

1402 & 1420 LAGRANGE STREET
TOLEDO, OHIO 43608

INDUSTRIAL BUILDING FOR LEASE
39,798 Square Feet Available



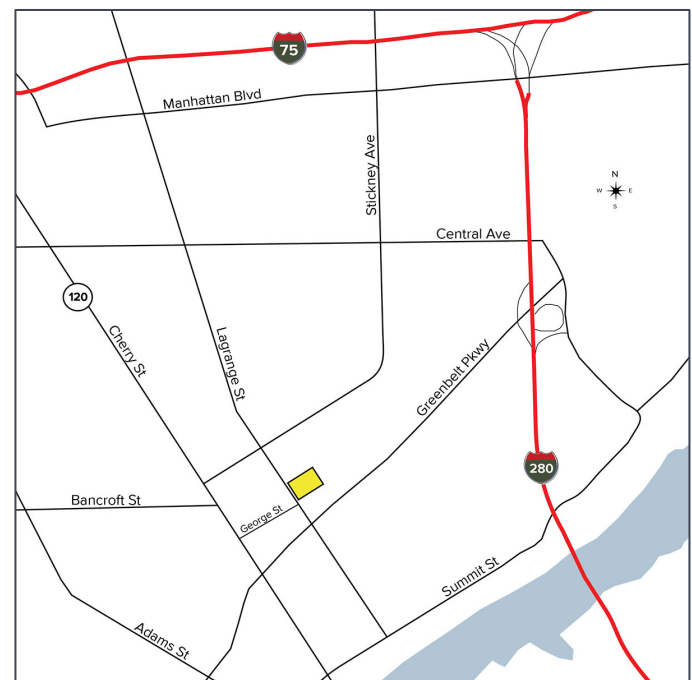
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$4.75 per square foot NNN
Available Space:	39,798 square feet
Building Size:	39,798 square feet*
Number of Stories:	One
Year Constructed:	1948, renovated 2000
Condition:	Good
Acreage:	1.95 acres
Land Dimensions:	Irregular
Closest Cross Street:	George Street
County:	Lucas
Zoning:	IL – Limited Industrial
Parking:	65 spaces
Curb Cuts:	Three
Street:	2 lane, 2 way



* Per Auditor

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.

1402 & 1420 Lagrange Street, Toledo, OH 43608

Industrial Building For Lease

39,798
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	3,600 square feet
Shop Space:	36,198 square feet
Exterior Walls:	Block
Structural System:	Block/steel joist
Roof:	Flat
Floors/Coverings:	Concrete/vinyl tile
Ceiling Height:	9' – 13'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	600 amp
Security System:	Yes (Tenant responsibility)
Restrooms:	Six – one with shower
Overhead Door:	Two – 16'x 12', two – 12'x12', one – 8'x9', one – 10'x 9', one – 12'x 9"
Truck Well/Dock:	No
Sprinklers:	Yes – updated 2024
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	Yes – 80,000lb with permit

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Taxes, insurance, utilities, lawn/snow

2025 REAL ESTATE TAXES

TD:	02
Parcel:	10344, 10337, 10561
Assessor Number:	01175002, 003, 001
Total Taxes:	\$13,867.81

Comments:

- Close to I-75 and I-280.
- Clean with nice office space and kitchenette.
- Former Lifestar/Mercy Ambulance dispatch.
- Good power.
- Floor drains.
- Can be split for qualified tenants.

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

1402 & 1420 Lagrange Street, OH 43608

Industrial Building For Lease

39,798
Square Feet
AVAILABLE



For more information, please contact:

JOE FRANCIS
(419) 249 6320
jfrancis@signatureassociates.com

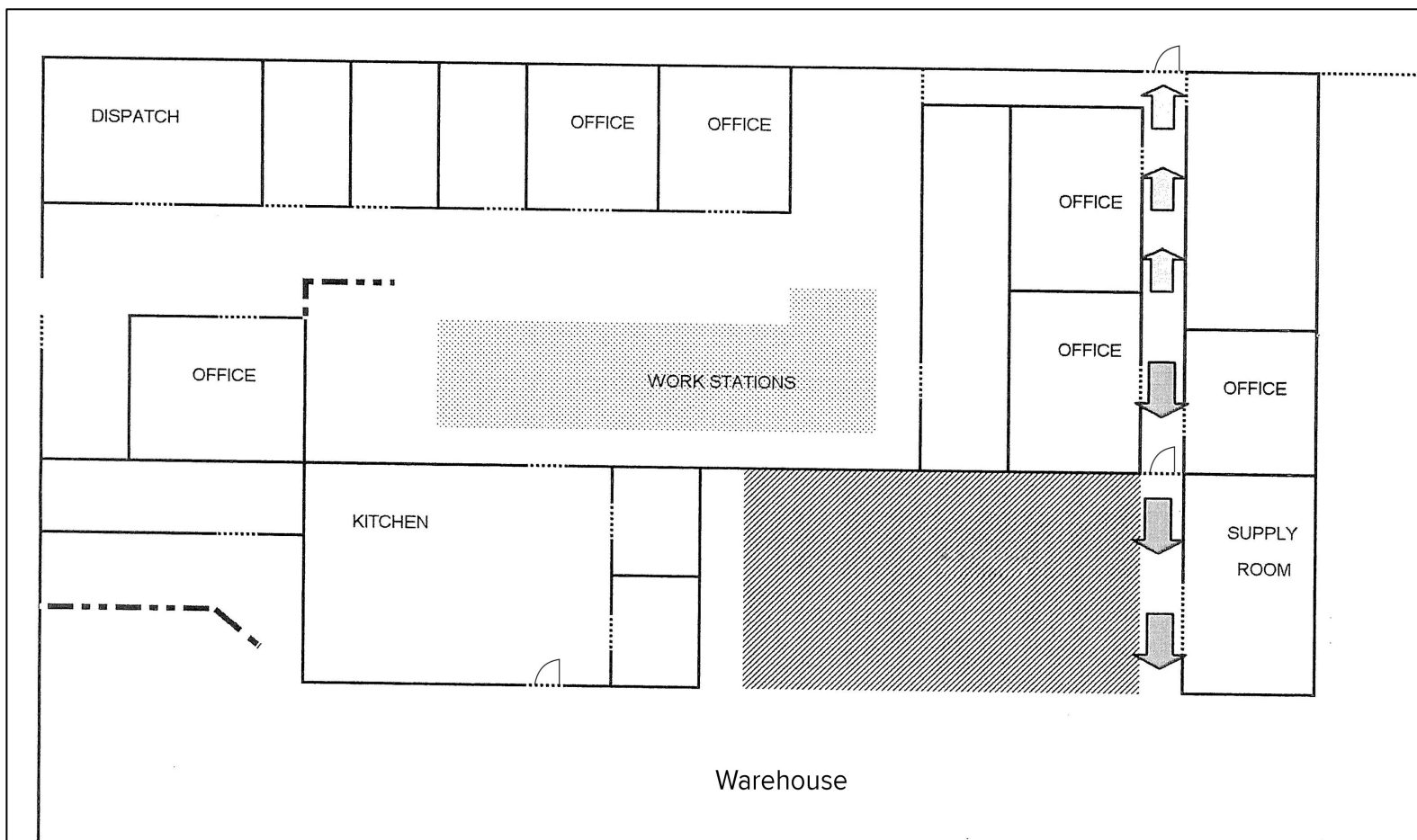
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1402 & 1420 Lagrange Street, OH 43608

Industrial Building For Lease

39,798
Square Feet
AVAILABLE



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.

1402 & 1420 Lagrange Street, OH 43608

Industrial Building For Lease

39,798
Square Feet
AVAILABLE



UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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