

6142 AMERICAN ROAD
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
21,684 Square Feet Available



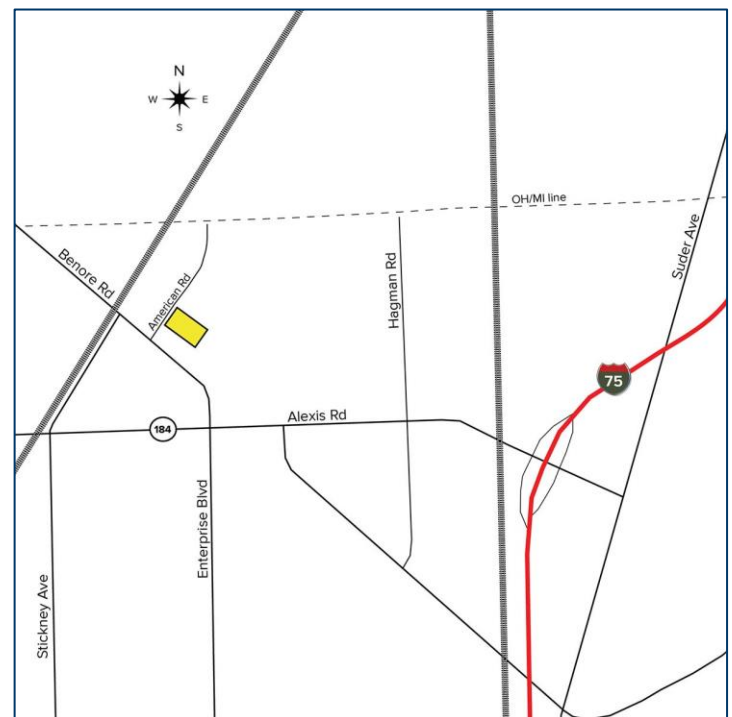
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,200,000
Building Size:	21,684 sf (per AREIS)
Number of Stories:	1 with 2,940 sf storage loft
Year Constructed:	1974
Condition:	Fair
Acreage:	2.09 acres (per AREIS)
Land Dimensions:	295' x 270'
Closest Cross Street:	Benore Road
County:	Lucas
Zoning:	General Industrial
Parking:	30 spaces
Curb Cuts:	2
Street:	2 lane, 2 way
Heavy Haul Route:	Alexis Road



For more information, please contact:

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(419) 249 6326 or (419) 377 8964
jjensen@signatureassociates.com

KEN MARCINIAK, SIOR
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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	2,900 sf
Shop Space:	18,784 sf
Exterior Walls:	Metal
Structural System:	Pre-engineered steel
Roof:	White Duro-Last membrane (specs. on file)
Floors/Coverings:	Concrete
Ceiling Height:	20'
Heating:	Shop: Suspended units Office: GFA
Air Conditioning:	Central in office
Power:	Minimum 400 amps of service 480V 3 phase +
Security System:	APC, burglar + fire
Restrooms:	4
Overhead Doors:	1 – 8' x 10' & 1 – 12' x 14'
Truck Well/Dock:	2 – 8' x 8'
Sprinklers:	No
Signage:	Facade
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Showing Instructions:	Contact Jared Jensen or Ken Marciniak

UTILITIES

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

2023 REAL ESTATE TAXES

TD:	22
Parcel Number:	30191
Assessor Number:	02923006
Total Annual Taxes:	\$25,052.63

Comments:

- 10-year-old roof with a 20-year warranty.
- Major maintenance in 2013 included adding dock doors + leveler.
- Building sits on a corner lot – great access.
- Excess acreage available for expansion.

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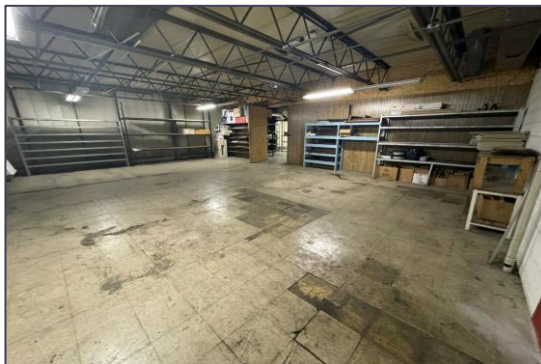
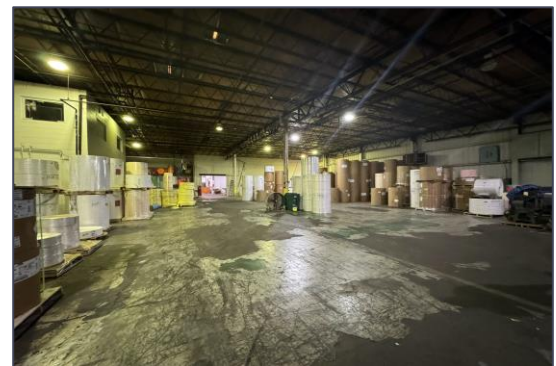
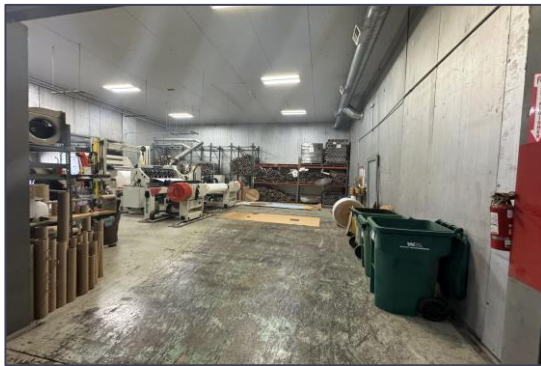
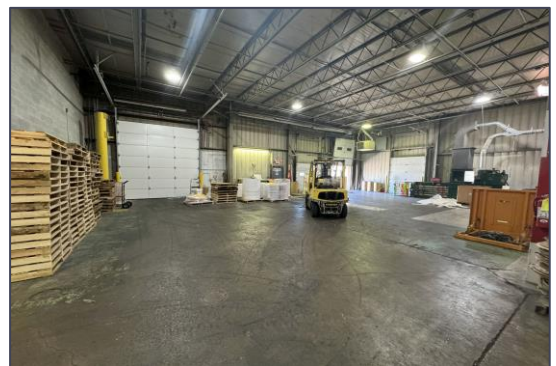
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2nd Floor Storage

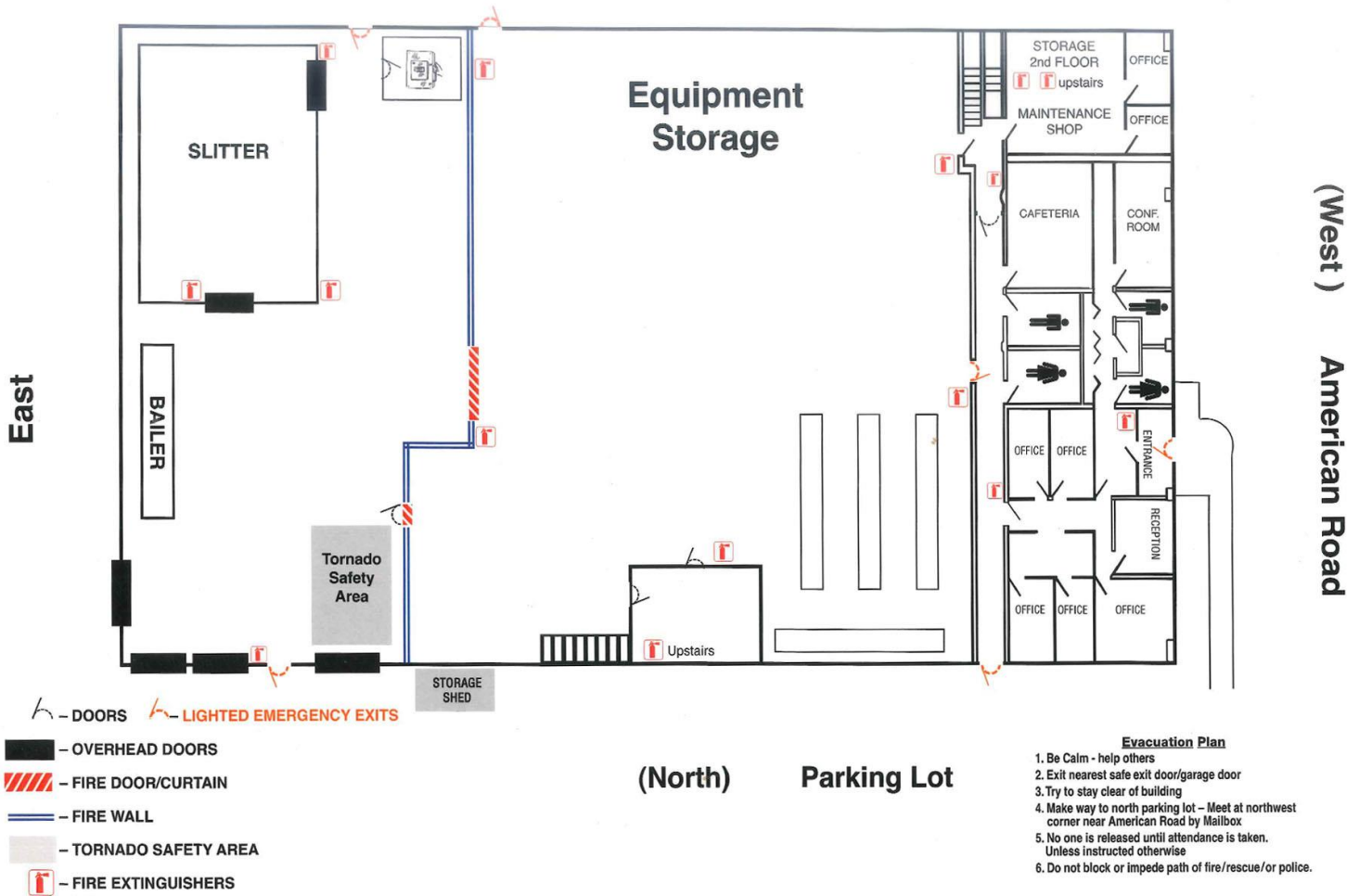
2nd Floor Storage

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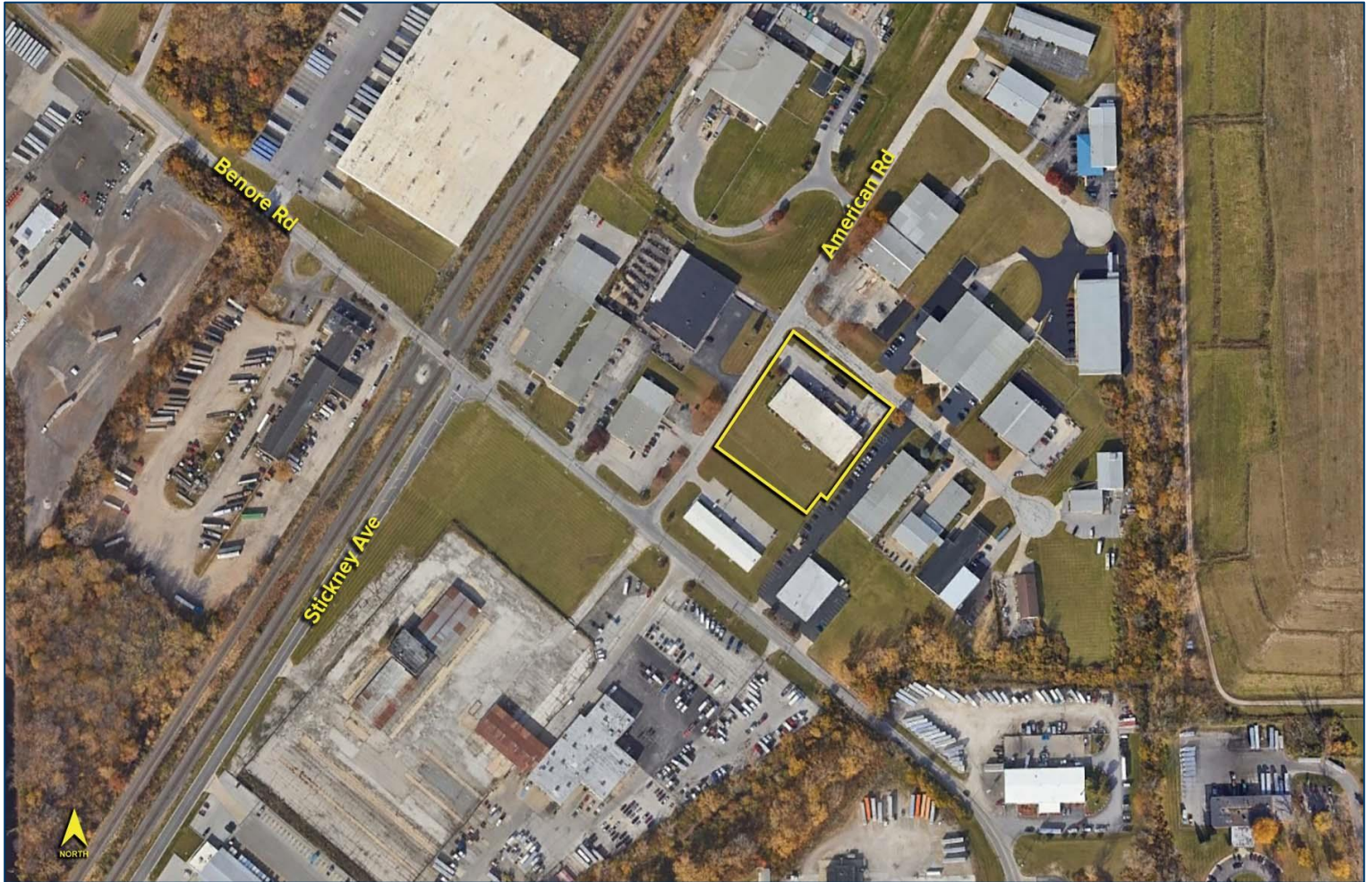
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,608	\$45,105
3 MILE	36,520	\$58,292
5 MILE	125,300	\$55,36

TRAFFIC COUNTS (TWO-WAY)

3,950	Benore Road
23,858	E. Alexis Road
3,050	Stickney Avenue
1.3	Miles to I-75

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