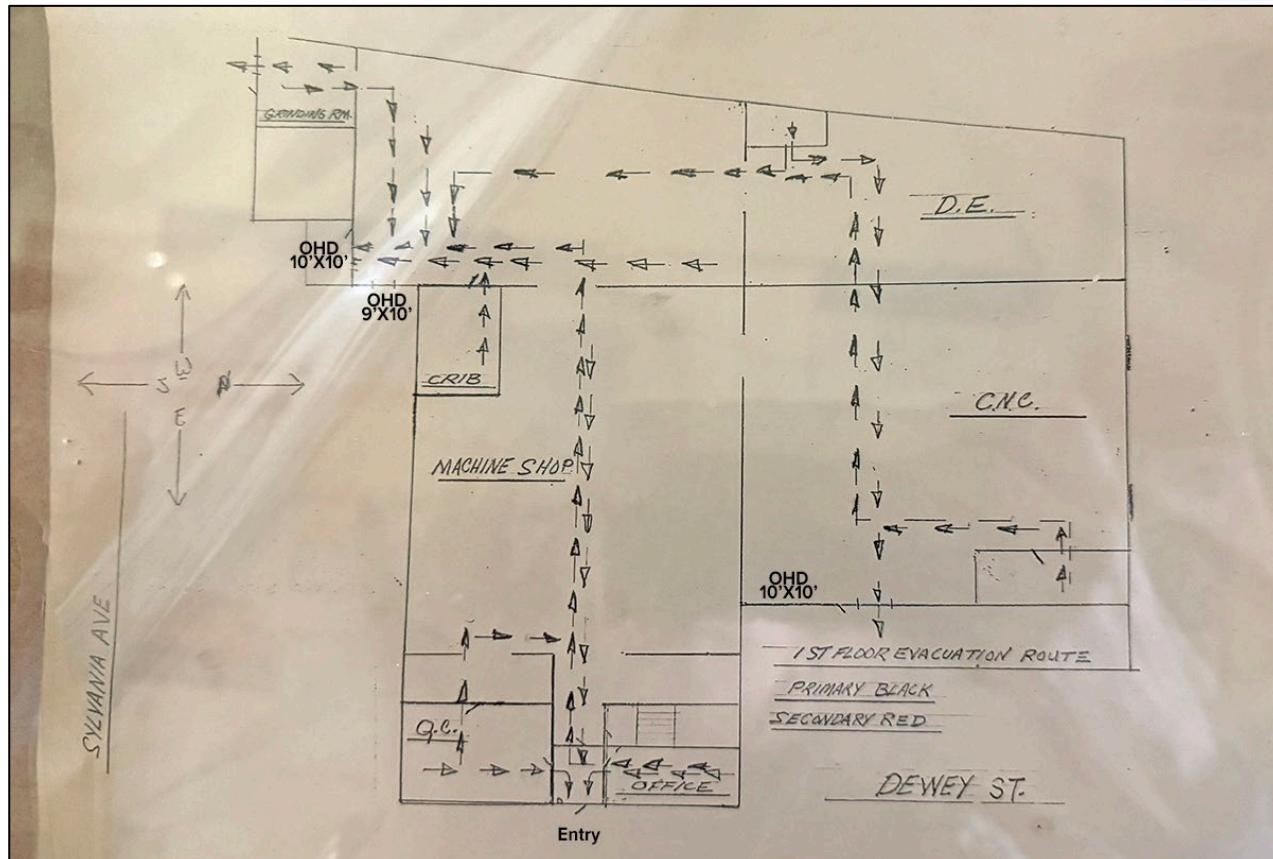
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