

1402 & 1420 LAGRANGE STREET  
TOLEDO, OHIO 43608

INDUSTRIAL BUILDING FOR SALE OR LEASE  
39,798 Square Feet Available



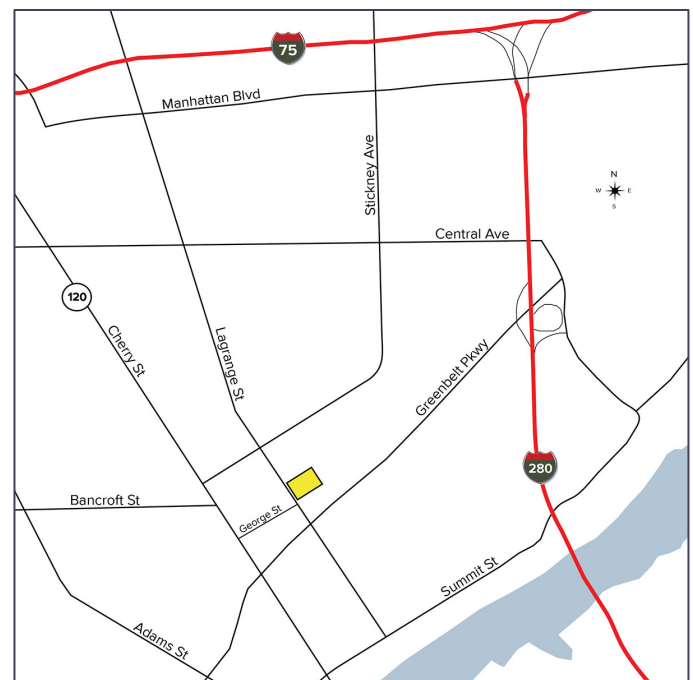
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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$795,000
Lease Rate:	\$4.75 per square foot NNN
Available Space:	39,798 square feet
Building Size:	39,798 square feet*
Number of Stories:	One
Year Constructed:	1948, renovated 2000
Condition:	Good
Acreage:	1.95 acres
Land Dimensions:	Irregular
Closest Cross Street:	George Street
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	65 spaces
Curb Cuts:	Three
Street:	2 lane, 2 way



\* Per Auditor

For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
jfrancis@signatureassociates.com

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

# 1402 & 1420 Lagrange Street, Toledo, OH 43608

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### BUILDING SPECIFICATIONS

Office Space:	3,600 square feet
Shop Space:	36,198 square feet
Exterior Walls:	Block
Structural System:	Block/steel joist
Roof:	Flat
Floors/Coverings:	Concrete/vinyl tile
Ceiling Height:	9' – 13'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	600 amp
Security System:	Yes (Tenant responsibility)
Restrooms:	Six – one with shower
Overhead Door:	Two – 16'x 12', two – 12'x12', one – 8'x9', one – 10'x 9', one – 12'x 9"
Truck Well/Dock:	No
Sprinklers:	Yes – updated 2024
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	Yes – 80,000lb with permit

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or lease execution
Sign on Property:	Yes
Key Available:	Yes

### LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Taxes, insurance, utilities, lawn/snow

### 2026 REAL ESTATE TAXES

TD:	02
Parcel:	10344, 10337, 10561
Assessor Number:	01175002, 003, 001
Total Taxes:	\$13,583.55

### Comments:

- Close to I-75 and I-280.
- Clean with nice office space and kitchenette.
- Former Lifestar/Mercy Ambulance dispatch.
- Good power.
- Floor drains.
- Can be split for qualified tenants.

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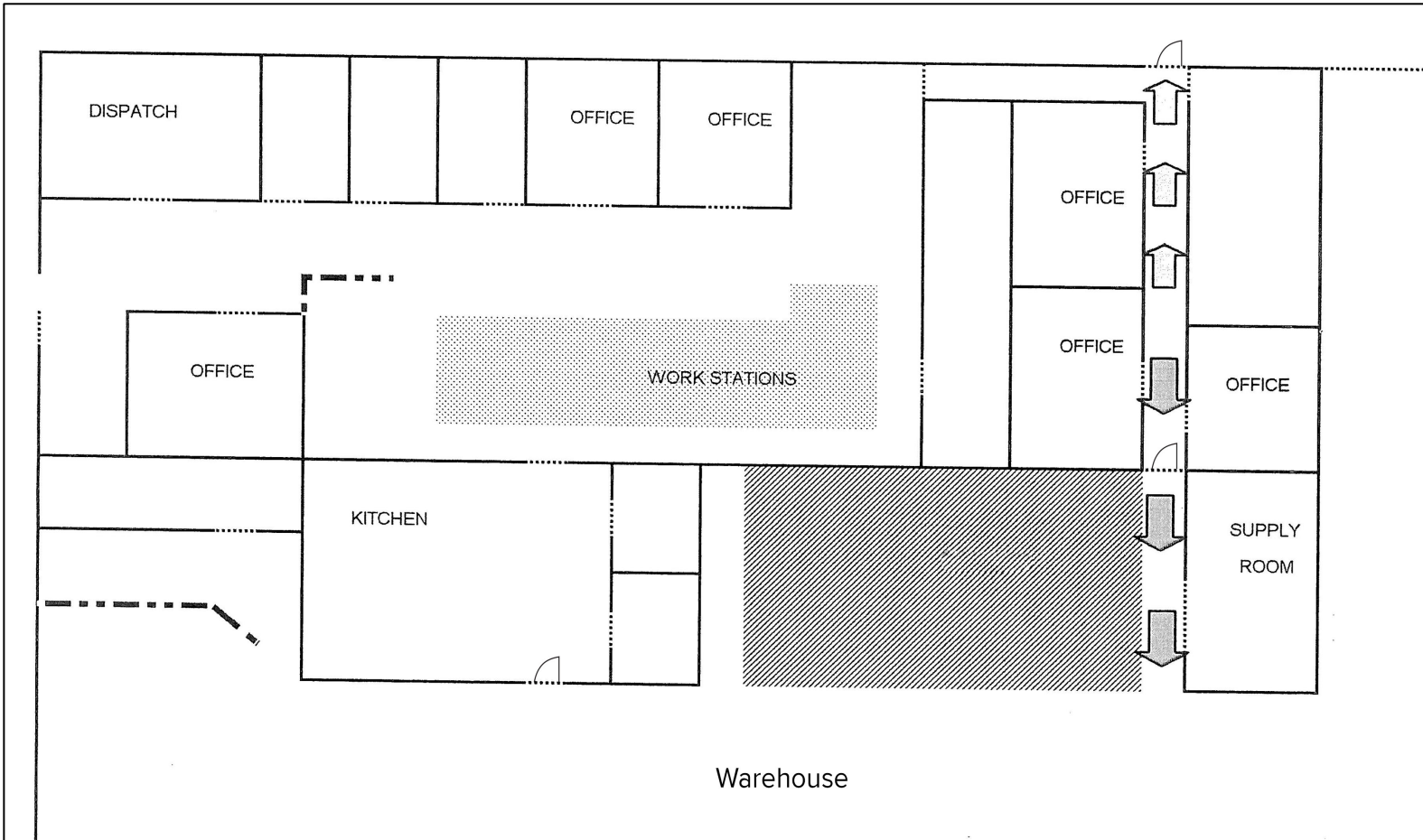
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#### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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