

**210 MECHANIC STREET - FRONT
WATERVILLE, OH 43566**

**OFFICE/WAREHOUSE BUILDING FOR LEASE
1,600 Square Feet Office Space Available**



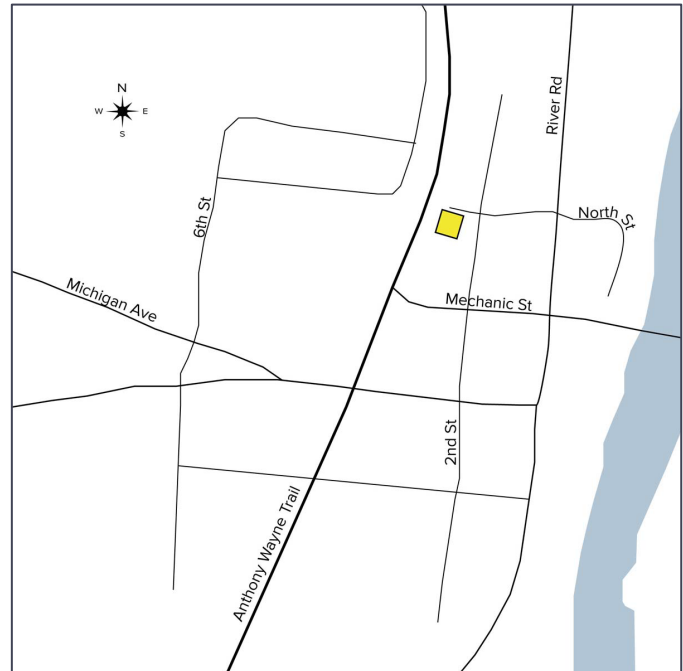
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$9.00/SF + \$185/mo- electric/water/sewer/gas
Space Available:	1,600 SF
Total Available Space:	1,600 SF
Building Size:	45,250 SF
Office Size:	3,200 SF
Year Constructed:	1921 (1974- subject space)
Condition:	Good
Acreage:	1.97 Acres
Closest Cross Street:	US 24 (Anthony Wayne Trail)
County:	Lucas
Zoning:	Commercial
Parking:	40 shared spaces – In front of the loading docks & behind subject space
Curb Cuts:	2 – Mechanic Street & 2 nd Street
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Mainly metal & block
Structural System:	Block & steel
Roof:	Rubber & metal
Floors:	Concrete
Stories:	1
Ceiling Height:	8' ± Office 22' ± Warehouse
Basement:	No
Heating:	GFA
Air Conditioning:	No
Power:	200 amp Office 1200 amp/240V Warehouse
Restrooms:	2 in office
Security System:	No
Sprinklers:	No
Signage:	Per code
Lighting:	LED motion-sensored

UTILITIES

Electric:	Toledo Edison
Gas:	Waterville Gas & Oil Co.
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

BUILDING INFORMATION

Current Occupant:	Vacant - Office
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Showing Instructions:	Contact listing agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Tenant Responsible For:	Utilities – office space

Comments:

- The property encompasses nearly the entire block, and it is surrounded by commercial/retail.
- Located at the heart of downtown Waterville at the corner of "Main & Main".
- The subject office space is the 1,600 square feet located in the front building off of Mechanic Street.

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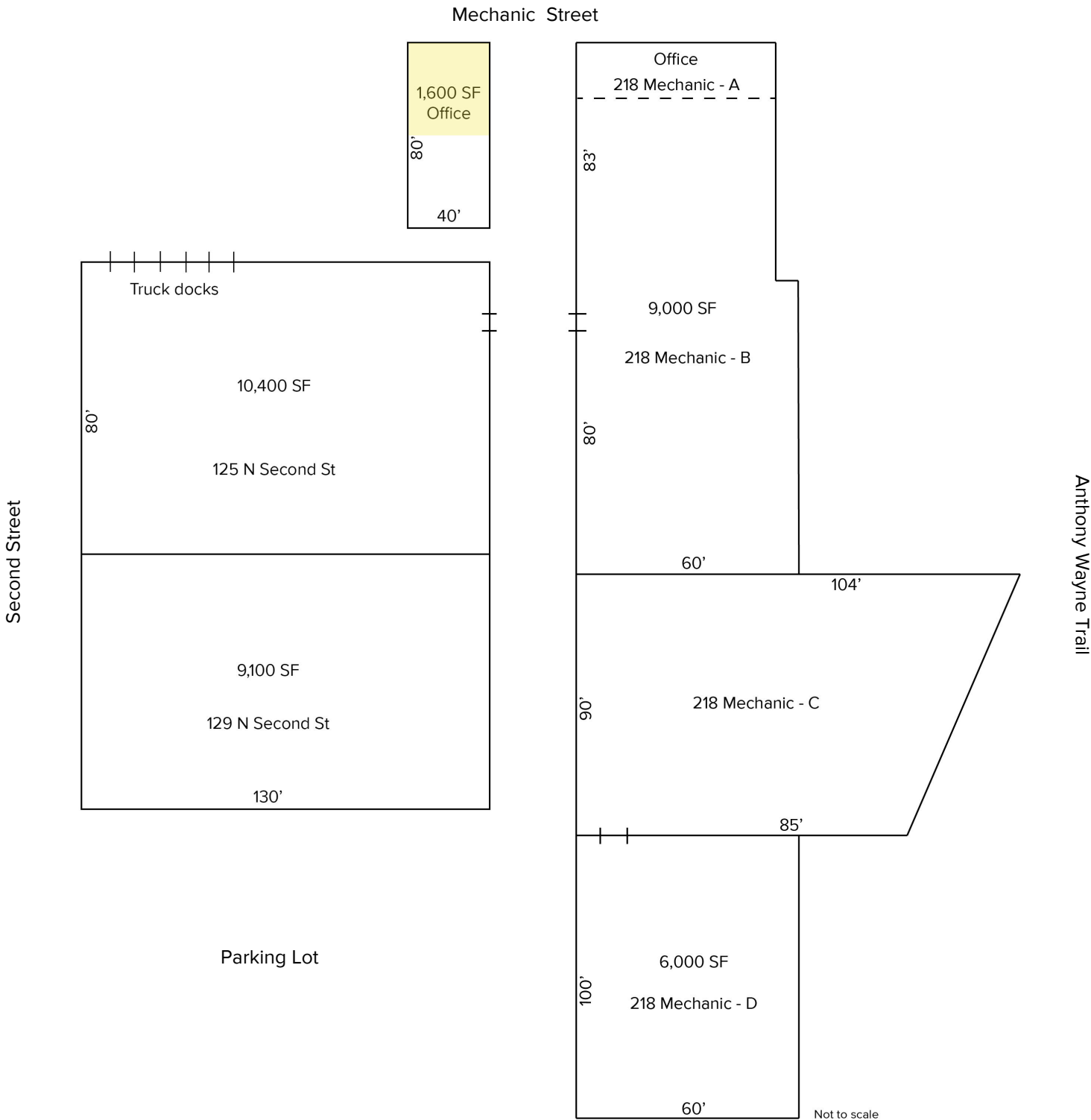
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