

225 & 235 MAPLE STREET
METAMORA, OHIO 43540

INDUSTRIAL BUILDING FOR SALE & LEASE
9,288 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$200,000
Lease Rate:	\$2,500/month+ utilities
Building Size:	9,288 sf
Number of Stories:	One
Year Constructed:	1900 & 1929
Condition:	Fair
Acreage:	0.488 acres
Closest Cross Street:	Meadow Lane
County:	Fulton
Zoning:	B-1 Central Business
Parking:	Street
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	288 ± sf
Shop Space:	9,000 +/- sf
Exterior Walls:	Brick
Structural System:	Block
Roof:	Flat rubber/pitched metal
Floors/Coverings:	Concrete
Ceiling Height:	10' – 18'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	480v/3-phase
Restrooms:	Shop restroom & commercial building
Overhead Door:	Two – 14'x14'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Façade
Rail:	No
Cranes:	Two 2-ton (non-functional)
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Warehouse – storage, to be vacated prior to closing
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	1 to 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible for:	Utilities + content liability insurance

2025 REAL ESTATE TAXES

Parcel Numbers:	02-002476-00.000 02-002480-00.000
Total Annual Taxes:	\$1,359.12

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Fulton County Utility
Sanitary Sewer:	Northeast Water & Sewer
Storm Sewer:	Northeast Water & Sewer

Comments:

- Heavy power, open building
- The block walls have undergone over \$100,000 in repairs/replacements in the past two years

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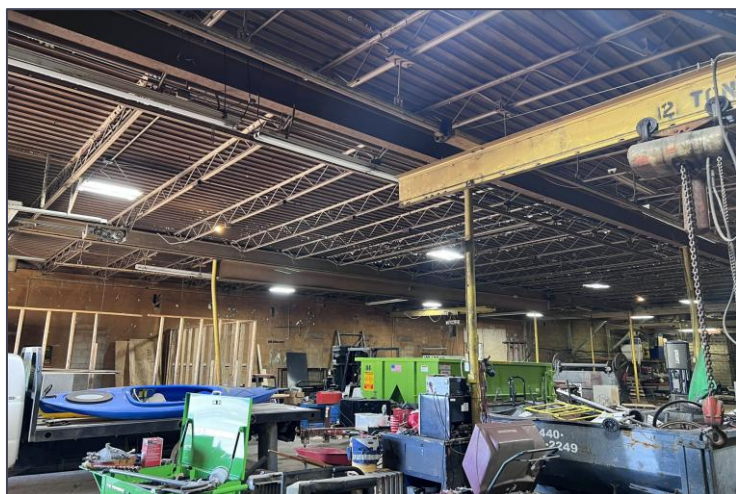
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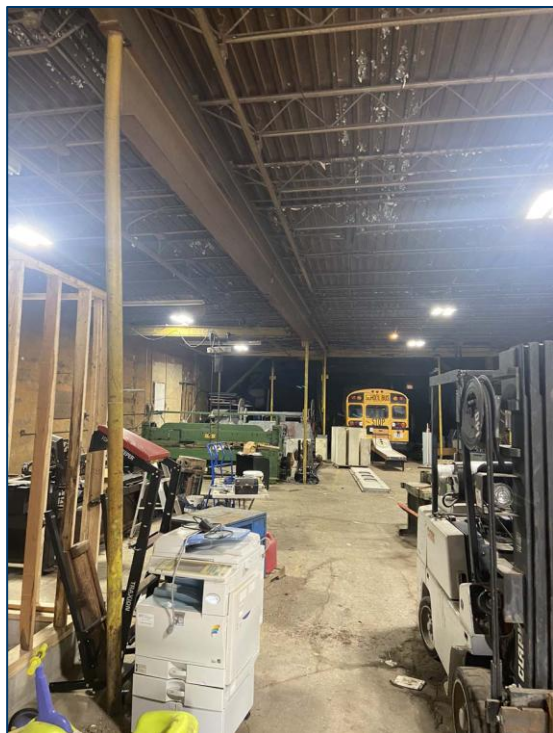
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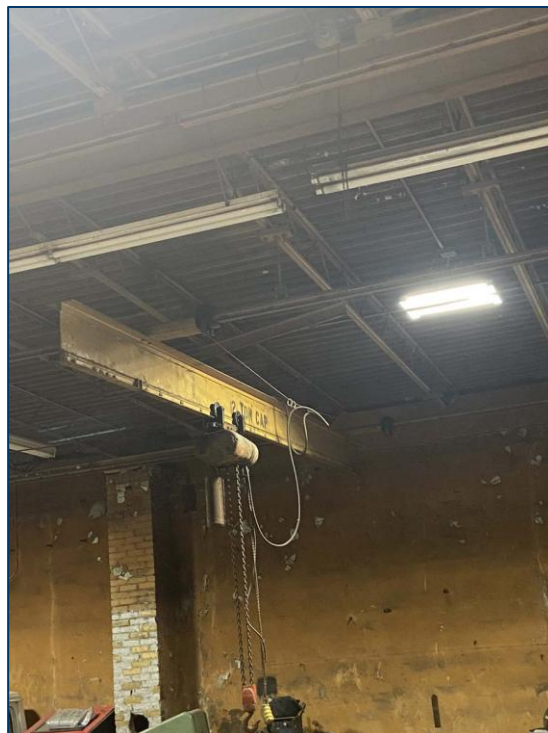
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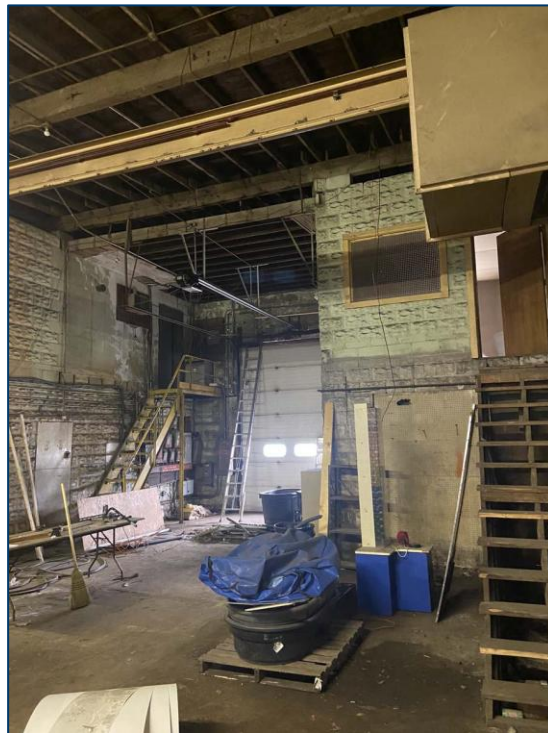
Warehouse



Crane



Power



Shop office

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Drive-time Distance:

- 25 minutes to Adrian, Michigan
- 15 minutes to Delta, Ohio
- 30 minutes to Toledo, Ohio

Distance to Highways:

- 12 miles to US-23/I-475
- 17 miles to US-223
- 15 miles to I-80/90 (Ohio Turnpike)

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