

1346 EAST BROADWAY STREET
TOLEDO, OHIO 43605

INDUSTRIAL BUILDING FOR SALE OR LEASE
20,086 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$975,000
Lease Rate:	\$5.75 per square foot NNN
Building Size:	20,086 square feet
Number of Stories:	One
Year Constructed:	1959
Condition:	Good
Acreage:	5.04 acres
Land Dimensions:	Irregular
Closest Cross Street:	Albert Street
County:	Lucas
Zoning:	General Industrial
Parking:	Over 5 acres. Additional trees could be cleared for more parking
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Exterior Walls:	Metal/concrete block
Structural System:	Pre-engineered metal
Roof:	Main warehouse - metal
Floors/Coverings:	Concrete/carpet/tile
Ceiling Height:	Approx. 20'
Basement:	No
Heating:	Gas forced air Co-Ray-Vac in warehouse
Air Conditioning:	Central – office only
Power:	400a/120/240/480v
Security System:	Yes - active
Restrooms:	2 in front office, 2 in mid-section, 2 in shop
Overhead Door:	Yes – 12'
Truck Well/Dock:	Yes, with leveler
Sprinklers:	No
Signage:	Yes
Rail:	Borders the southern edge of the property, but no spur
Cranes:	5-ton
Floor Drains:	Yes – there is a drain in the proximity of the drive-in door in the rear warehouse

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

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

Comments:

- The previous occupant, ICON, has right-sized.
- The mid-section of the building at one point was production space until it was converted to offices when the production area was expanded to the west.
- There are some furnishings and equipment included with the sale/lease.
- Airlines and compressor in place.
- Mezzanine storage area.

2024 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
10-27445	1.84	\$16,140.48	\$20,900	\$474,600	\$495,500
05-19729	1.22	\$410.89	\$7,900	\$0	\$7,900
05-19731	1.98	\$1,334.79	\$11,900	\$0	\$11,900
Totals:	5.04	\$17,886.16	\$40,700	\$474,600	\$515,300

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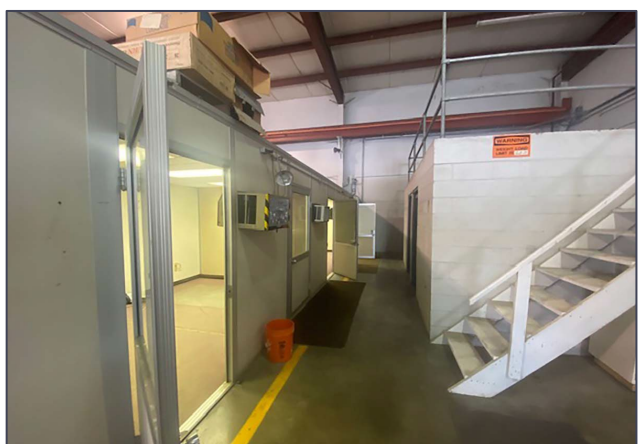
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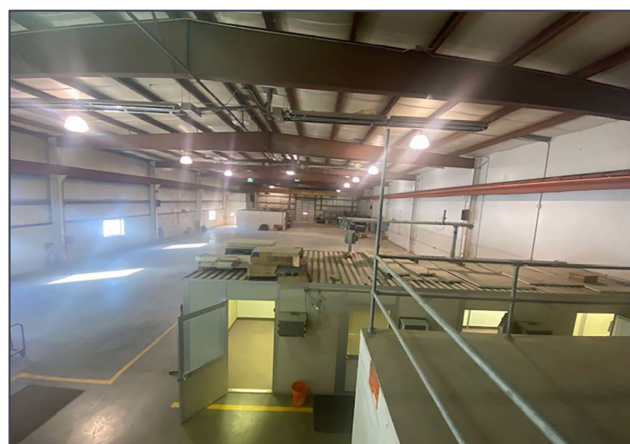
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In plant offices & 1 of 2 mezzanine areas



Clear span warehouse & crane bay



Clear span warehouse & crane bay



Electrical

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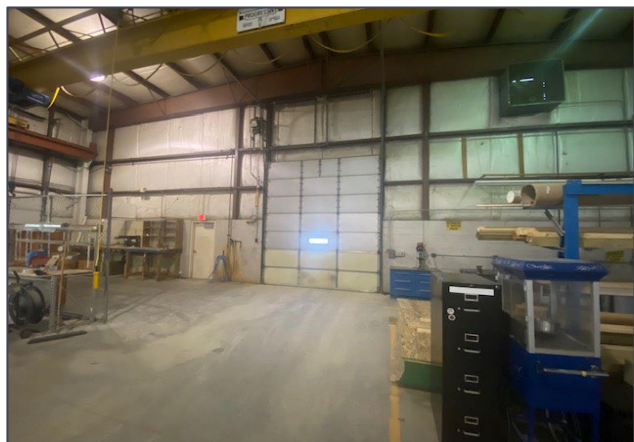
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Drive in door



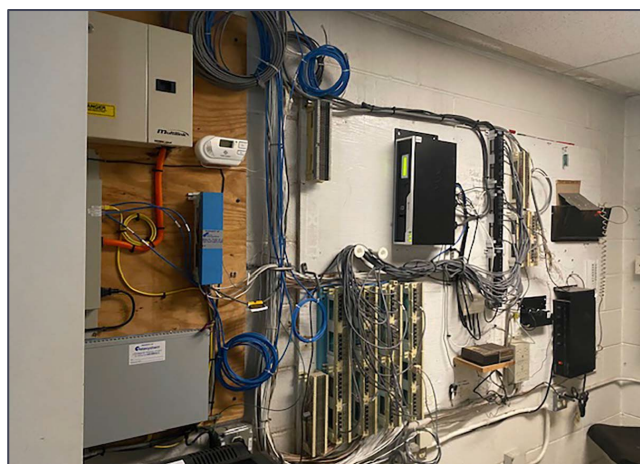
Truck dock with leveler & 2nd mezzanine area



Air compressor



HVAC



Communications closet



Hallway to warehouse
from front office



Fire/security alarms

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Front office area



Office



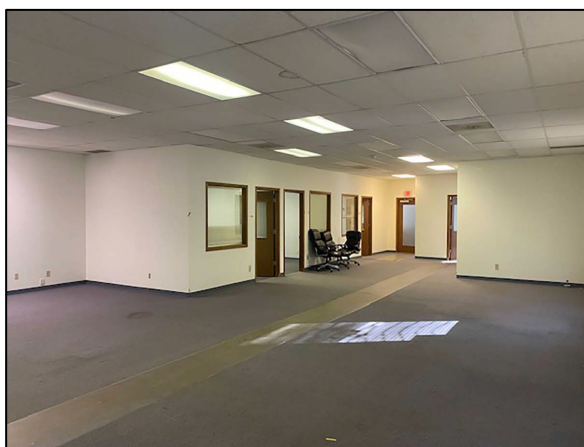
Office



Front office kitchenette



Mid-section office area



Mid-section office area

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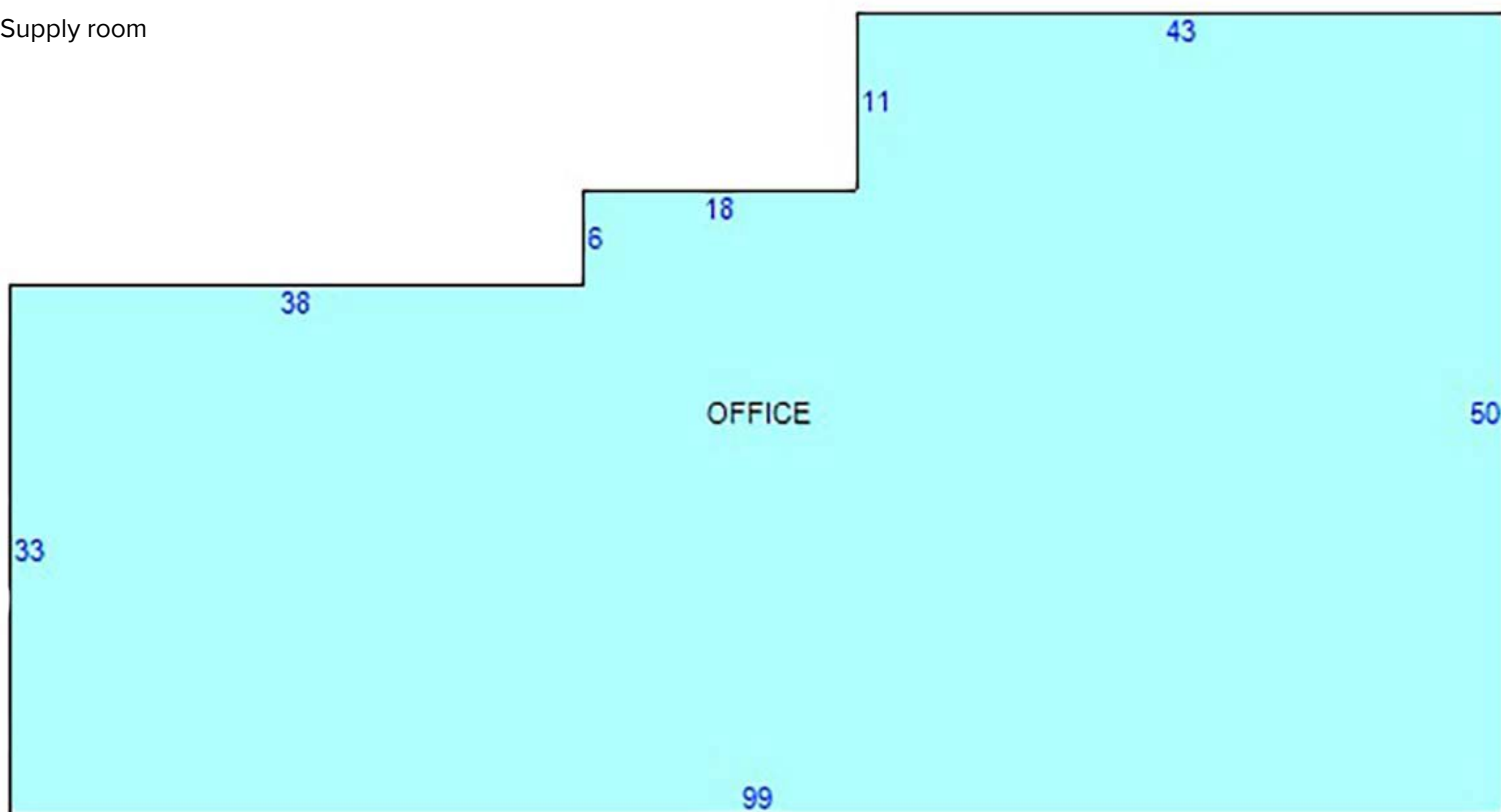
Supply room



Conference room



Offices



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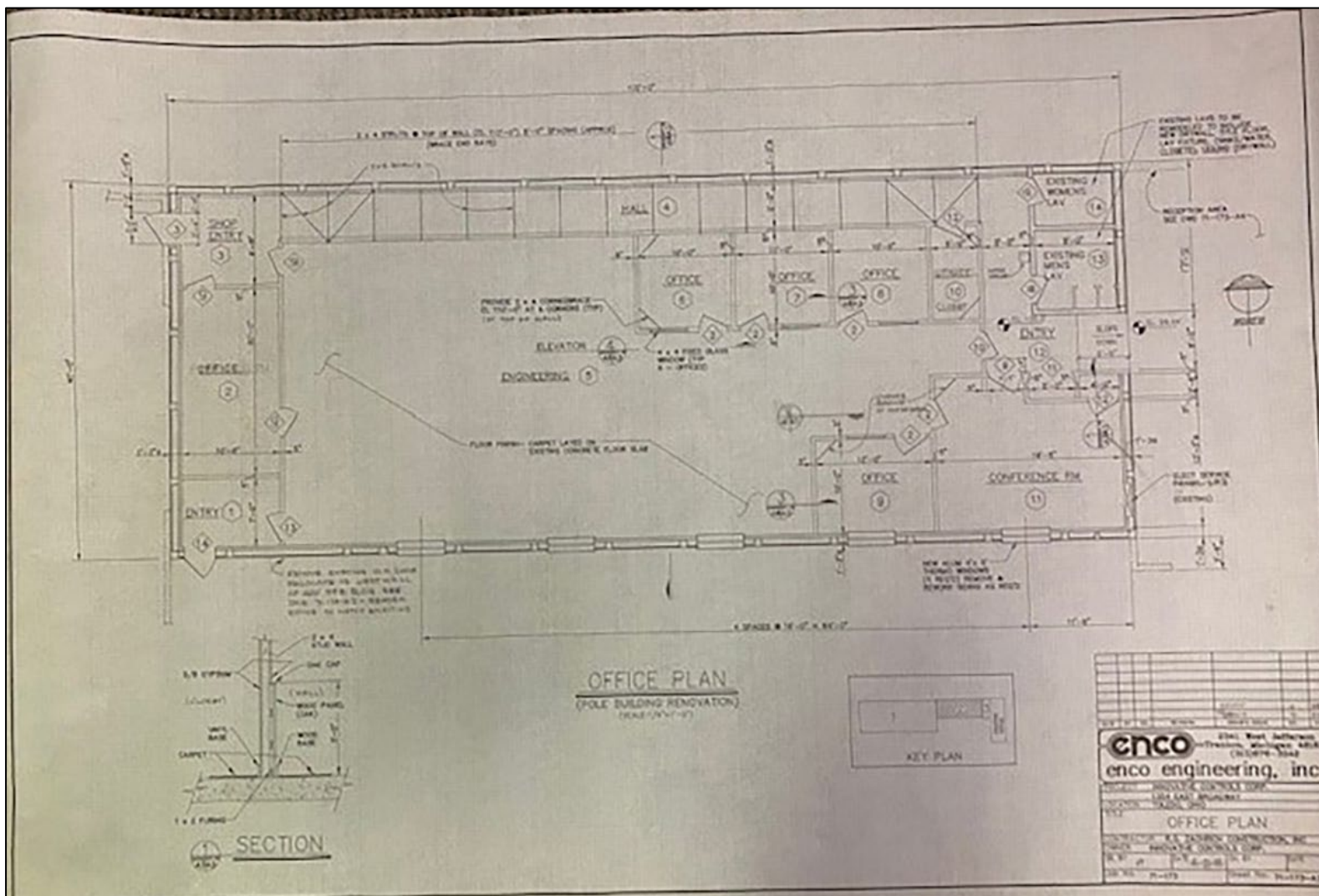
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