



# INDUSTRIAL SPACE FOR LEASE

Commercial Real Estate  
Brokers/Advisors  
Property Managers  
Consultants

Four SeaGate  
Suite 608  
Toledo, Ohio 43604

**5333 SECOR ROAD  
3347 MCGREGOR LANE  
TOLEDO, OH 43623**



### LEASE RATE:

- \$7.00 per square foot for units with overhead doors
- \$6.00 per square foot for all other units
- \$2,190 per month for 3347 McGregor Lane

### General Information:

**Size Available:** See attached Tenant List

**Building Size:** 33,710 square feet

**Number of Stories:** 1

**Year Constructed:** 1957, 1971 and 1972

**Condition:** Good

**County:** Lucas

**Zoning:** IL

**Parking:** 100 spaces

**Curb Cuts:** 2

**Street:** 2 lane



**For more information contact 419-249-7070**

**Germano Bressan, CCIM 419-249-6309 [gbressan@signatureassociates.com](mailto:gbressan@signatureassociates.com)**

[www.signatureassociates.com](http://www.signatureassociates.com)

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### *Building Specifications:*

**Exterior Walls:** Brick and block  
**Structural System:** Steel joist  
**Roof:** Built-up  
**Floors:** Concrete  
**Floor Coverings:** Vinyl and carpet  
**Ceiling Height:** 10' to 12'  
**Basement:** No  
**Heating:** Gas forced air  
**Air Conditioning:** Central  
**Power:** 5333 Secor - varies per unit  
**Security System:** No  
**Restrooms:** 1 per unit  
**Overhead Doors:** Units 5, 9, 12, 18 and 19  
 and 3347 McGregor  
**Truck Wells/Docks:** No  
**Sprinklers:** No  
**Rail:** No  
**Cranes:** No  
**Floor Drains:** No

### *Building Information:*

**Current Tenant:** Most of the available space is vacant  
**Occupancy Date:** Upon lease execution  
**Other Tenants:** See attached Tenant List  
  
**Sign on Property:** Yes  
**Key Available:** Yes

### *Lease Details:*

**Term:** 3 years  
**Security Deposit:** 1 month's rent  
**Options:** Negotiable  
**Improvement Allowance:** Negotiable  
  
 Tenant responsible for utilities and interior maintenance.

### *Remarks:*

- Flex space with easy access to I-475.
- Reasonable rates.
- Close to St. Anne's Hospital



**3347 McGregor Lane – 5,260 sf**

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### 5333 Secor Road Tenant List

<u>Unit #</u>	<u>Square Feet</u>	<u>Tenant</u>
1	1,250	Merry Maids
2	1,500	R.C. Twining & Associates
3	1,500	Clutch Media
4	1,250	Clutch Media
5*	1,800	Secor Systems, Inc. (AVAILABLE)
6	900	Secor Systems, Inc. (AVAILABLE)
7	900	<b>VACANT</b>
8	1,800	<b>VACANT</b>
9*	1,250	<b>VACANT</b>
10	1,500	<b>VACANT</b>
11	900	Glass City PC
12*	1,250	Bob's Custom Store Interiors (AVAILABLE)
13	900	<b>VACANT</b>
14	900	Service Express
15	900	<b>VACANT</b>
16	900	Dave Jaffe Motorcycles
17	900	<b>VACANT</b>
18*	900	Bob's Custom Store Interiors
19*	1,250	Bob's Custom Store Interiors
20	1,250	Muzak
21	1,500	Muzak
22	3,250	Muzak

### 3347 McGregor Lane Tenant List

Entire building*	5,260	<b>VACANT</b>
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\* Has an overhead door

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