

6100 AMERICAN ROAD
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE OR LEASE
10,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

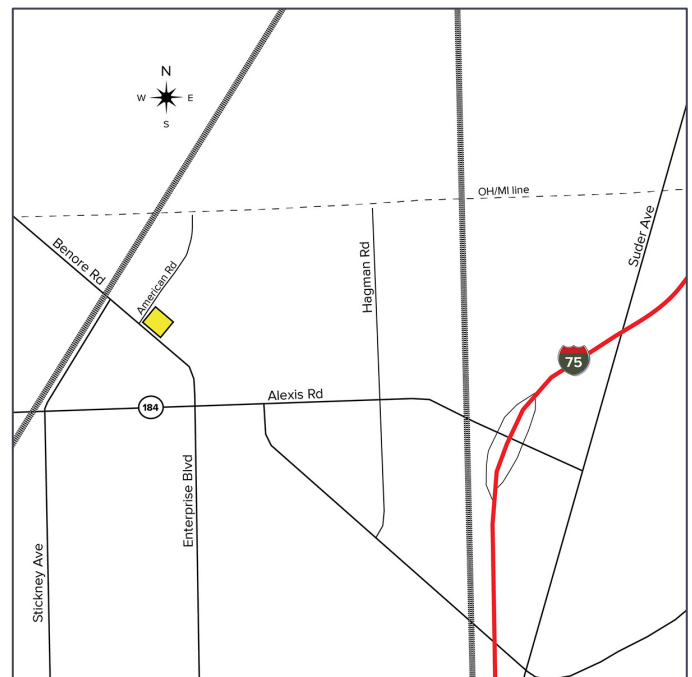
FULL-SERVICE COMMERCIAL REAL ESTATE

NORTH TOLEDO INDUSTRIAL



GENERAL INFORMATION

Sale Price:	\$700,000
Lease Rate:	\$6.00 per square foot NNN
Building Size:	10,000 square feet
Number of Stories:	1
Year Constructed:	1976
Condition:	Good
Acreage:	1.25
Closest Cross Street:	Benore Road
County:	Lucas
Zoning:	IG – General Industrial
Parking:	34 spaces
Curb Cuts:	1 on American Road
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	1,725 SF
Shop Space:	8,275 SF
Exterior Walls:	Metal insulated
Structural System:	Steel frame
Roof:	Metal
Floors/Coverings:	Concrete/carpet in office
Ceiling Height:	12' at eaves
Basement:	No
Heating:	Co-Ray-Vac
Air Conditioning:	Office & warehouse
Power:	800a/220/3-phase/4-wire
Security System:	Yes
Restrooms:	2 in office, 1 in warehouse
Overhead Door:	1 – 10'x12', 1 – 12'x10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	No
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes – arrange with agents

LEASE DETAILS

Term:	Minimum 3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM, insurance, RE taxes, lawn/snow/landscaping.

2026 REAL ESTATE TAXES

Parcel:	22-30131
Assessor Number:	02923004
Total Taxes:	\$11,972.60

Comments:

- Turnkey, clean and functional.
- 200' x 50' clear span.
- Four offices, lunchroom and kitchenette.
- Excellent access to I-75 and the Michigan market.

- Located at the gateway of American Road Industrial Park.
- IG-General Industrial zoning allows for outdoor storage.
- Perimeter outlets and metal sheeting throughout warehouse area.
- Address per Lucas County AREIS is 5980 Benore Road.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

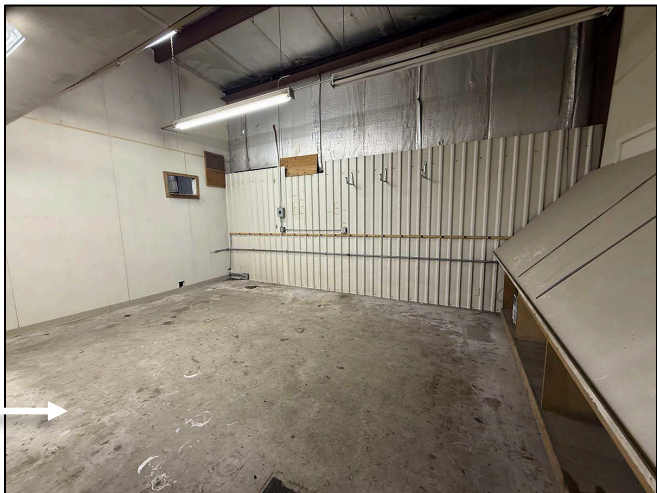
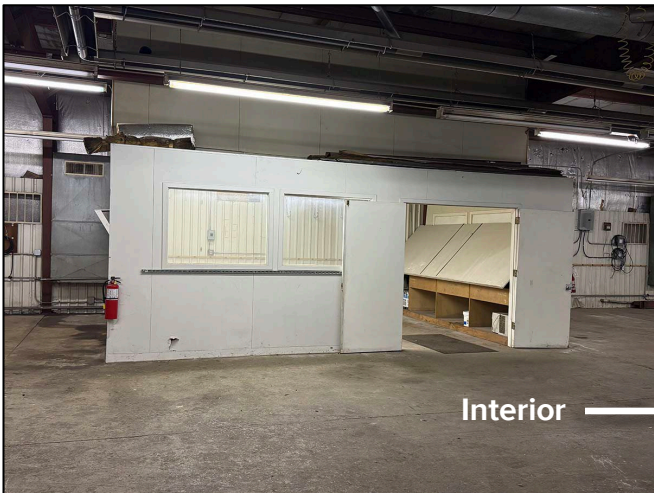
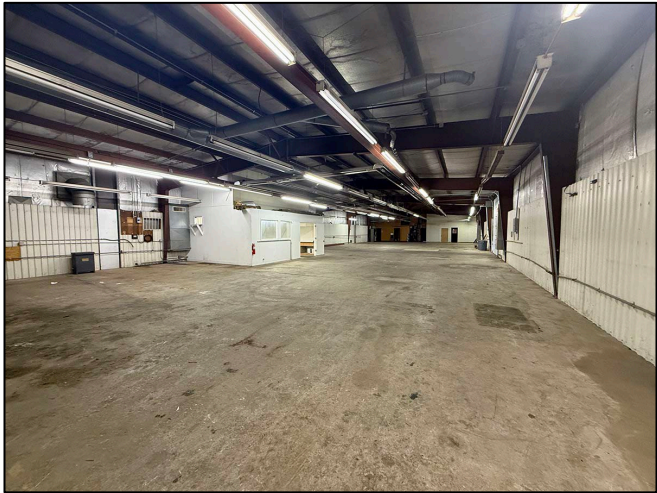
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



Interior →

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

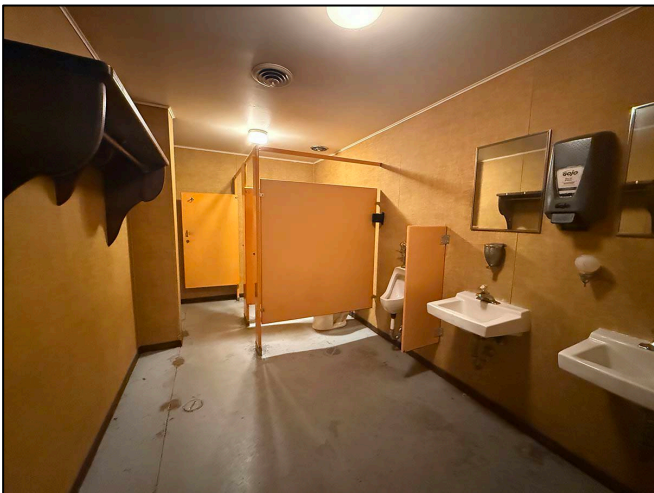
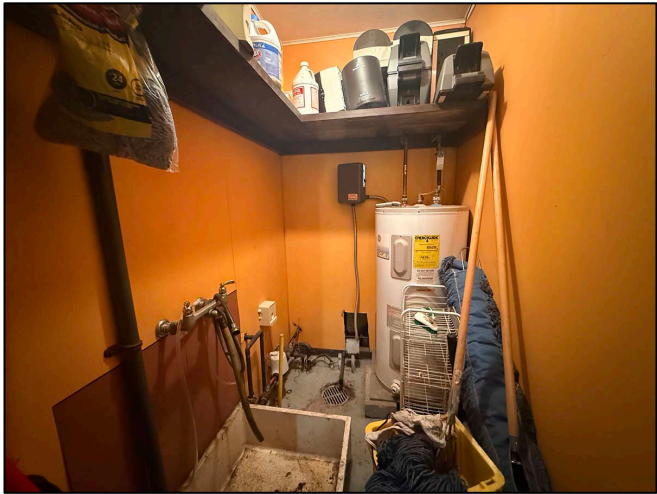
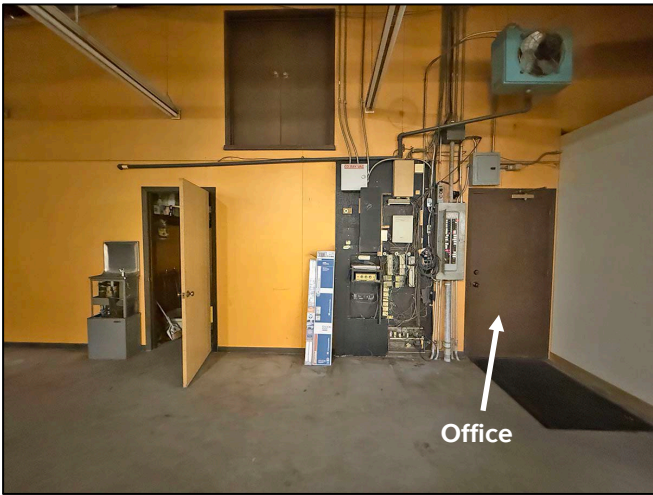
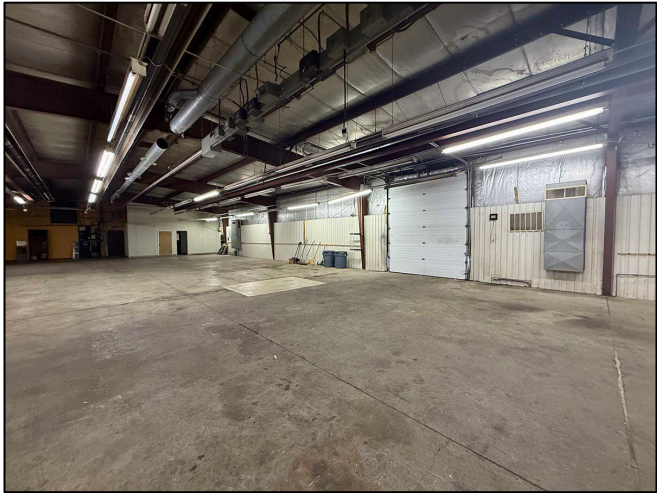
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



Men's shop restroom

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

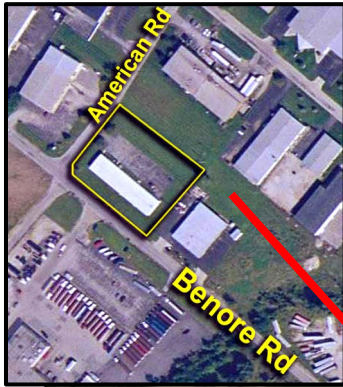
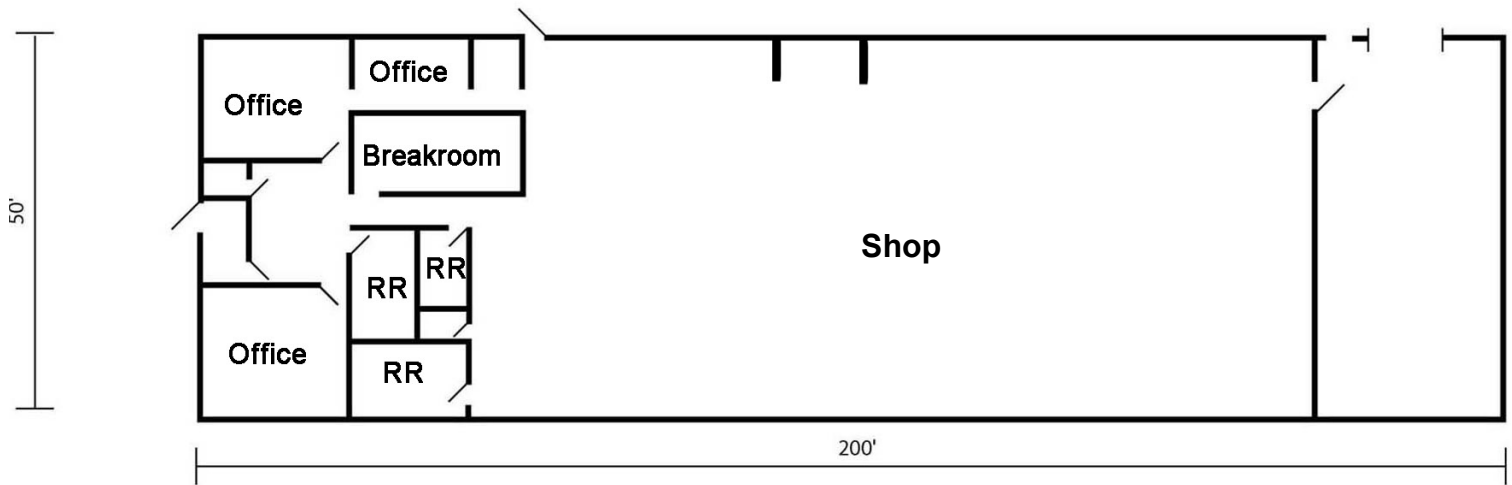
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

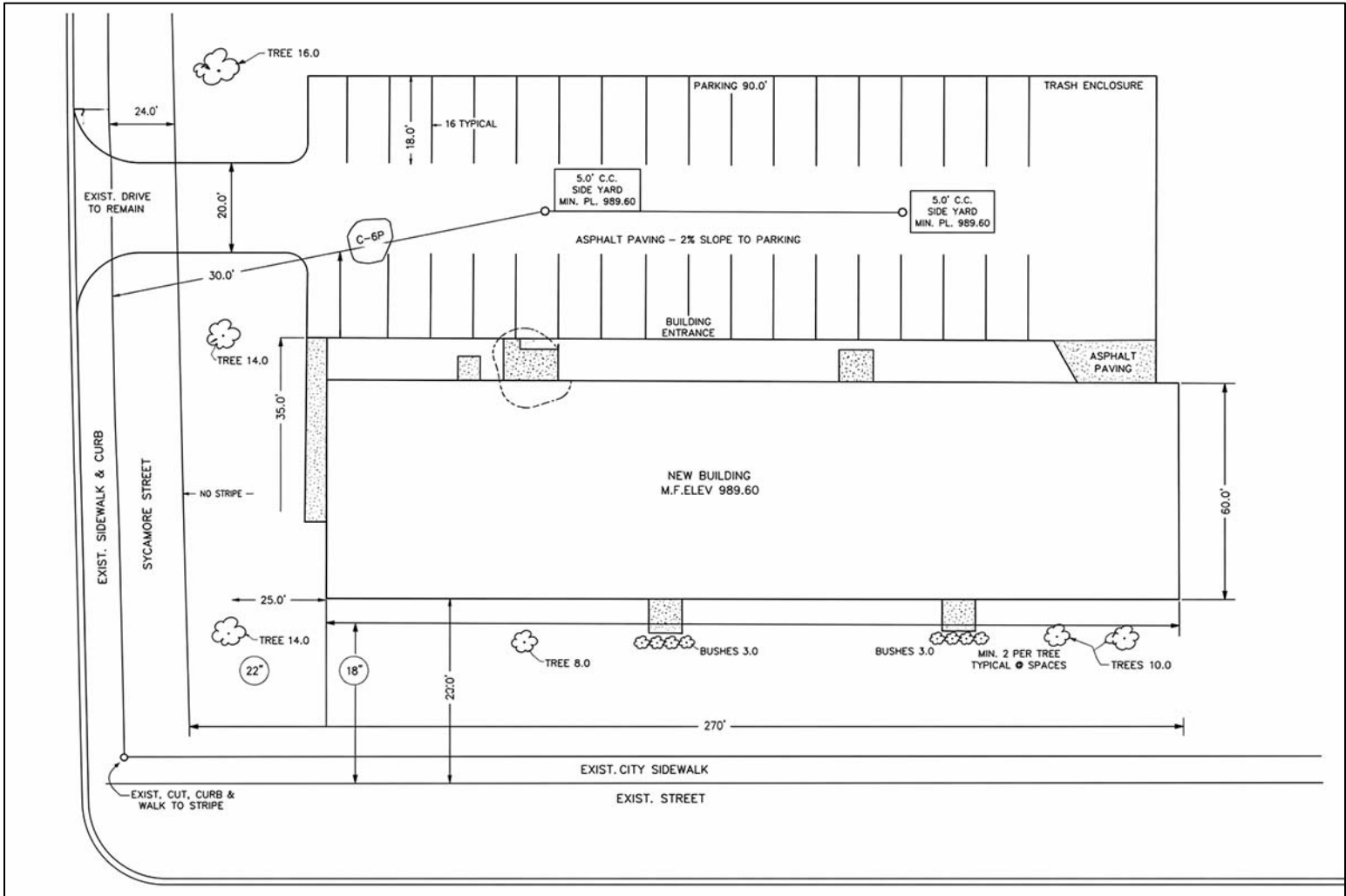
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

6100 American Road, Toledo, Ohio 43612

Industrial Building For Sale or Lease

10,000
Square Feet
AVAILABLE



UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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