

3911 LAGRANGE STREET
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR LEASE
8,036 Square Feet Available



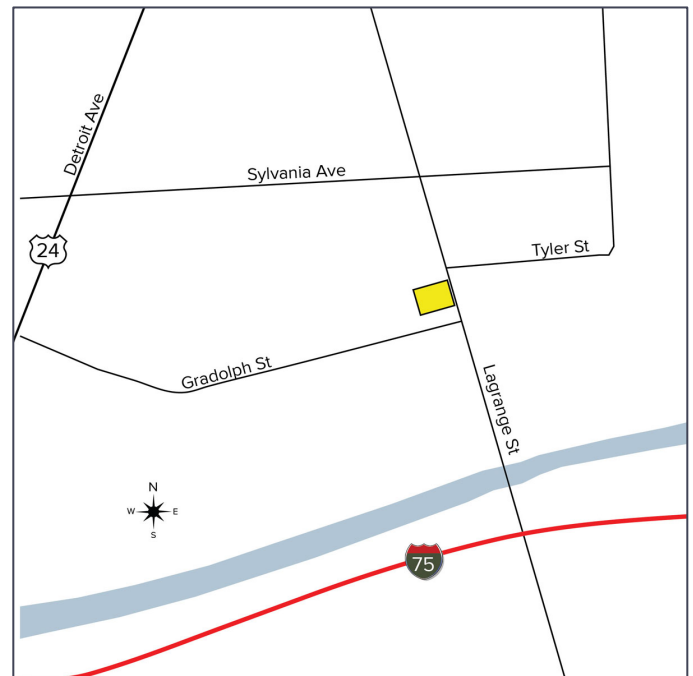
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	Suite A – 3,176 sf @ \$1,325/mo Suite B – 4,860 sf @ \$2,025/mo
Available Space:	8,036 square feet
Building Size:	9,656 square feet
Number of Stories:	One
Year Constructed:	1964 & 1966
Condition:	Good
Acreage:	0.4688 acres
Land Dimensions:	Irregular
Closest Cross Street:	Gradolph
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	15 spaces
Curb Cuts:	One
Street:	4 lane with center turn



*All building specs are per Lucas County 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

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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Industrial Building For Lease

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BUILDING SPECIFICATIONS – SUITE A

Office Space:	200 square feet
Shop Space:	2,976 square feet
Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Rubber
Floors/Coverings:	Concrete/Vinyl tile/paint
Ceiling Height:	9' – 10'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	None
Power:	400 amp/3-phase
Security System:	Yes
Restrooms:	One
Overhead Door:	One – 9'x10'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	No

Comments:

- 2 small offices with reception.
- ½ mile to I-75.
- Clean shop space.
- **NO AUTO MECHANICS OR RELATED USES.**

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon 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:	Gas, electric, cable, suite janitorial and content/liability insurance, Prorata share of snow removal & water

2026 REAL ESTATE TAXES

TD:	14
Parcel:	03257, 03261, 03264, 03267, 03271
Assessor Number:	02152017, 16, 15, 14, 13
Total Taxes:	\$4,751.81

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BUILDING SPECIFICATIONS – SUITE B

Office Space:	100 square feet
Shop Space:	4,760 square feet
Exterior Walls:	Block
Structural System:	Block & steel joist
Roof:	Rubber
Floors/Coverings:	Concrete/Vinyl tile/paint
Ceiling Height:	9' – 14'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	None
Power:	400 amp
Security System:	Yes
Restrooms:	Two
Overhead Door:	One – 9'x12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	2-ton hoist
Floor Drains:	Yes
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon 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:	Gas, electric, cable, suite janitorial and content/liability insurance, Prorata share of snow removal & water

Comments:

- Clean shop space.
- ½ mile to I-75.
- Easy access.
- **NO AUTO MECHANICS OR RELATED USES.**

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UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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Address	Parcel #	Assessor #	Taxes
3909	14-03257	02152017	\$235.33
3911 A - \$1,325/mo	14-03261	02152016	\$1,104.09
3915 B - \$2,025/mo	14-03264	02152015	\$259.17
3911 C - LEASED	14-03267	02152014	\$1,515.31
3921 House	14-03271	02152013	\$1,637.91
Total			\$4,751.81



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