

1402 & 1420 LAGRANGE STREET
TOLEDO, OHIO 43608

INDUSTRIAL BUILDING FOR SALE OR LEASE
39,798 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$795,000
Lease Rate:	\$4.75 per square foot NNN
Available Space:	39,798 square feet
Building Size:	39,798 square feet*
Number of Stories:	One
Year Constructed:	1948, renovated 2000
Condition:	Good
Acreage:	3.90 acres
Land Dimensions:	Irregular
Closest Cross Street:	George Street
County:	Lucas
Zoning:	IL – Limited Industrial IG – Gen. Industrial
Parking:	65 spaces
Curb Cuts:	Three
Street:	2 lane, 2 way



*All building specs per 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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BUILDING SPECIFICATIONS

Office Space:	3,600 square feet
Shop Space:	36,198 square feet
Exterior Walls:	Block
Structural System:	Block/steel joist
Roof:	Flat
Floors/Coverings:	Concrete/vinyl tile
Ceiling Height:	9' – 13'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	600 amp
Security System:	Yes (Tenant responsibility)
Restrooms:	Six – one with shower
Overhead Door:	Two – 16'x 12', two – 12'x12', one – 8'x9', one – 10'x 9', one – 12'x 9"
Truck Well/Dock:	3 low bay docks
Sprinklers:	Yes – updated 2024
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	Yes – 80,000lb with permit

Comments:

- 1.5 miles to I-75 and I-280.
- Clean with nice office space and kitchenette.
- Former Lifestar/Mercy Ambulance dispatch.
- Good power.
- Floor drains.
- Can be split for qualified tenants.
- **Includes 1412 and 1418 Elm Street – 1.98 acres fenced.**

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing or 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:	Taxes, insurance, utilities, lawn/snow

2026 REAL ESTATE TAXES

TD:	02 & 18
Parcel:	10344, 10337, 10561, 10381, 37804
Assessor Number:	01175002, 003, 001, 01900007, 0012
Total Taxes:	\$14,895.63

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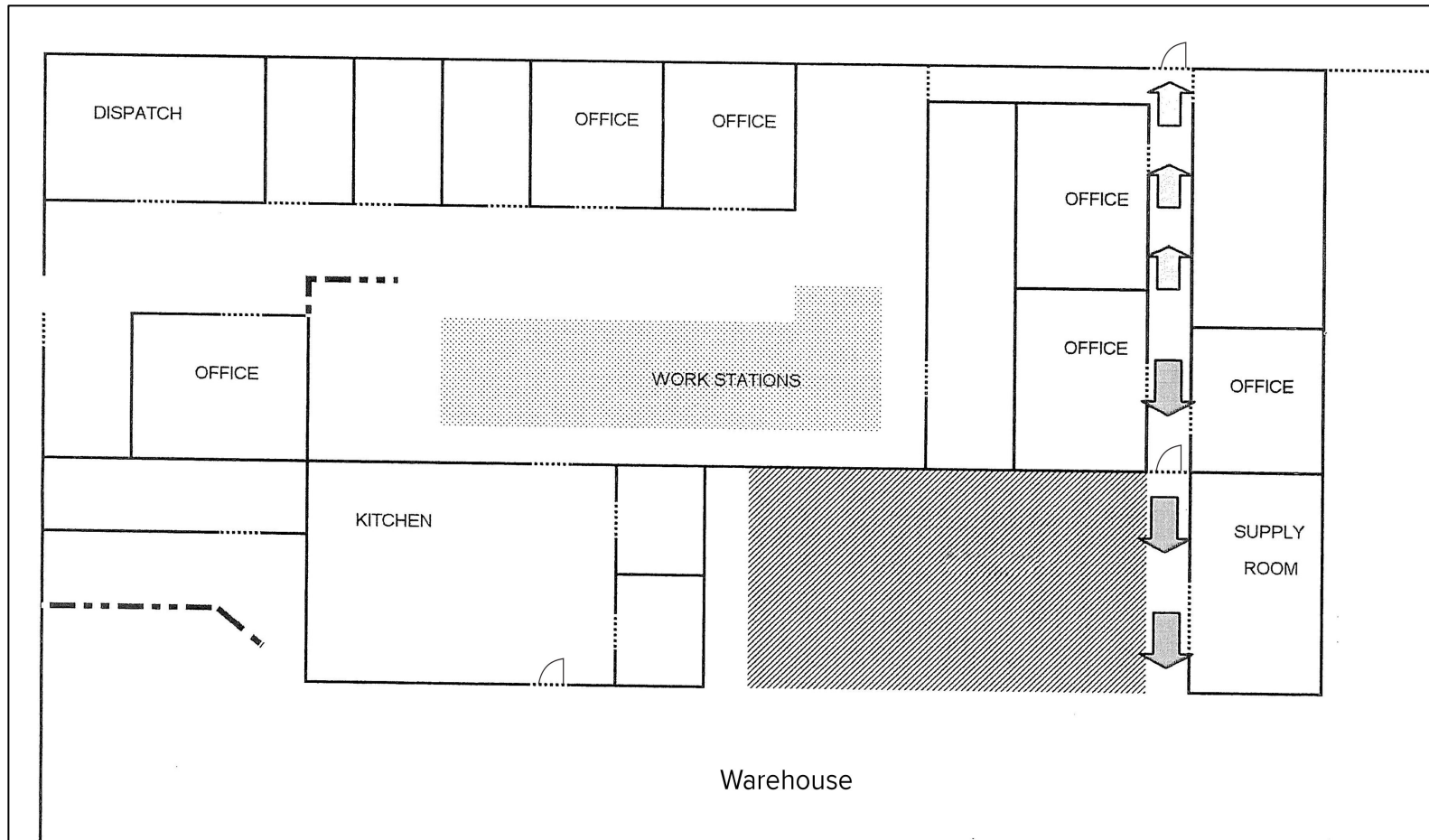
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UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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