

4444 N. DETROIT AVENUE
TOLEDO, OHIO 43612

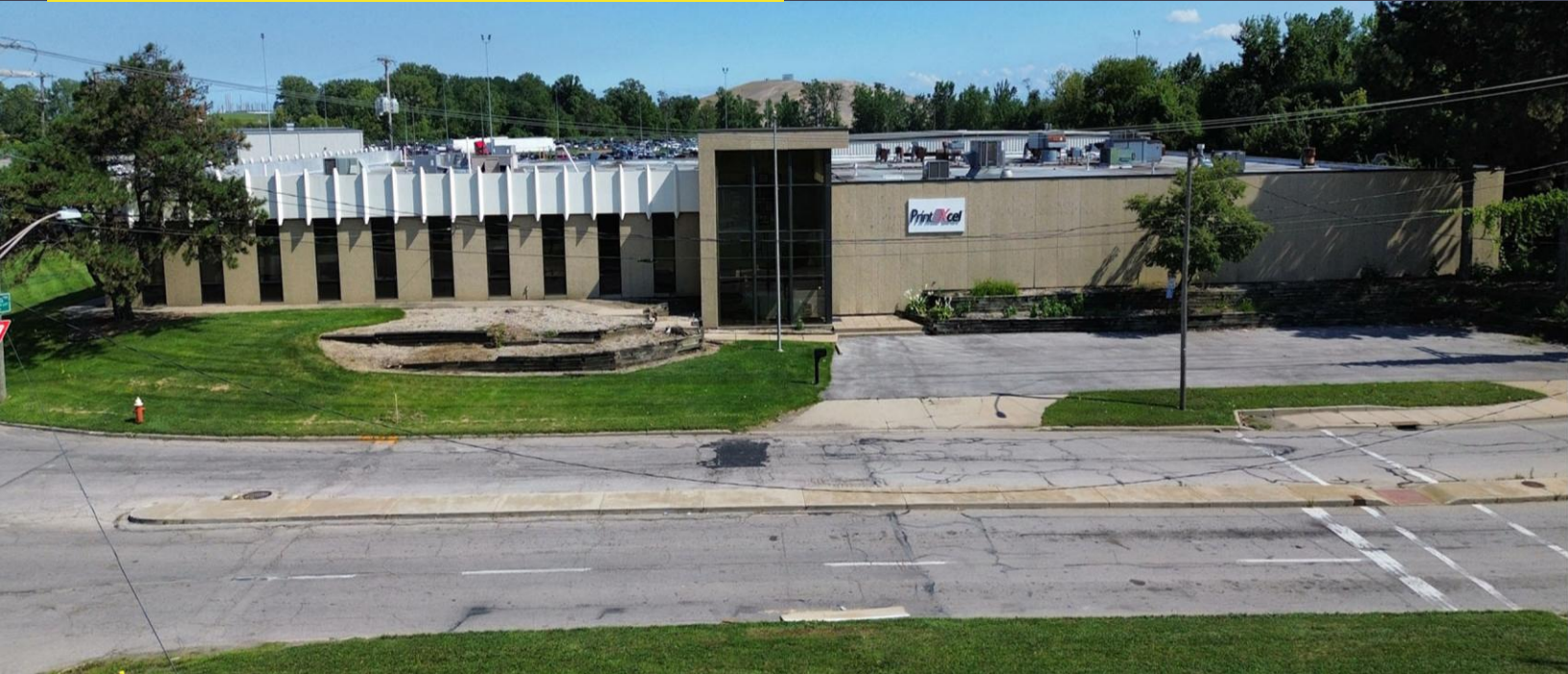
INDUSTRIAL BUILDING FOR SALE
50,723 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PRINTXCEL



GENERAL INFORMATION

Sale Price:	\$3,250,000 (\$64.00/SF)
Building Size:	50,723 SF
Number of Stories:	1
Year Constructed:	1952
Condition:	Great
Acreage:	4.25 AC
Land Dimensions:	Irregular
Closest Cross Street:	Dura Ave./Lagrange St.
County:	Lucas
Zoning:	10- IG, General Industrial
Parking:	Approx. 33 marked spaces
Curb Cuts:	2
Street:	2 lane, 2 way
Heavy Haul Route:	Detroit Ave./Lagrange St.



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Approx. 8-10,000 sf
Shop Space:	Approx. 40-42,000 sf
Exterior Walls:	Concrete/brick
Structural System:	Masonry
Roof:	Flat stone/tar
Floors/Coverings:	Concrete/carpet
Ceiling Height:	Up to 20'
Basement:	No
Heating:	GFA
Air Conditioning:	Central
Power:	480V/1600 Amps
Security System:	Yes
Restrooms:	5
Overhead Door:	(1) 12'
Truck Well/Dock:	(3) 10'
Sprinklers:	Yes – full wet sprinkler
Signage:	Facade
Rail:	N/A
Cranes:	(5) ½ ton
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	PrintXcel
Occupancy Date:	Negotiable
Sign on Property:	Yes
Showing Instruction:	Contact brokers

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2025 REAL ESTATE TAXES

TD:	18
Parcel Number:	13024
Assessor Number:	02910026
Total Annual Taxes:	\$40,965

Comments:

- New roof installed within last 5 years.
- Updated electric within last 10 years.
- All new LED lighting within last 2 years.
- Roof-top HVAC unit location and age – refer to Exhibit A
- High-bay warehouse is air conditioned.

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Industrial Building For Lease

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Exhibit A



HVAC – ROOFTOP UNITS

Unit #	Brand	Year
1	Rheem	January 2014
2	York	June 2003
3	Rheem	March 2014
4	Rheem	July 2014
5	Trane	January 2010
6	Carrier	May 2012
7	Carrier	August 2012
9	Rheem	July 2014
10	Carrier	April 2008
11	Trane	June 2019
12	Carrier	March 2012
13	Rheem	November 2021
14	Rheem	November 2021
23	Rheem	May 2015

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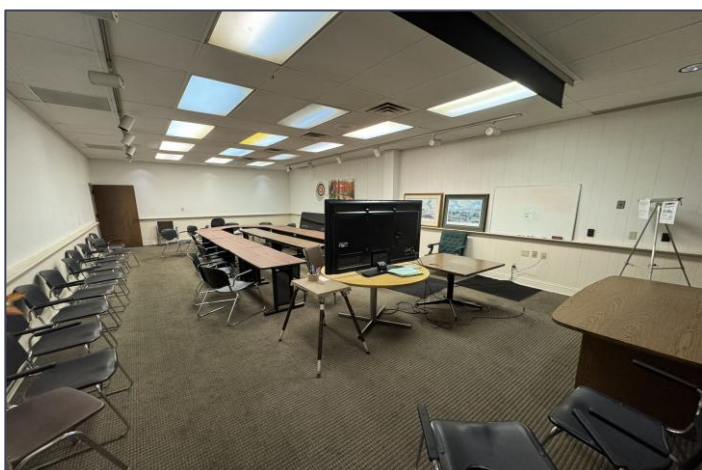
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Manufacturing



Lobby/Waiting Area



Conference/Training Room



Kitchenette



Breakroom

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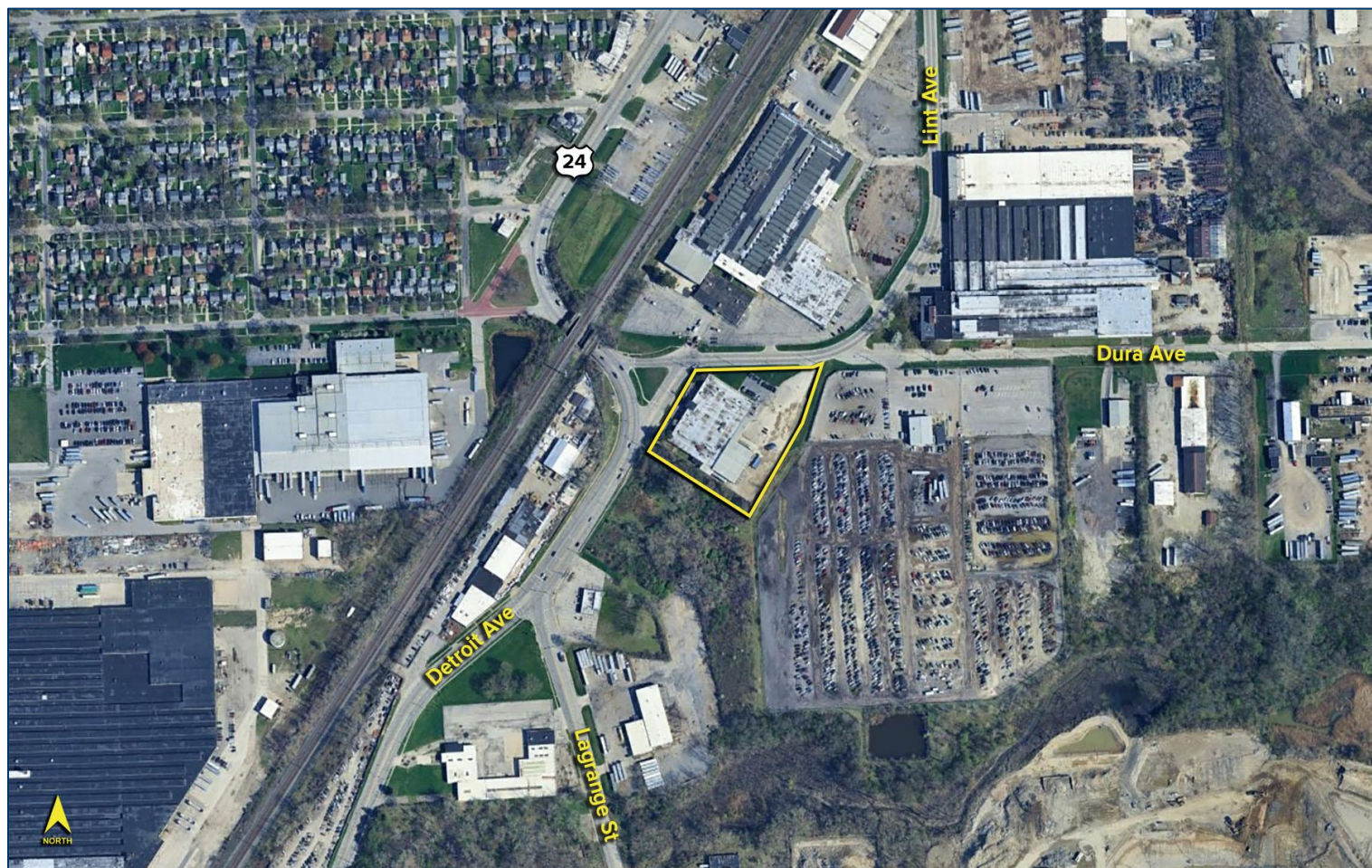
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	7,316	\$51,879
3 MILE	83,924	\$49,546
5 MILE	205,010	\$54,212

TRAFFIC COUNTS (TWO-WAY)

17,765	N. Detroit Avenue (CO-24)
5,766	Dura Avenue
9,380	Lagrange Street

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