

28663 GLENWOOD ROAD
PERRYSBURG TOWNSHIP, OHIO 43551

INDUSTRIAL SPACE FOR LEASE
12,500 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$4.00 per square foot NNN
Available Space:	12,500 square feet - rear
Building Size:	24,500 square feet
Number of Stories:	One
Year Constructed:	1970
Condition:	Good
Acreage:	4.95 acres
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	General Industrial
Parking:	New asphalt lot, unstriped
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

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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BUILDING SPECIFICATIONS – REAR BUILDING

Office Space:	None
Shop Space:	12,500 SF
Exterior Walls:	Metal
Structural System:	Steel
Roof:	Metal
Floors/Coverings:	None
Ceiling Height:	Approx. 22'
Basement:	No
Heating:	New suspended Reznor gas unit heater
Air Conditioning:	None
Security System:	None
Restrooms:	None
Overhead Door:	20'x 14' - manual 14'x 14' - automated
Sprinklers:	None
Cranes:	None
Floor Drains:	None
Columns:	50' on the center line 4 columns with 25' spacing

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	NNN expenses, utilities, phone/internet, snow removal/lawn care. NNN expenses have approximated \$1.00/SF historically.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Arrange with listing agent

Comments:

- The building was recently sold, and R.L. Wurz Company occupies the front half of the building
<https://www.rlwurz.com/>.
- A restroom could be available for intermittent use via the front half of the building occupied by the Owner.
- There is substantial surplus property to the west, which could be used as outside storage, subject to local zoning laws.
- A truckwell and a restroom could be added to this section of the space at an additional cost.

2026 REAL ESTATE TAXES

Parcels:	P57-300-350301038000	P57-300-350301037000
Total Taxes:	\$1,718.40	\$11,905.22
Land valuation:	\$55,000	\$86,700
Improvement valuation:	\$0	\$296,300
Total valuation:	\$55,000	\$383,000

For more information, please contact:

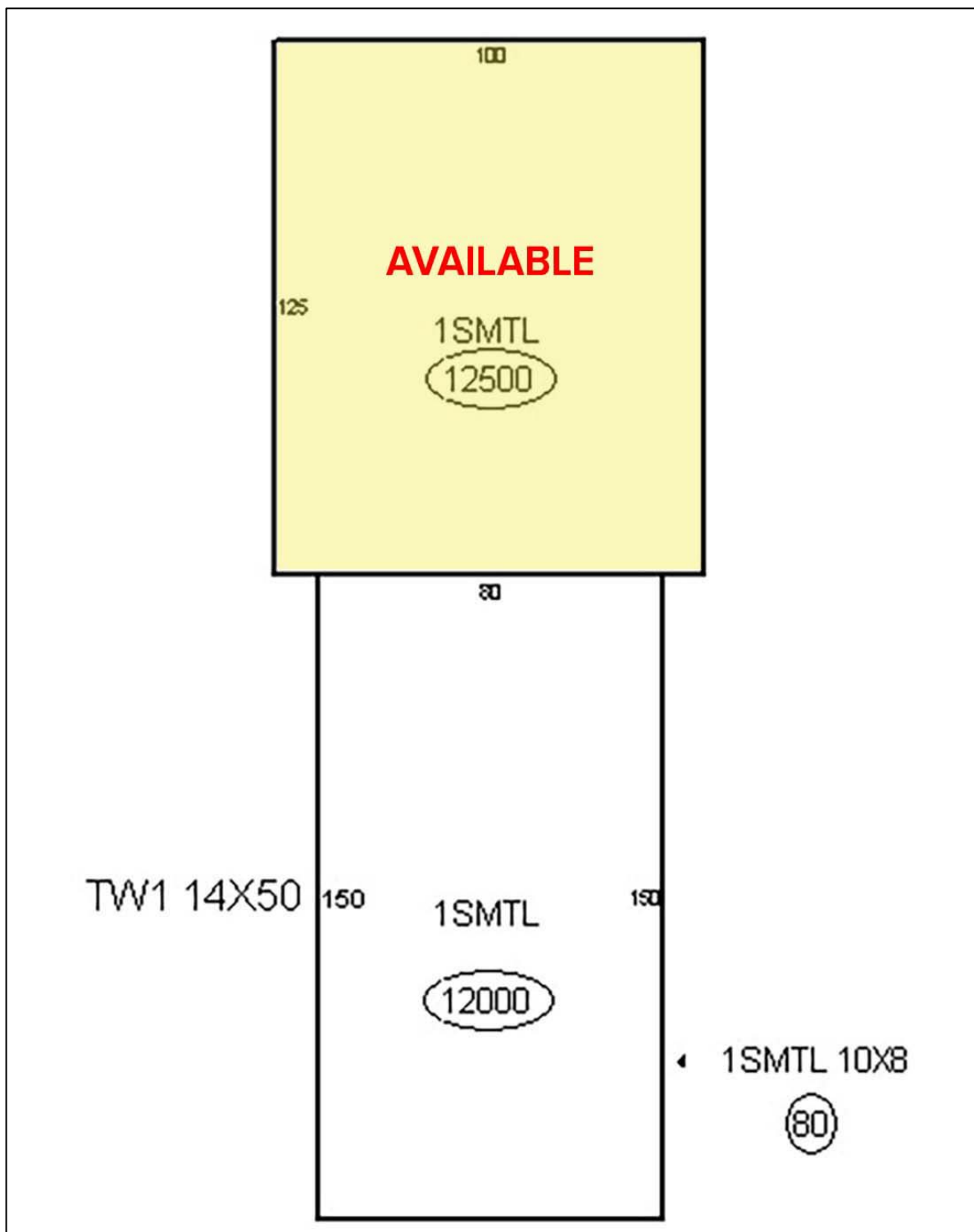
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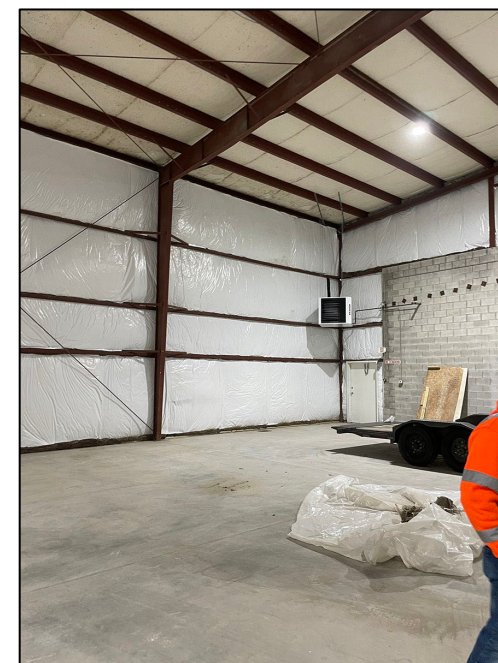
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UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	Wood County



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