

2401 CONSAUL STREET
AKA 2493 CONSAUL STREET
TOLEDO, OHIO 43605

INDUSTRIAL BUILDING FOR SALE
9,496 Square Feet Available



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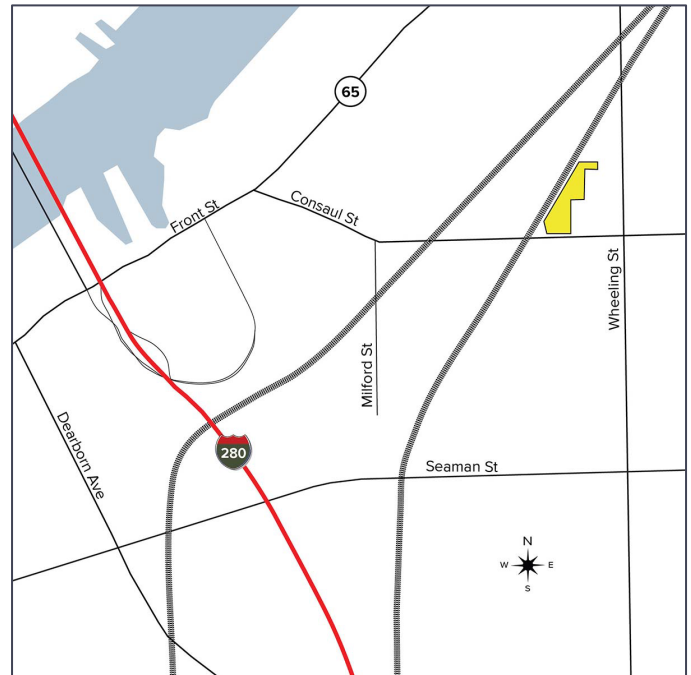
FULL-SERVICE COMMERCIAL REAL ESTATE



PRICE IMPROVEMENT!

GENERAL INFORMATION

Sale Price:	\$515,000
Building Size:	9,496 square feet
Number of Stories:	One
Year Constructed:	1930
Condition:	Fair
Acreage:	4.64 acres
Land Dimensions:	Irregular
Closest Cross Street:	Brummell
County:	Lucas
Zoning:	IG & IL
Parking:	In common
Curb Cuts:	One
Street:	2 lane, 2 way
Heavy Haul Route:	No



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:	1,000 SF
Shop Space:	8,496 SF
Exterior Walls:	Block & corrugated steel
Structural System:	Block/steel joist/metal with wood frame
Roof:	Standing seam metal & rubber
Floors/Coverings:	Concrete
Ceiling Height:	14' – 18'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Window unit in office
Power:	400a/480v/3-phase
Security System:	Yes
Restrooms:	Three
Overhead Door:	Three – 12'x14', one – 10'x12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Easy I-280 access.
- Ideal yard for servicing neighboring businesses:
 - Cleveland Cliffs
 - Cenovus Refinery
 - CSX Buck yard
 - Mondelez International
 - Heidtman Steel
 - Many other port-related businesses
- Former tool & die shop.
- Airlines throughout.
- Chain falls and hoists throughout.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	See agent

UTILITIES

Electric:	Toledo Edison
Gas:	Propane
Water:	Toledo municipal
Sanitary Sewer:	Toledo municipal
Storm Sewer:	Toledo municipal

2026 REAL ESTATE TAXES

Parcel:	14 parcels – on file
Total Taxes:	\$5,887.01

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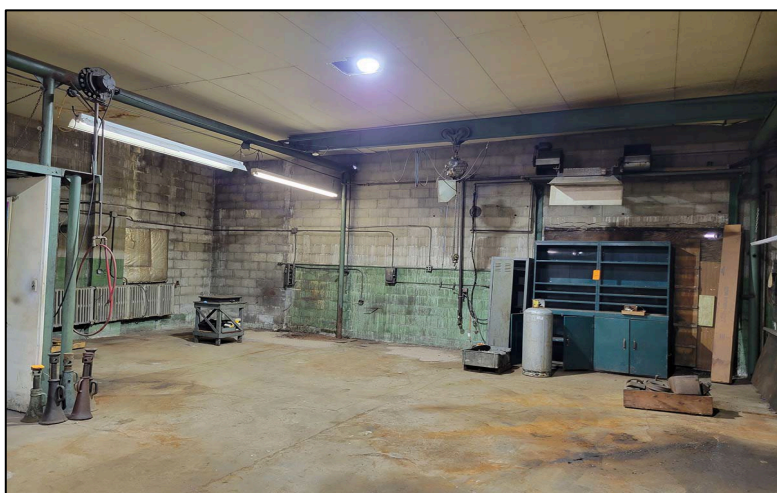
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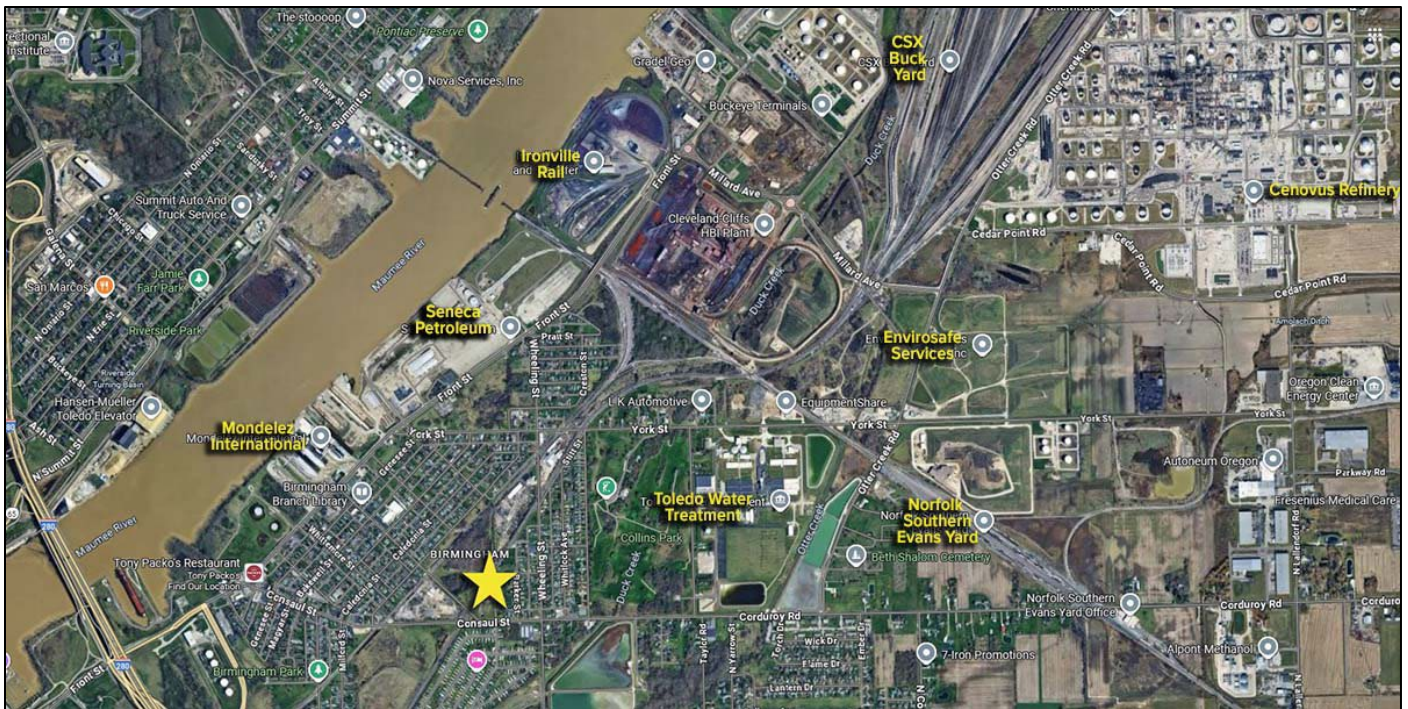
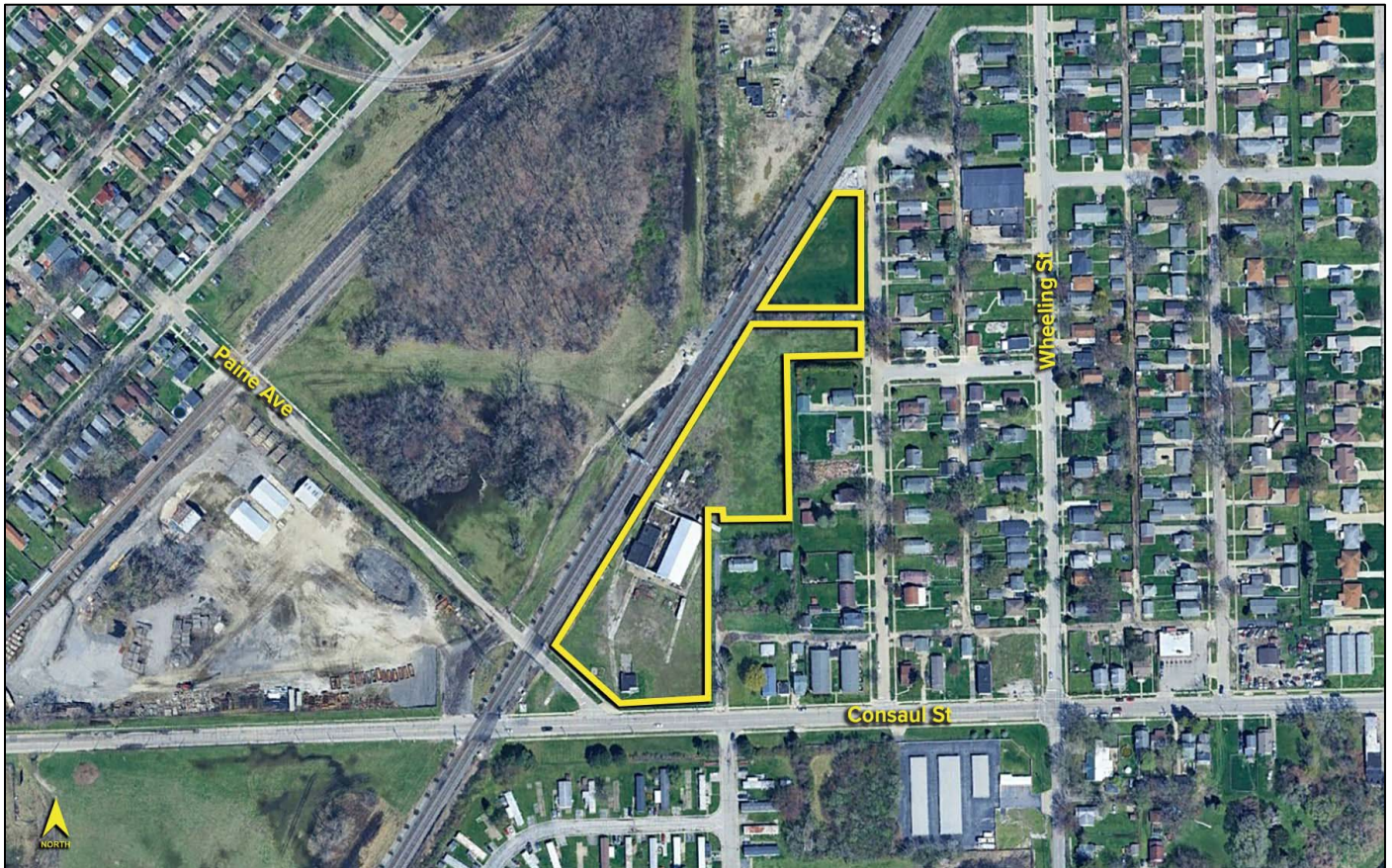
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