

218 MECHANIC STREET
WATERVILLE, OH 43566

WAREHOUSE BUILDING FOR LEASE
Suite B - 9,000 Square Feet Available



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WATERVILLE INDUSTRIAL



GENERAL INFORMATION

Lease Rate:	\$4,000/month + utilities
Space Available:	Suite B - 9,000 SF
Total Available Space:	9,000 SF
Building Size:	45,250 SF
Year Constructed:	1921 (1974- subject space)
Condition:	Good
Acreage:	1.97 Acres (total property)
Closest Cross Street:	US-24 (Anthony Wayne Trail)
County:	Lucas
Zoning:	Commercial
Parking:	40 shared spaces & street parking
Curb Cuts:	2 – Mechanic Street & 2 nd Street
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Mainly metal & block
Structural System:	Block & steel
Roof:	Rubber & metal
Floors:	Concrete
Stories:	1
Ceiling Height:	8' ± Office 20' ± Warehouse
Basement:	No
Heating:	GFA
Air Conditioning:	Office only
Power:	Buss bar
Restrooms:	Women's/men's locker room with shower
Security System:	Yes
Sprinklers:	No
Signage:	Per code
Overhead Door:	13'7" x 14' - accessible via alley

UTILITIES

Electric:	Toledo Edison
Gas:	Waterville Gas & Oil Co.
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact listing agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Tenant Responsible For:	Utilities, refuse (Tenant to contract refuse removal) Suites A and B share a gas and water meter. Utilities are typically prorated as follows: Water is split 50/50, gas is 90/10 with 90% paid by Suite B. Electricity will be split based on use.

Comments:

- The property encompasses nearly the entire block, and it is surrounded by commercial/retail.
- Located at the heart of downtown Waterville at the corner of "Main & Main".
- The subject space is the 9,000 square feet located in the front building off of Mechanic Street.
- Crane rail capacity (5-ton and 7-ton).
- Warehouse QCR room with mezzanine storage.
- Compressed air lines.

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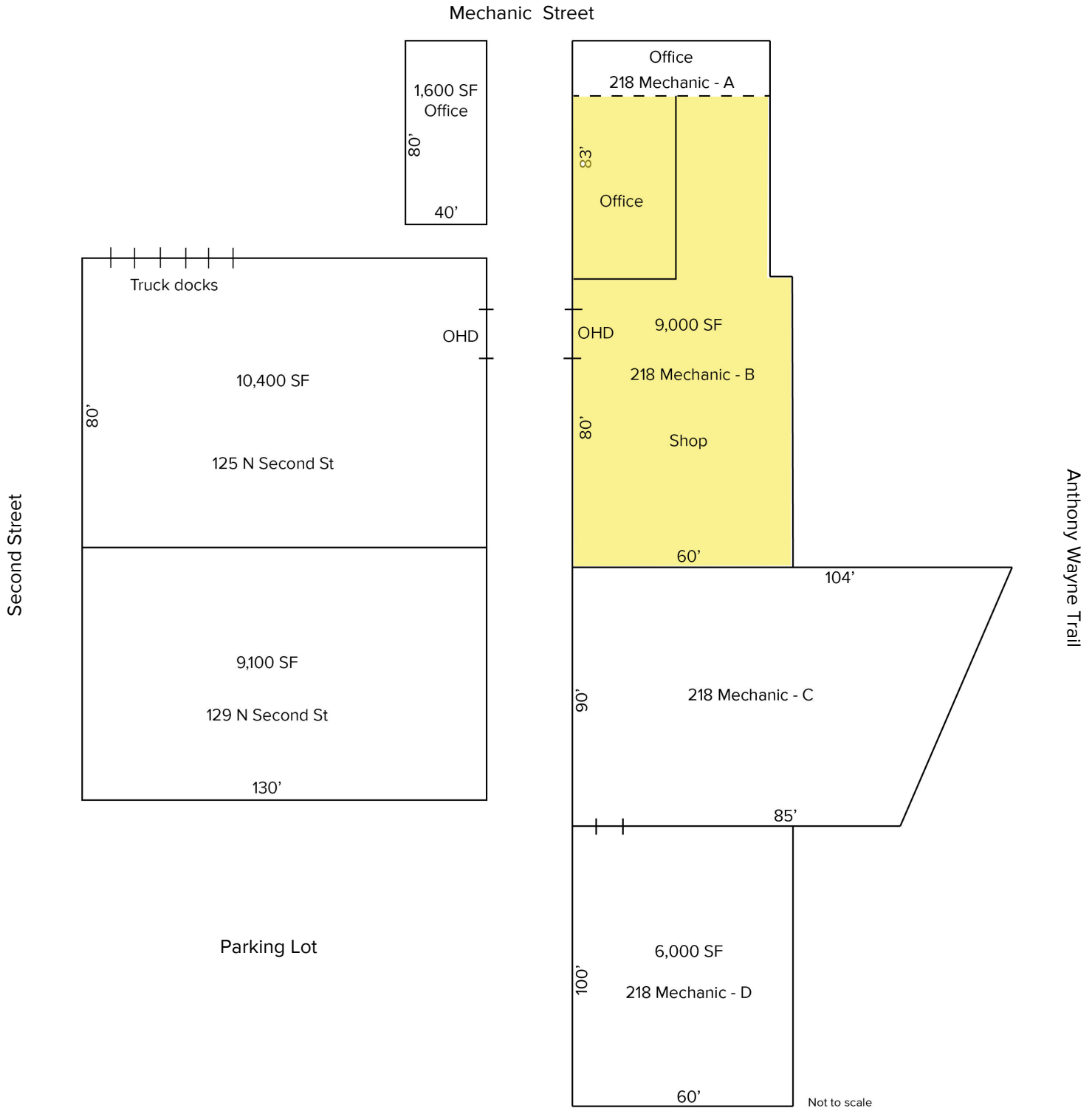
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Warehouse Building For Lease

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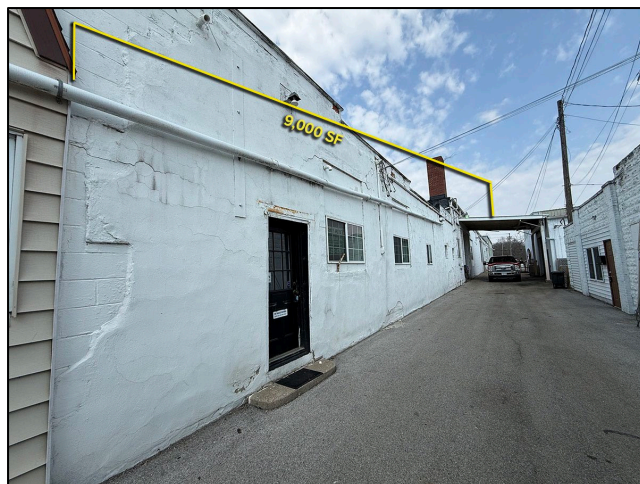
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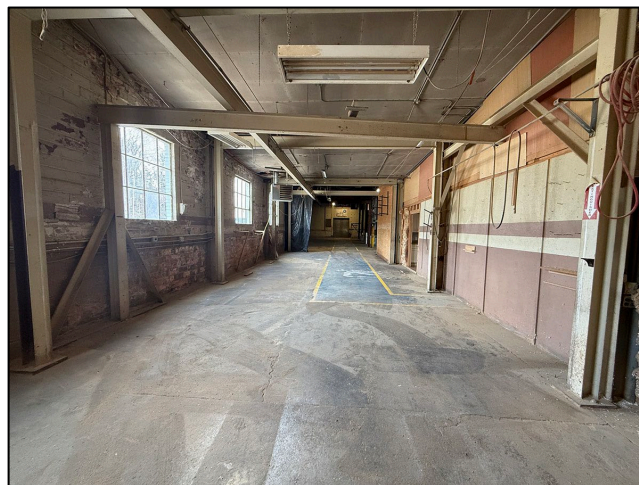
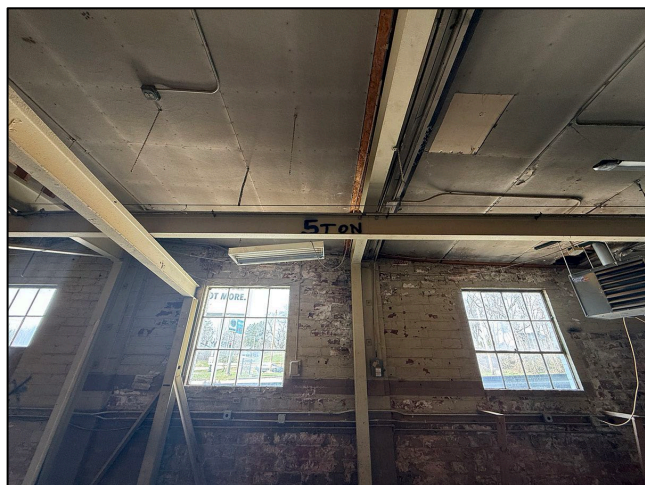
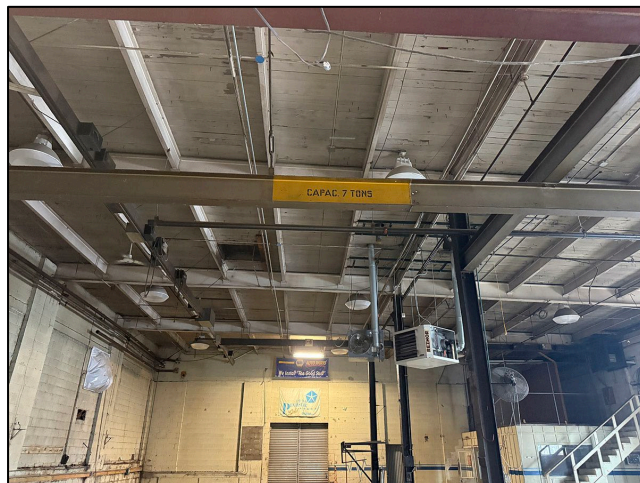
Delivery access through alley.
Overhead door (13'7" x 14")



Office entry through alley



Rear parking lot



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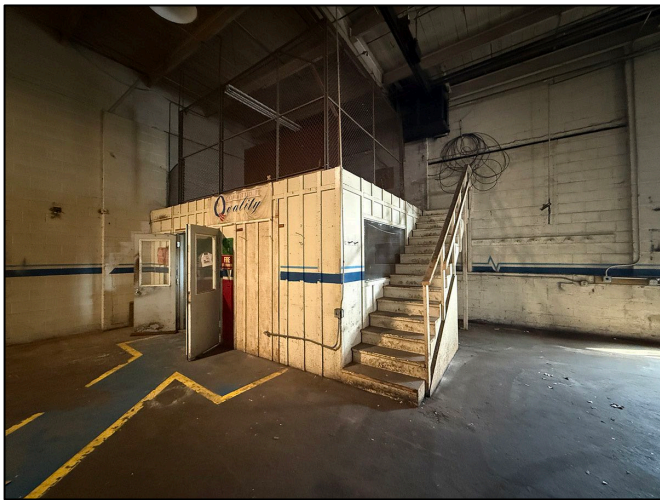
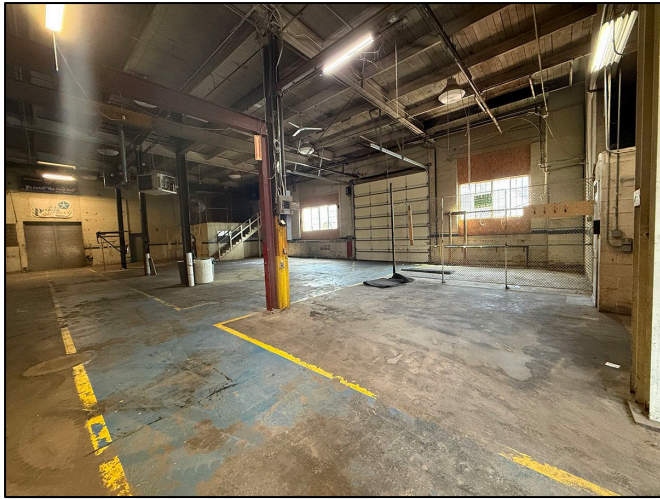
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QCR with mezzanine



13'7" x 14' overhead door



Men's locker room

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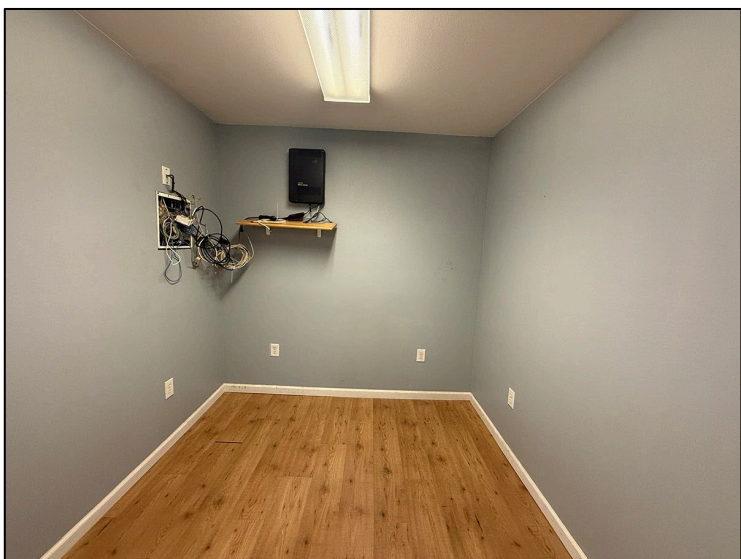
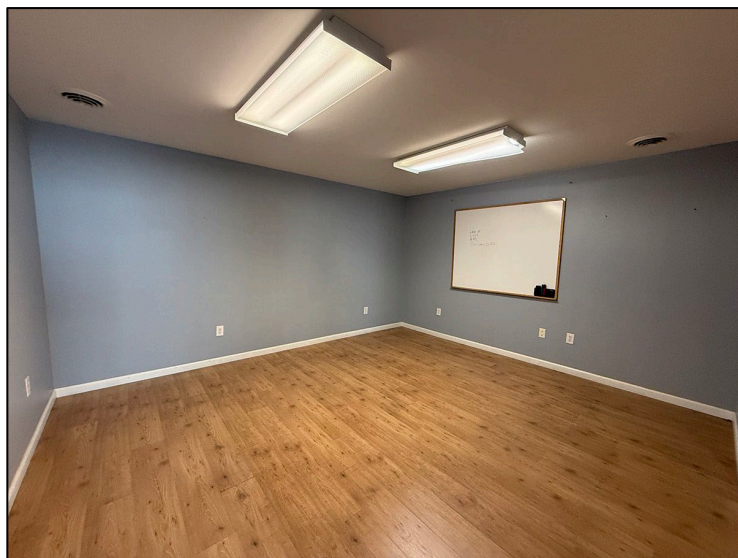
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