

10420 AIRPORT HIGHWAY
SWANTON, OH 43558

COMMERCIAL BUILDING FOR SALE
2,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMERLY ENTERPRISE RENT – A – CAR



GENERAL INFORMATION

Sale Price:	\$350,000
Building Size:	2,000 sf (40' x 50')
Number of Stories:	1
Year Constructed:	1990
Condition:	Good
Lot Dimensions:	175' frontage IRR.
Acreage:	1.5 ± acres
Closest Cross Street:	Garden Road
County:	Lucas
Township:	Monclova
Zoning:	C-2/A/R – (mixed zoned parcel)
Parking:	25 ± unmarked spaces front
Curb Cuts:	(2) Two
Street:	4 lane with center turn lane



For more information, please contact:

KEENAN FIELDS, SIOR
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kfields@signatureassociates.com

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Exterior Walls:	Metal
Structural System:	Steel/metal
Roof:	Metal
Floor/Coverings:	Concrete/carpet
Ceiling Height:	10'
Basement:	No
Heating:	GFA/co-ray-vac
Air Conditioning:	Central (does not work)
Power:	200 amps 110V
Restrooms:	1
Security System:	No
Overhead Doors:	Yes – 9' x 9'
Sprinklers:	No
Signage:	Pylon – Facade

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Lockbox
*Owner is going through a lot split. For this parcel – yellow highlighted area is the portion that is for sale.	

REAL ESTATE TAXES

TD:	38
Parcel Number:	46367
Assessor Number:	23053006
Total Annual Taxes:	\$5,951.40

Comments:

- Highly visible retail/commercial building with high traffic counts
- All utilities at building
- Drive-in bay (15'x40') with floor drains
- 1 acre fenced storage lot
- ¼ mile to Ohio Turnpike 80/90 gate
- Toledo Express Airport ¼ mile away

Note: Sale is subject to the property owner obtaining a parcel split. Survey will be provided.

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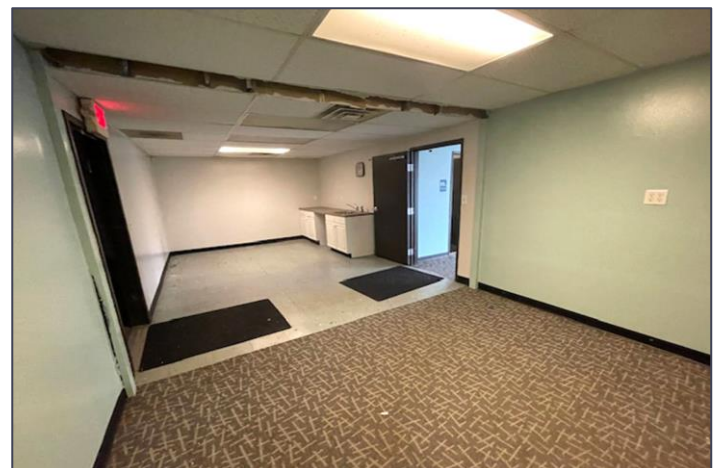
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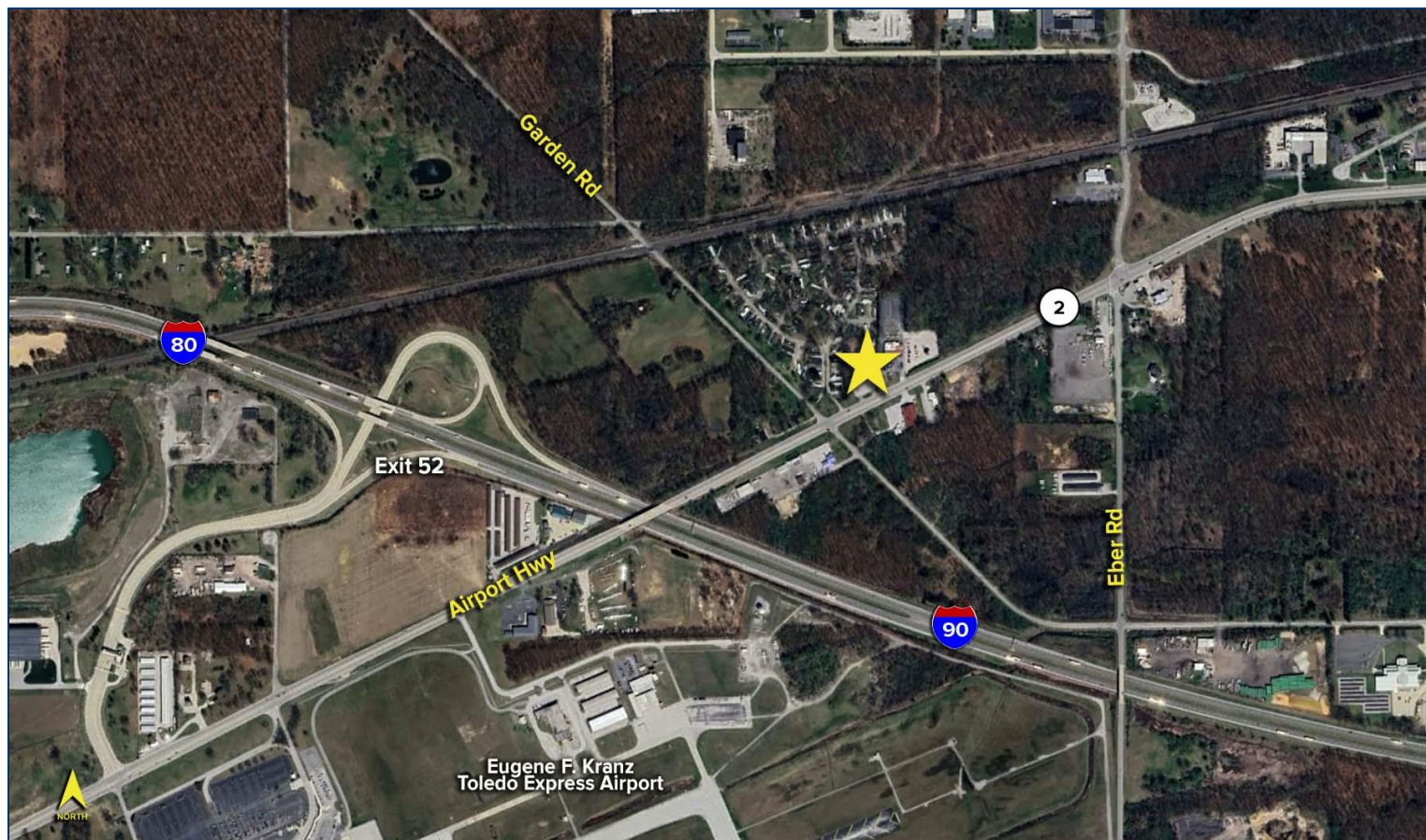
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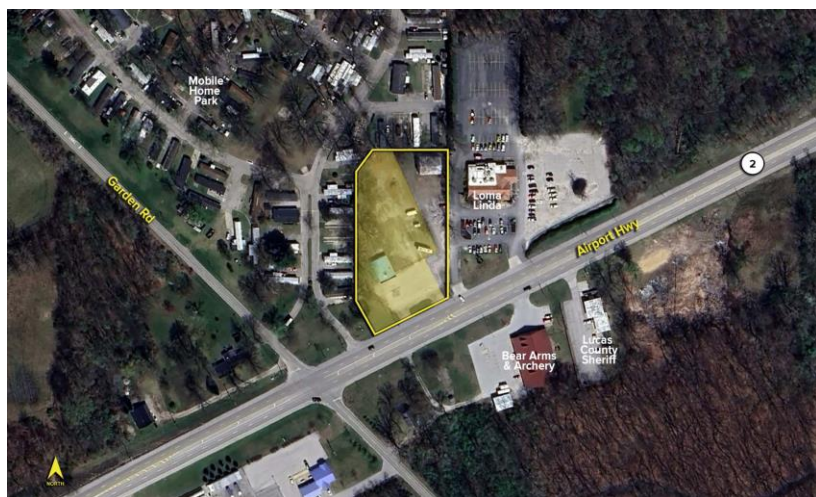


TRAFFIC COUNTS (TWO-WAY)

17,598	Airport Highway
950	Garden Road
4,200	S. Eber Road

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	348	\$65,880
3 MILE	5,849	\$110,136
5 MILE	33,147	\$114,572



The yellow highlighted area is the section of the parcel that is for sale. The property owner is obtaining a parcel split on the subject parcel and will provide a survey.

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