

3554 MARINE ROAD
TOLEDO, OHIO 43609

INDUSTRIAL BUILDING FOR SALE
6,340 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

TURNKEY COLLISION SHOP



GENERAL INFORMATION

Sale Price:	\$490,000
Building Size:	6,340 sf
Number of Stories:	(1) one
Year Constructed:	1979
Condition:	Good
Acreage:	0.37 ac/16,071 sf
Land Dimensions:	50' x 307'
Closest Cross Street:	Byrne Rd./Airport Hwy.
County:	Lucas
Zoning:	IL-Limited Ind.
Parking:	7 front spaces
Curb Cuts:	(1) one
Street:	1 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	340 sf
Shop Space:	6,000 sf
Exterior Walls:	Block
Structural System:	Masonry, concrete block
Roof:	Composition & rubber membrane
Floors/Coverings:	Concrete
Ceiling Height:	16'
Basement:	No
Heating:	Forced air/infrared
Air Conditioning:	Yes – office
Power:	240V, 3 phase (multiple panels)
Security System:	Yes
Restrooms:	(1) One
Overhead Doors:	9 total • Front shop – 2 @ 14' x 14' • Middle shop – 3 total 1 - 8' x 8' 1st door 1 - 18' x 10' middle door 1 - 10' x 10' wash rack/bay • Back shop – 4 @ 10' x 10'
Truck Well/Dock:	No
Sprinklers:	No – (paint booth only)
Signage:	Yes – facade & pylon
Lighting:	New LED
Cranes:	2 total Front shop - 2-ton capacity one-way automatic movement Back shop – 2-ton fully adjustable
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Lockbox

2025 REAL ESTATE TAXES

TD:	20
Parcel:	06687
Assessor Number:	05436015
Total Annual Taxes:	\$4,327.93

UTILITIES

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

Comments:

- Formerly Whaley & Son Collision for over 44 years.
- Compressor airlines throughout.
- Fenced, secure lot.
- Additional covered storage area.

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Aerial View



Front Shop



Front Shop



Middle Shop



Back Shop



Covered Storage Area

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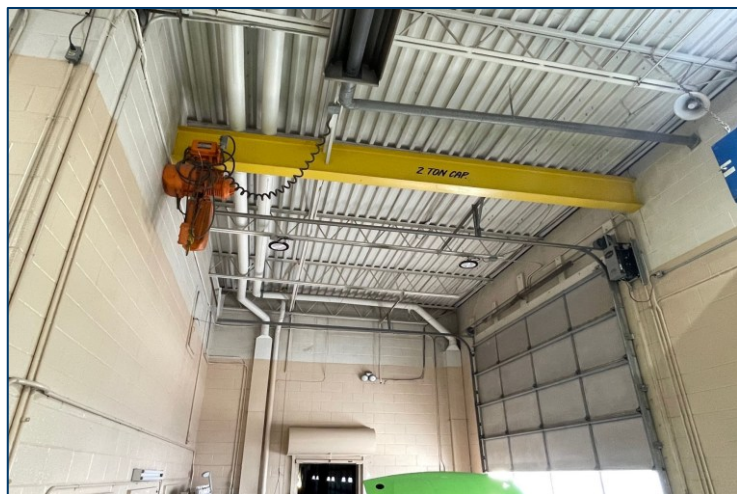
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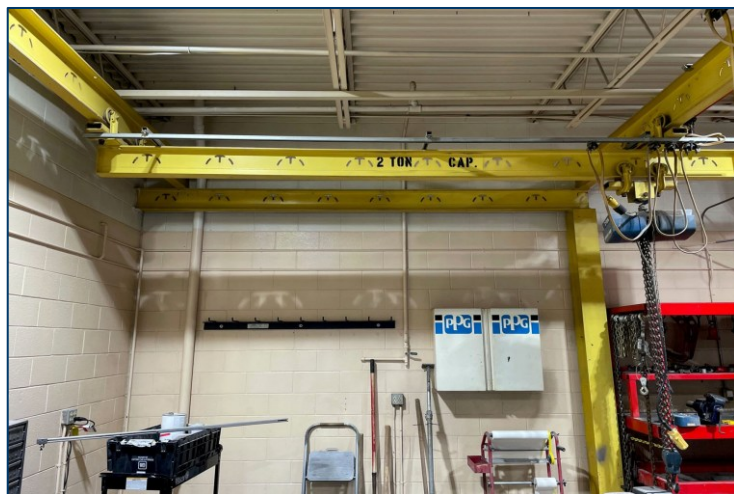
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Front Shop – 2-ton crane



Back Shop – 2-ton crane

Front Shop:

- Paint booth 400 sf down draft triple filter system with independent heat system, top and side LED lighting (clean shop equipped with automotive spray booths & prep stations) – sprinkler system in paint booth only.
- 2 Smoke Eater SE 50 ½ hp - 1000 cfm

Middle Shop:

- Wash rack-bay (power washer electric 2,500 psi mounted on wall)
- Washer/dryer
- 1 – Blackhawk frame rack in floor, along with equipment rack

Back Shop:

- 2 – Kaeser SK 26 air compressors/20 hp 190 psi max 2400-liter capacity 100 cfm
- 2 – Black Hawk frame racks in floor, along with equipment rack

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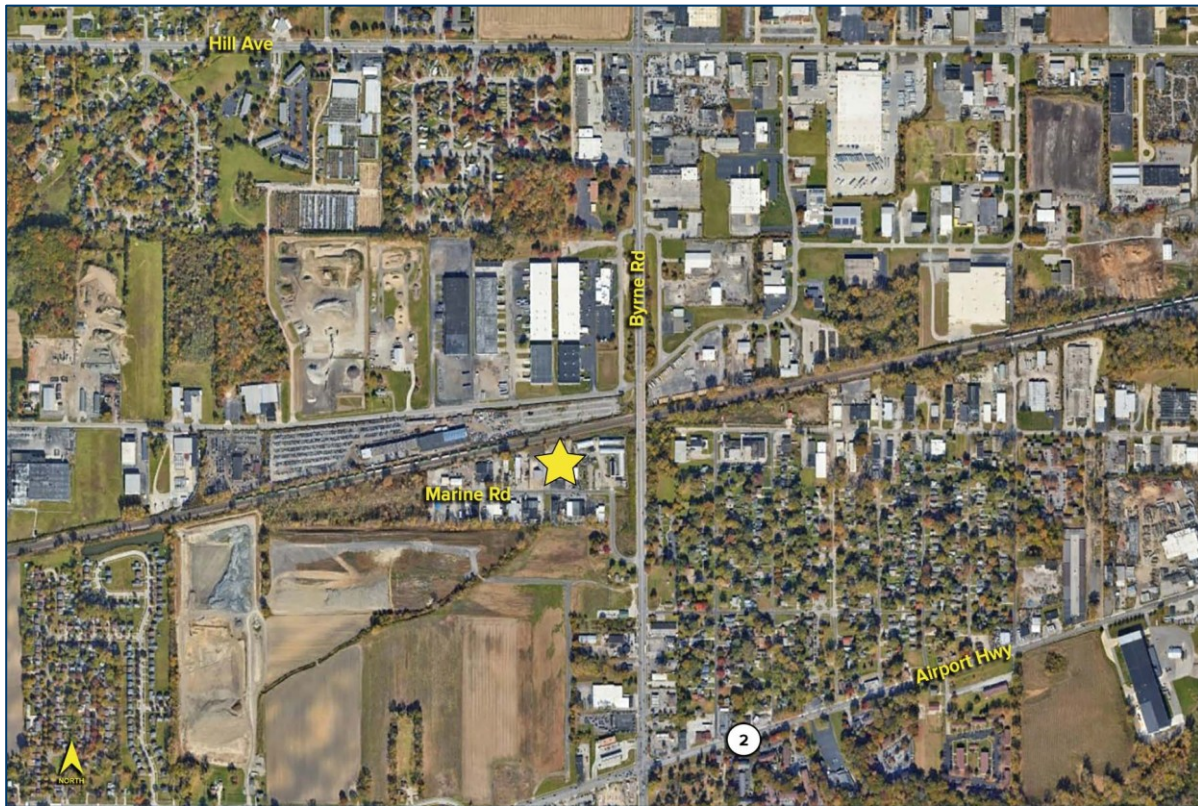
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