



Commercial Real Estate  
Brokers/Advisors  
Property Management  
Consultants



Four SeaGate  
Suite 608  
Toledo, Ohio 43604

## INDUSTRIAL BUILDING FOR SALE/LEASE

**1655 DORR STREET  
TOLEDO, OH 43607**



**SALE PRICE:** \$185,000

**LEASE RATE:** \$1.50 per square foot NNN

### *General Information:*

**Building Size:** 55,264 square feet

**Space Available:** Entire building – can be split

**Number of Stories:** Partial 2 story

**Year Constructed:** 1930

**Condition:** Fair

**Acreage:** 5 +/-

**Land Dimensions:** Irregular

**Closest Cross Street:** Smead Avenue

**County:** Lucas

**Zoning:** IL

**Parking:** 50 spaces

**Curb Cuts:** 3

**Street:** 4 lane, 2 way

[www.signatureassociates.com](http://www.signatureassociates.com)

**For more information contact 419-249-7070**

**Joe Francis 419-249-6320**

[jfrancis@signatureassociates.com](mailto:jfrancis@signatureassociates.com)

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### *Building Specifications:*

**Office Space:** 3,500 square feet  
**Shop Space:** 51,764 square feet  
**Exterior Walls:** Block and brick  
**Structural System:** Block and bar joist  
**Roof:** Membrane  
**Floors:** Concrete  
**Floor Coverings:** Tile in office  
**Ceiling Height:** 14'  
**Basement:** Yes - small  
**Heating:** Gas  
**Air Conditioning:** Partial in office  
**Power:** 800 amp  
**Security System:** Yes  
**Restrooms:** 4  
**Overhead Door:** 4 – 10' x 9' and 13' x 24'  
**Truck Well/Dock:** No  
**Sprinklers:** Wet system  
**Signage:** Facia  
**Rail:** No  
**Cranes:** No  
**Floor Drains:** Yes

### *Utilities:*

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

### *Real Estate Taxes as of 2014:*

**TD:** 02  
**Parcel:** 27697

**Total Annual Taxes:** \$6,279.10

### *Building Information:*

**Current Occupant:** None – building is vacant  
**Occupancy Date:** Upon Closing or lease execution

**Sign on Property:** Yes  
**Key Available:** Shown by appointment

### *Lease Details:*

**Term:** 3 to 5 years  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvements Allowance:** None – "as is"

Tenant responsible for prorata share of operating expenses and utilities.

### *Remarks:*

- Clean, sound building.
- Can be easily sectioned.
- Fenced yards.
- Secure.

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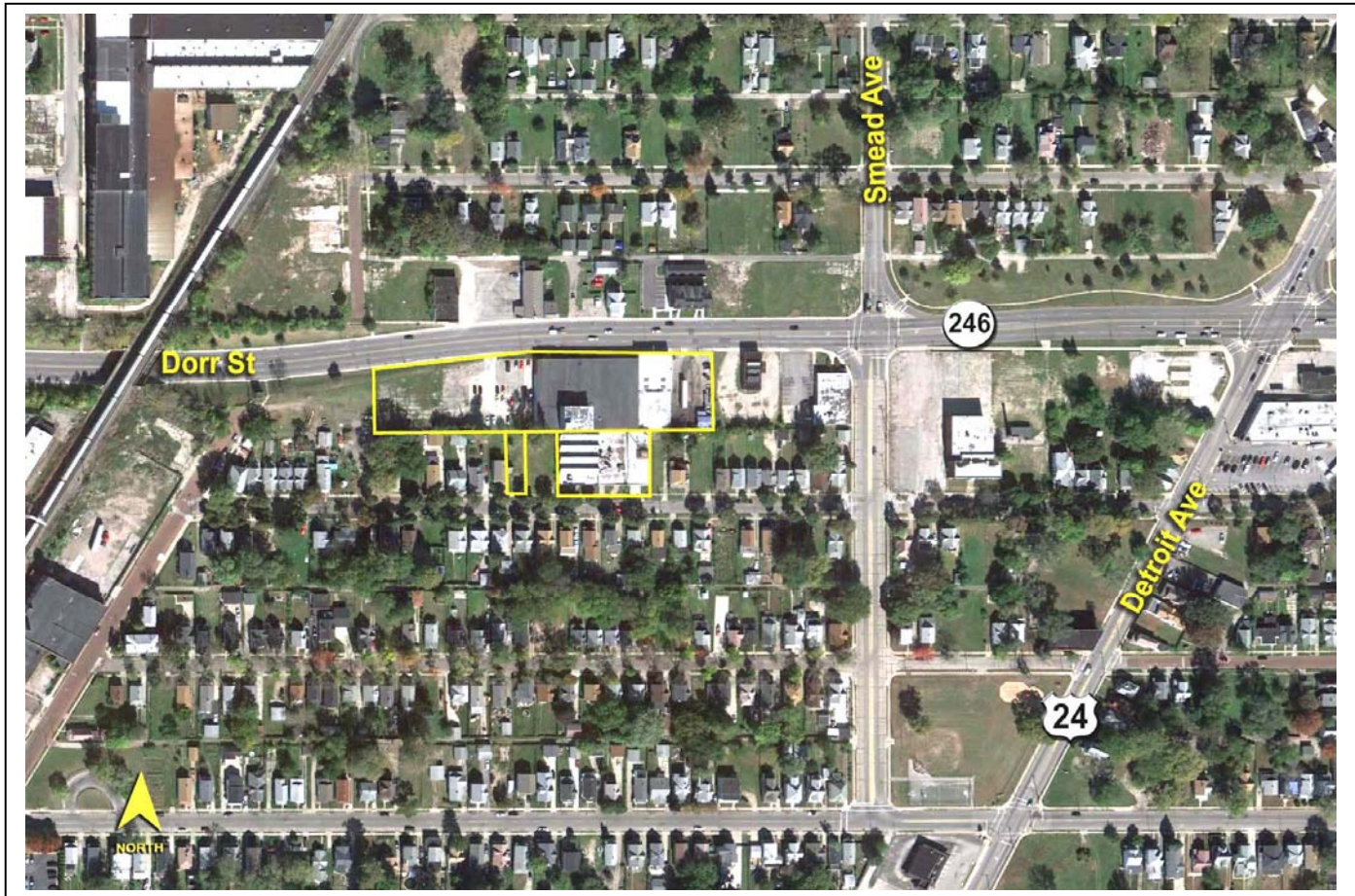


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