

3116 & 3124 BELLEVUE ROAD  
TOLEDO, OHIO 43606

INDUSTRIAL BUILDING FOR SALE OR LEASE  
12,554 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

Sale Price:	\$410,000
Lease Rate:	\$3.50 per square foot
Available Space:	12,554 square feet
Building Size:	12,554 square feet
Number of Stories:	One
Year Constructed:	1950
Condition:	Good
Acreage:	0.40 acres
Land Dimensions:	Irregular
Closest Cross Street:	Douglas Road
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	12 spaces
Curb Cuts:	Two
Street:	4 lane with center turn



For more information, please contact:

**JOE FRANCIS**  
(419) 249 6320  
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**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
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# 3116 & 3124 Bellevue Road, Toledo, OH 43606

## Industrial Building For Sale or Lease

12,554  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	2,554 square feet
Shop Space:	10,000 square feet
Exterior Walls:	Block
Structural System:	Block with steel joist
Roof:	Flat rubber
Floors/Coverings:	Concrete/Carpet & Vinyl
Ceiling Height:	Office – 8', shop – 10'- 12'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central in office
Power:	400amp/3-phase
Security System:	Yes
Restrooms:	Four (one with shower)
Overhead Door:	1 – 8'x16', 1 – 8'x8'
Truck Well/Dock:	One
Sprinklers:	Yes
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

### BUILDING INFORMATION

Current Occupant:	Furniture Palace
Occupancy Date:	Negotiable
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:	RE taxes, lawn, snow removal, utilities, building insurance.

### 2025 REAL ESTATE TAXES

TD:	02
Parcel:	35241, 35244, 35237
Assessor Number:	03406019, 20, 18
Total Taxes:	\$8,692.42

### Comments:

- Centrally located at the corner of Douglas Road and Central Avenue.
- ½ mile to I-475 (on/off ramp).
- ½ mile to Promedica.
- 1 mile to the University of Toledo.
- Kitchenette.

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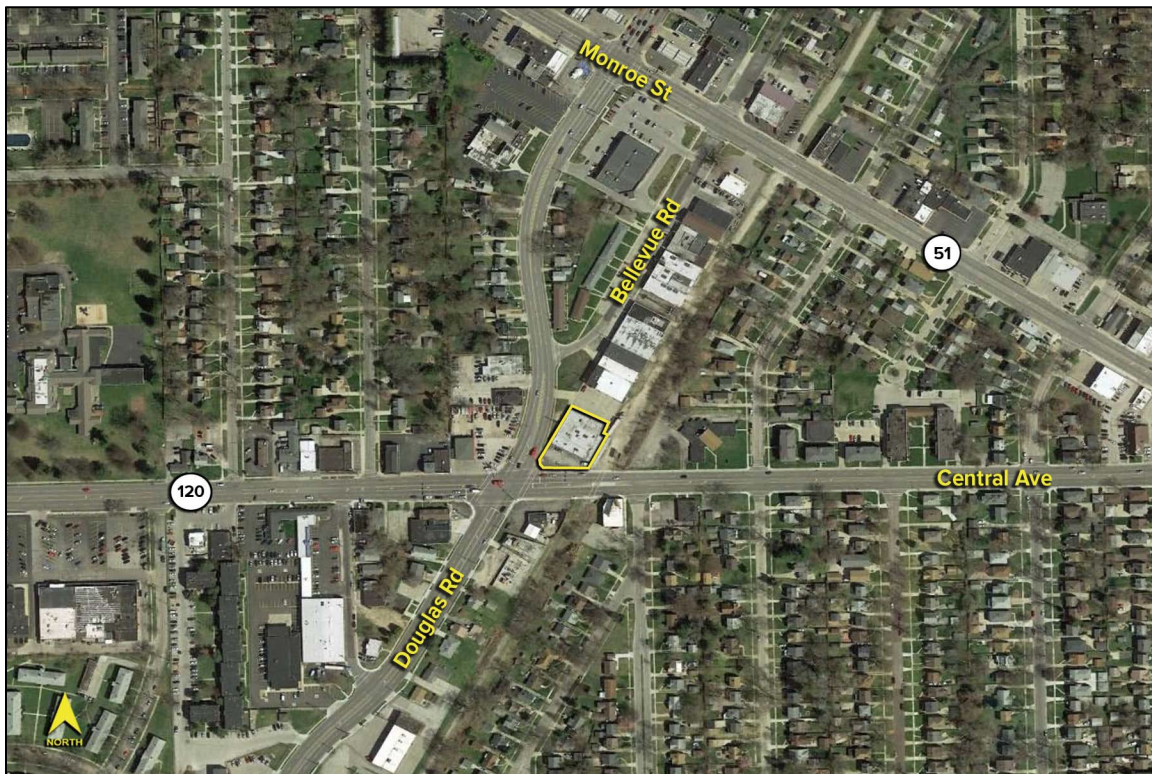
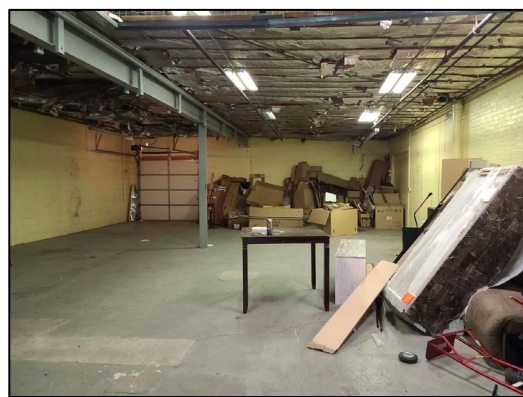
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