

337 - 339 ARCO DRIVE
TOLEDO, OHIO 43607

INDUSTRIAL BUILDING FOR SALE & LEASE
21,235 Square Feet Available



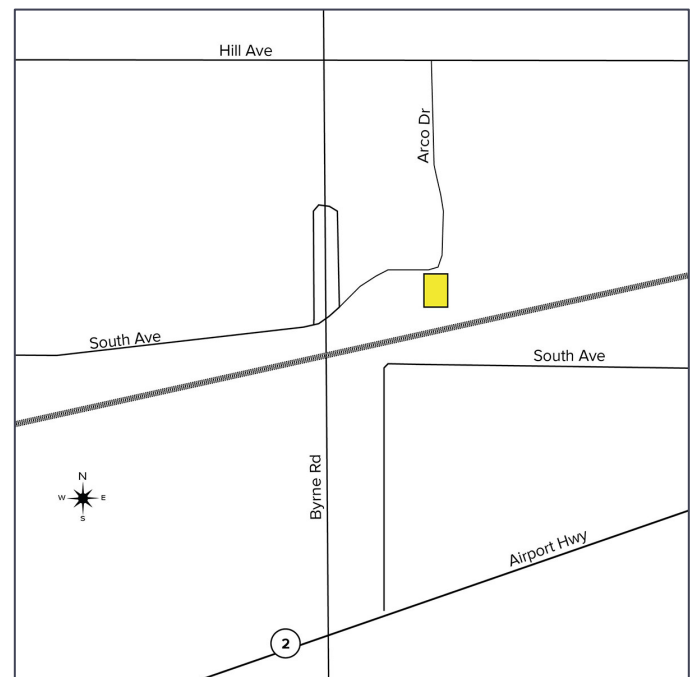
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$990,000
Lease Rate:	\$4.50/SF or \$7,500/month
Available Space:	21,235 square feet*
Building Size:	21,235 square feet*
Number of Stories:	One
Year Constructed:	1984/2007
Condition:	Good
Acreage:	1.29± acres
Closest Cross Street:	Byrne Road
County:	Lucas
Zoning:	IG – Gen. Industrial
Parking:	A mix of parking in front and yard/laydown area on the east side
Curb Cuts:	One
Street:	2 lane, 2 way



*per Lucas County

For more information, please contact:

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

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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BUILDING SPECIFICATIONS

Office Space:	Approx. 3,000 SF
Shop Space:	Approx. 18,000± SF
Exterior Walls:	Block/metal
Structural System:	Pre-engineered metal
Roof:	Built up composition & metal
Floors/Coverings:	Carpet/vinyl tile in office
Ceiling Height:	15' – 16'
Basement:	No
Heating:	Office – central Whse – gas unit heaters
Air Conditioning:	Office – central
Power:	120/208v/3-phase
Security System:	Yes
Restrooms:	Office & warehouse
Overhead Door:	Five±
Truck Well/Dock:	Yes – two dock doors
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Chempace
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	By appointment only

LEASE DETAILS

Term:	3 -5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	All operating expenses

2025 REAL ESTATE TAXES

TD:	01
Parcel:	11196
Assessor Number:	05570027
Total Taxes:	\$19,408.30
Land value:	\$41,700
Improvement value:	\$612,400
Total value:	\$654,100

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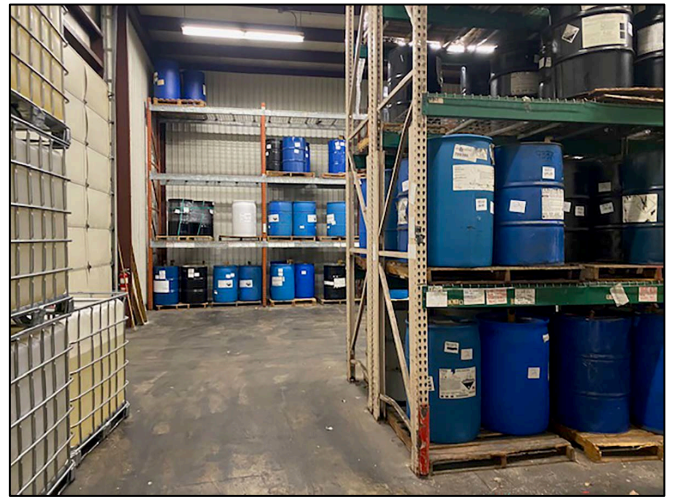
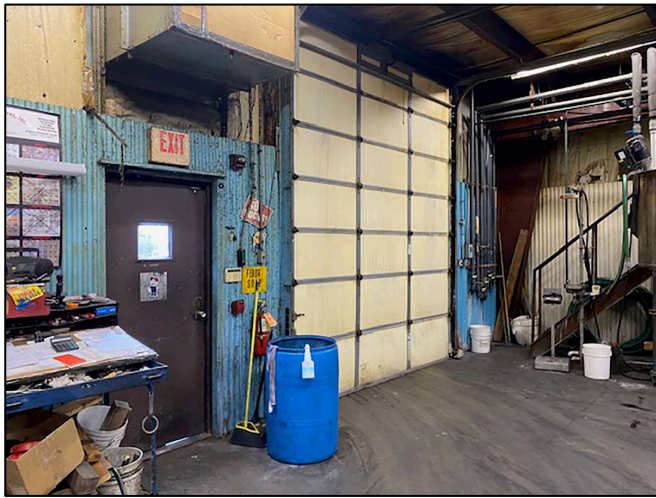
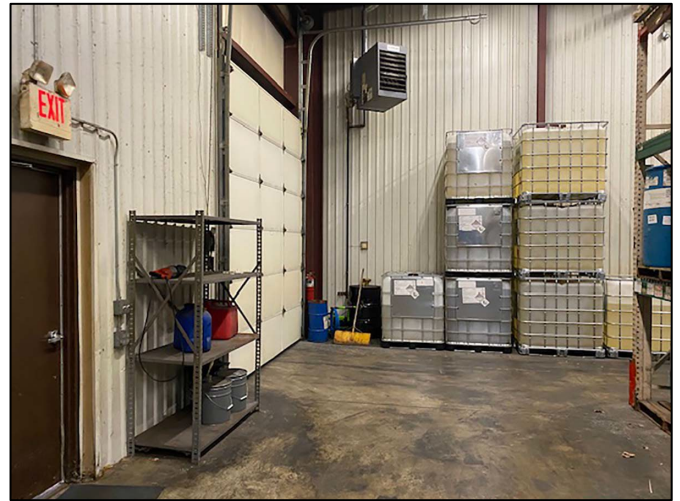
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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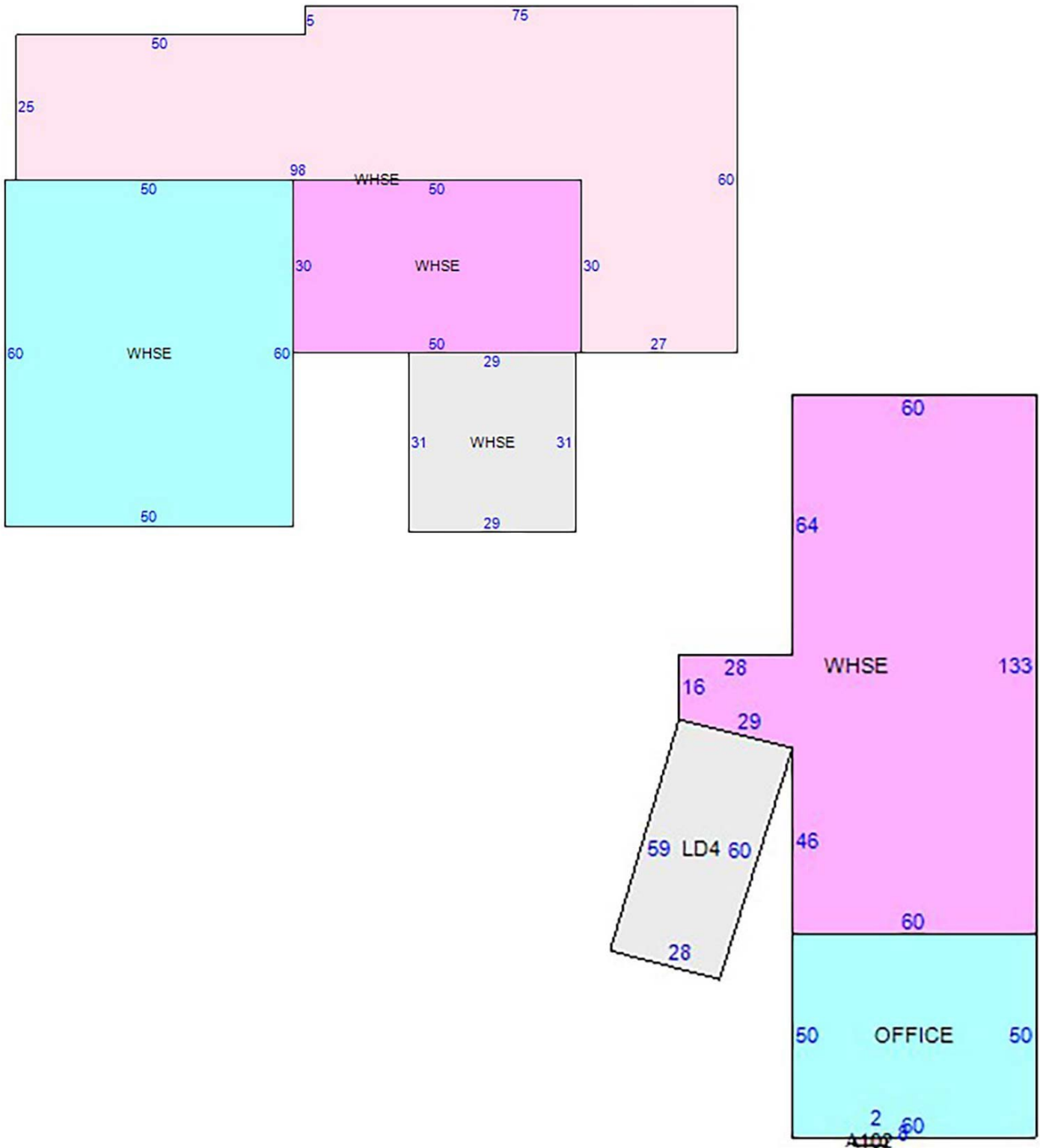
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UTILITIES

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

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