399 PHILLIPS AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE
29,092 Square Feet Available

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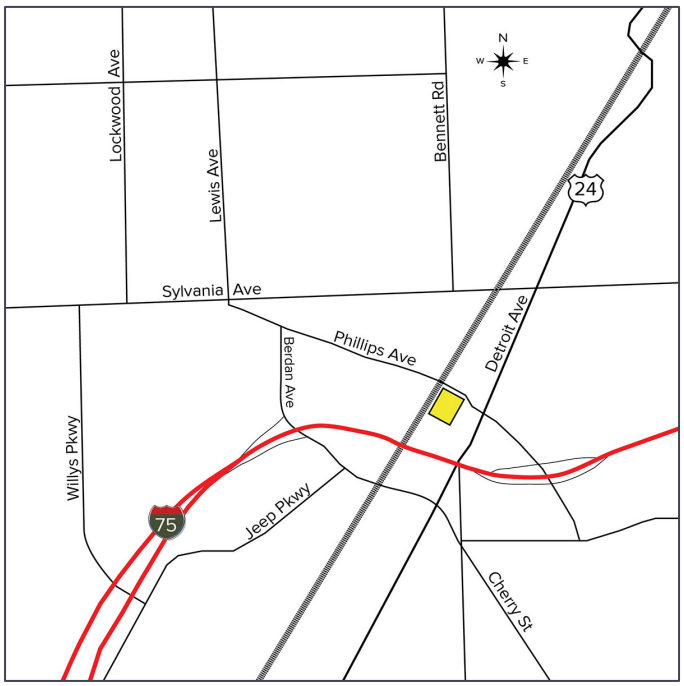
FULL-SERVICE COMMERCIAL REAL ESTATE

VALLEY PLASTICS



GENERAL INFORMATION

Sale Price:	$1,500,000
Building Size:	29,092 square feet
Number of Stories:	One
Year Constructed:	1989
Condition:	Good
Acreage:	2.19 acres
Land Dimensions:	Irregular
Closest Cross Street:	Detroit Avenue
County:	Lucas
Zoning:	IG – Gen. Industrial
Parking:	Approx. 20 car & 8 semi
Curb Cuts:	Two
Street:	2 lane, 2 way
Heavy Haul Route:	80,000#



For more information, please contact:

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BUILDING SPECIFICATIONS	
Office Space:	3,200 square feet (2nd story)
Shop Space:	25,892 square feet
Exterior Walls:	Standing metal
Structural System:	Steel joist
Roof:	Metal
Floors/Coverings:	Vinyl/carpet in office
Ceiling Height:	18’ at eaves
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Yes
Restrooms:	Five
Overhead Door:	One – 12’x14, three – 8’x10’, one - 10’x12’
Truck Well/Dock:	Two – 8’x8’
Sprinklers:	Yes – dry
Signage:	Yes
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION	
Current Occupant:	Valley Plastics
Occupancy Date:	120 days after closing
Sign on Property:	Yes
Key Available:	See agent

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

2026 REAL ESTATE TAXES	
Parcel:	12-10069
Assessor Number:	02166022
Total Taxes:	$29,932.33

Comments:

- Clean.
- Good exposure.
- ½ mile to I-75.
- ALTA survey on file.
- Shared access agreement.

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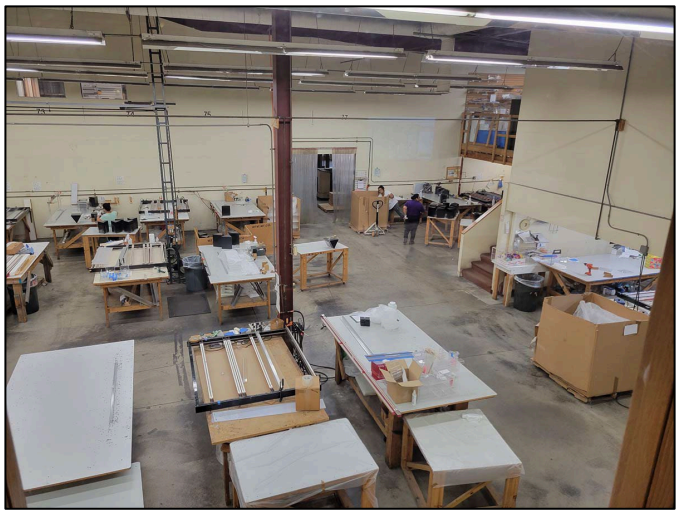
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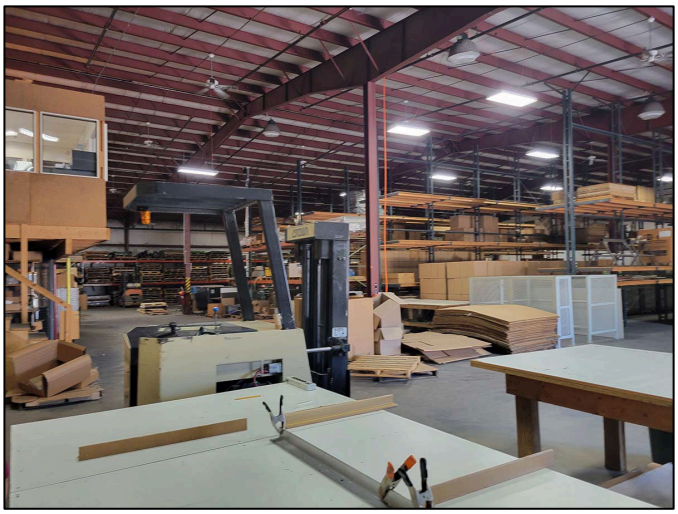
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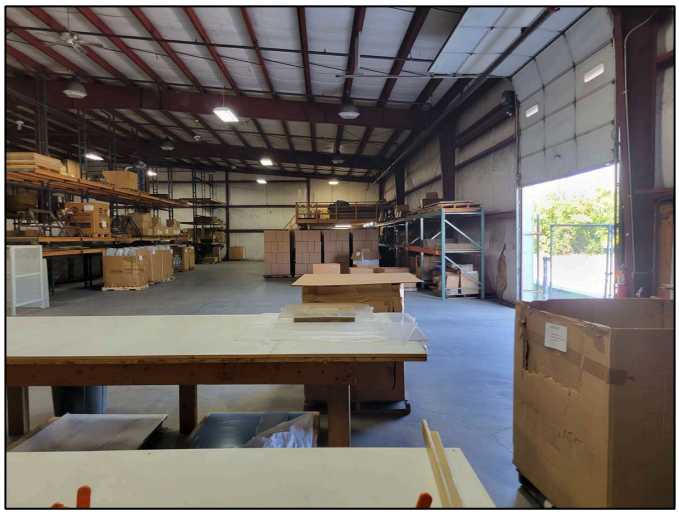
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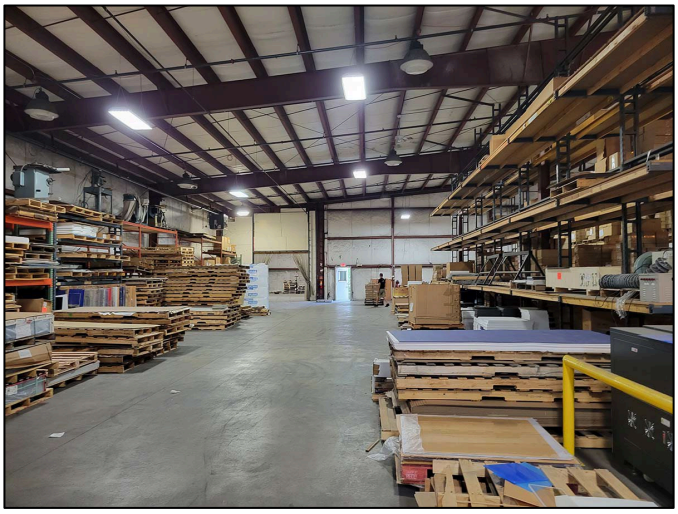












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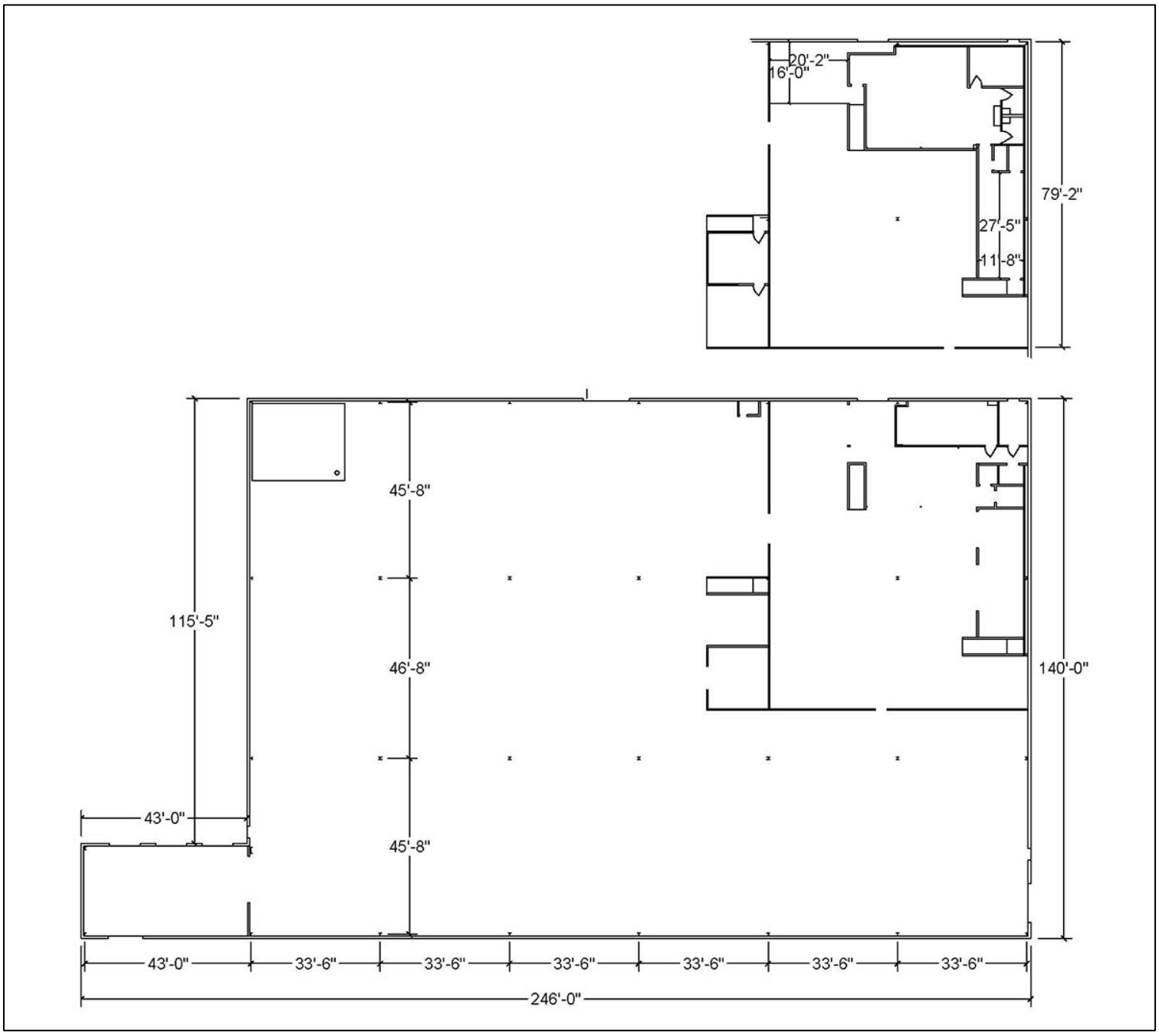
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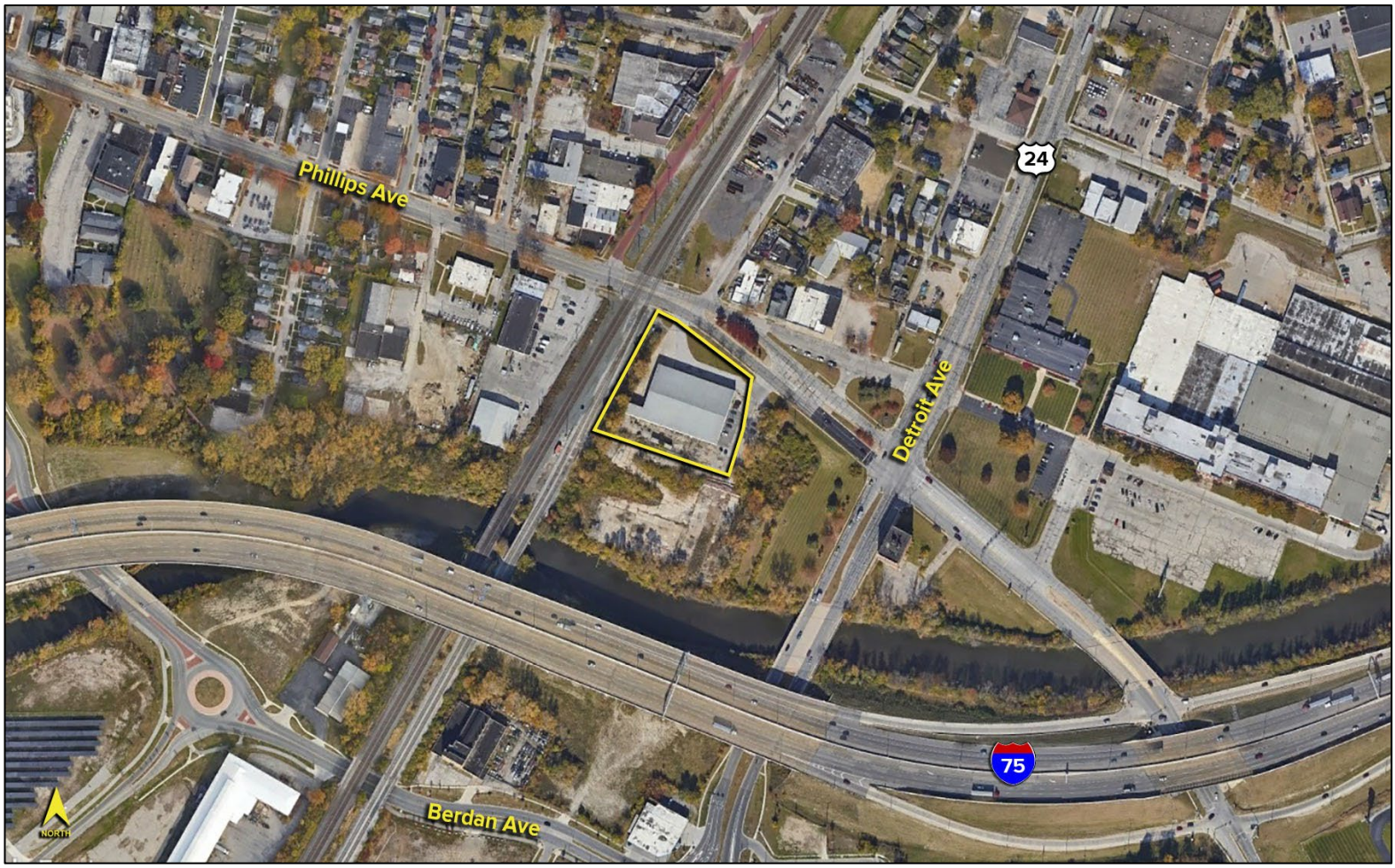
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