4530 STENGEL AVENUE
TOLEDO, OHIO 43614

INDUSTRIAL SPACE FOR LEASE
3,525 Square Feet Available

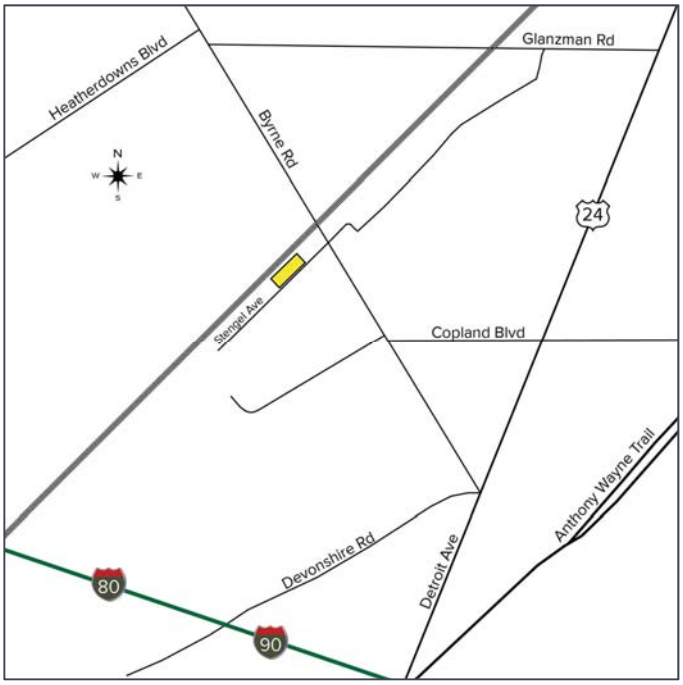
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	Unit 4 - $350 per month gross Unit 5 - $500 per month gross Unit 6 - $650 per month gross
Space Available:	Unit 4 – 840 square feet Unit 5 – 1,065 square feet Unit 6 - 1,620 square feet
Building Size:	7,936 square feet
Number of Stories:	1
Year Constructed:	1980 & 1984
Condition:	Good
Acreage:	0.5
County:	Lucas
Cross Street:	S. Byrne Road
Zoning:	IL – Limited Industrial
Parking :	25 spaces in common
Curb Cuts:	2
Street:	2 lane



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

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Four SeaGate, Suite 608
Toledo, Ohio 43604
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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	
Exterior Walls:	Concrete block
Structural System:	Wood trusses
Roof:	Asphalt shingle
Floors/Coverings:	Varies by unit
Ceiling Height:	8'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Wall unit in office
Power:	200 amp, 240/120v, 3 phase
Security System:	No
Restrooms:	Varies per unit
Overhead Door:	Unit 4 – None Unit 5 – Two Unit 6 - One
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION	
Current Occupant:	Available space is vacant
Occupancy Date:	Unit 4 – July 1, 2019 Unit 5 – July 1, 2019 Unit 6 – Immediately
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS	
Term:	Minimum of 1 year
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities

2018 REAL ESTATE TAXES	
TD:	21
Parcel:	01789
Total Taxes:	$6,074.79

Comments:

- Well-maintained, multi-tenant office/shop.
- Tenant responsible for electric and natural gas (separately metered) and water ($75 per quarter).
- Units have been newly renovated.
- Unit 5 has 2 overhead doors. Unit 6 has 1 overhead door.

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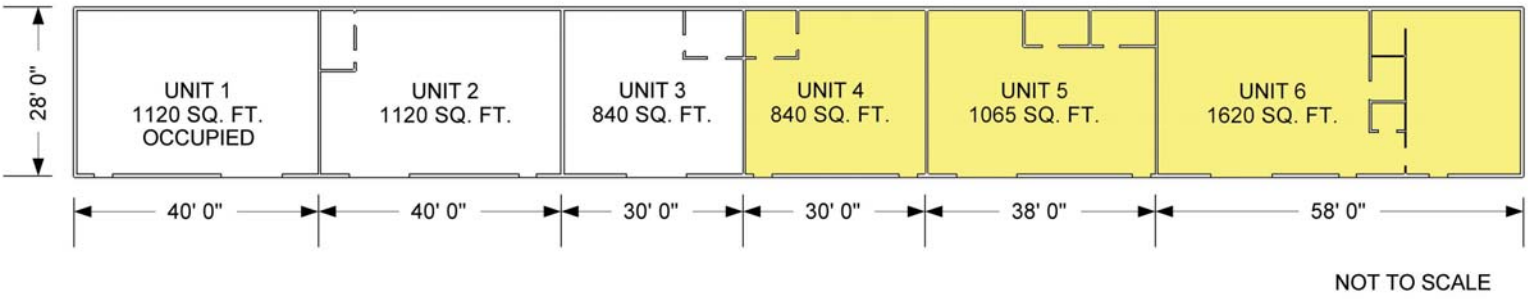
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NOT TO SCALE



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