

3901 HILL AVENUE (BAY 2 & 3)  
TOLEDO, OHIO 43607

INDUSTRIAL BUILDING FOR LEASE  
8,640 Square Feet Available



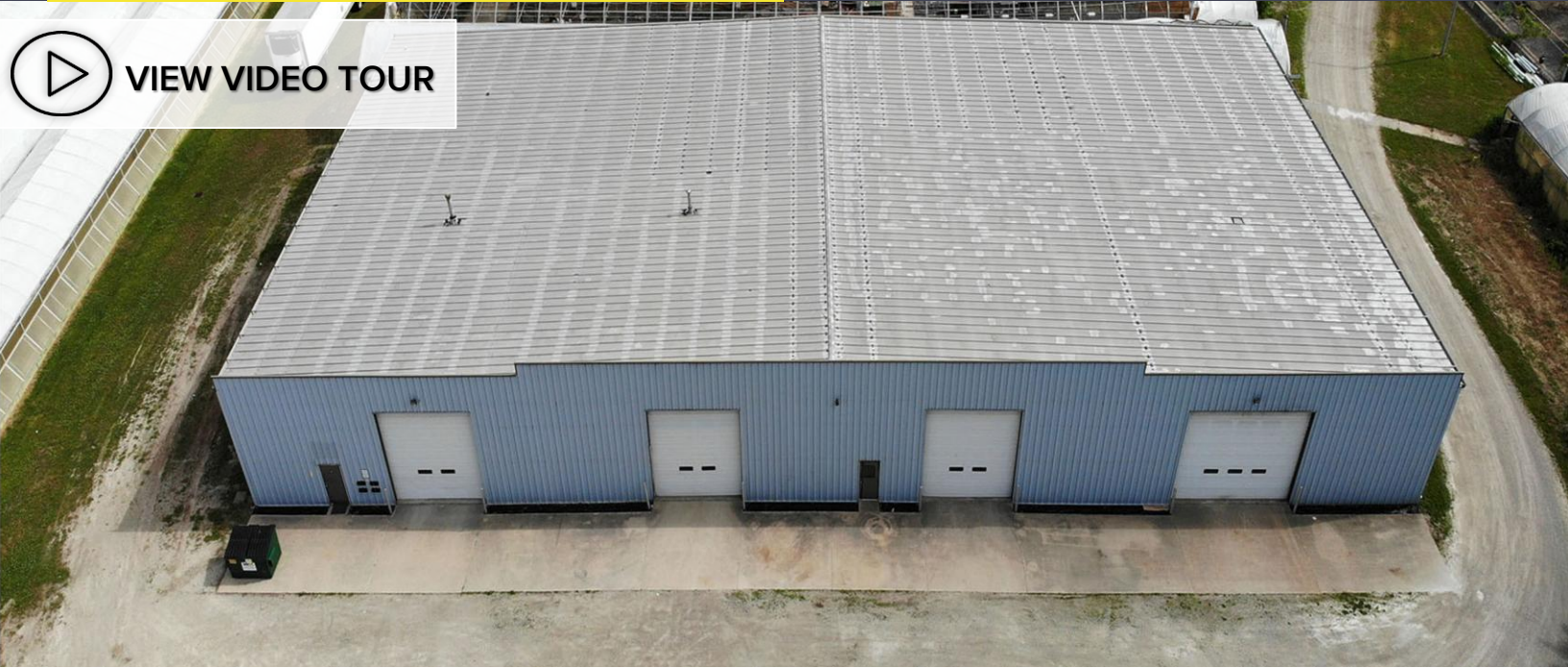
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FULL-SERVICE COMMERCIAL REAL ESTATE

## SOUTH TOLEDO WAREHOUSE



VIEW VIDEO TOUR



### GENERAL INFORMATION

Lease Rate:	\$4.50/sf gross + prorata utilities
Available Space:	8,640 sf
Building Size:	17,280 sf
Number of Stories:	1
Year Constructed:	1988
Condition:	Good
Acreage:	13.7 ac
Land Dimensions:	Irregular
Closest Cross Street:	Byrne Rd.
County:	Lucas
Zoning:	10-RD-6
Parking:	Ample
Curb Cuts:	3
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@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:	Negotiable
Shop Space:	8,640 sf
Exterior Walls:	Steel
Structural System:	Steel truss
Roof:	Updated in 2025
Floors/Coverings:	Concrete
Ceiling Height:	20'
Basement:	No
Heating:	Suspended gas
Air Conditioning:	N/A
Power:	200-400 amps; 3 phase available
Security System:	Available at tenant's expense
Restrooms:	N/A
Overhead Doors:	Two - 14' x 14'
Truck Well/Dock:	On property – external dock
Sprinklers:	No
Signage:	Negotiable
Rail:	No
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	Yes – 154,000 lb. limit on Hill Avenue

### Comments:

- South Toledo cold storage
- 20' ceilings
- 2 (14' x 14') overhead doors
- 3.4 miles to I-475
- 5 miles to I-80/90 (Ohio Turnpike)/US-23

### BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Q 4 2025
Sign on Property:	No
Showing Instructions:	Call listing agent

### LEASE DETAILS

Term:	3-5 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	No
Tenant Responsibilities:	Share of utilities; content liability insurance

### 2025 REAL ESTATE TAXES

TD:	20
Parcel Number:	05036
Assessor Number:	05910009
Total Taxes:	\$17,055.27 (paid by landlord)

### UTILITIES

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

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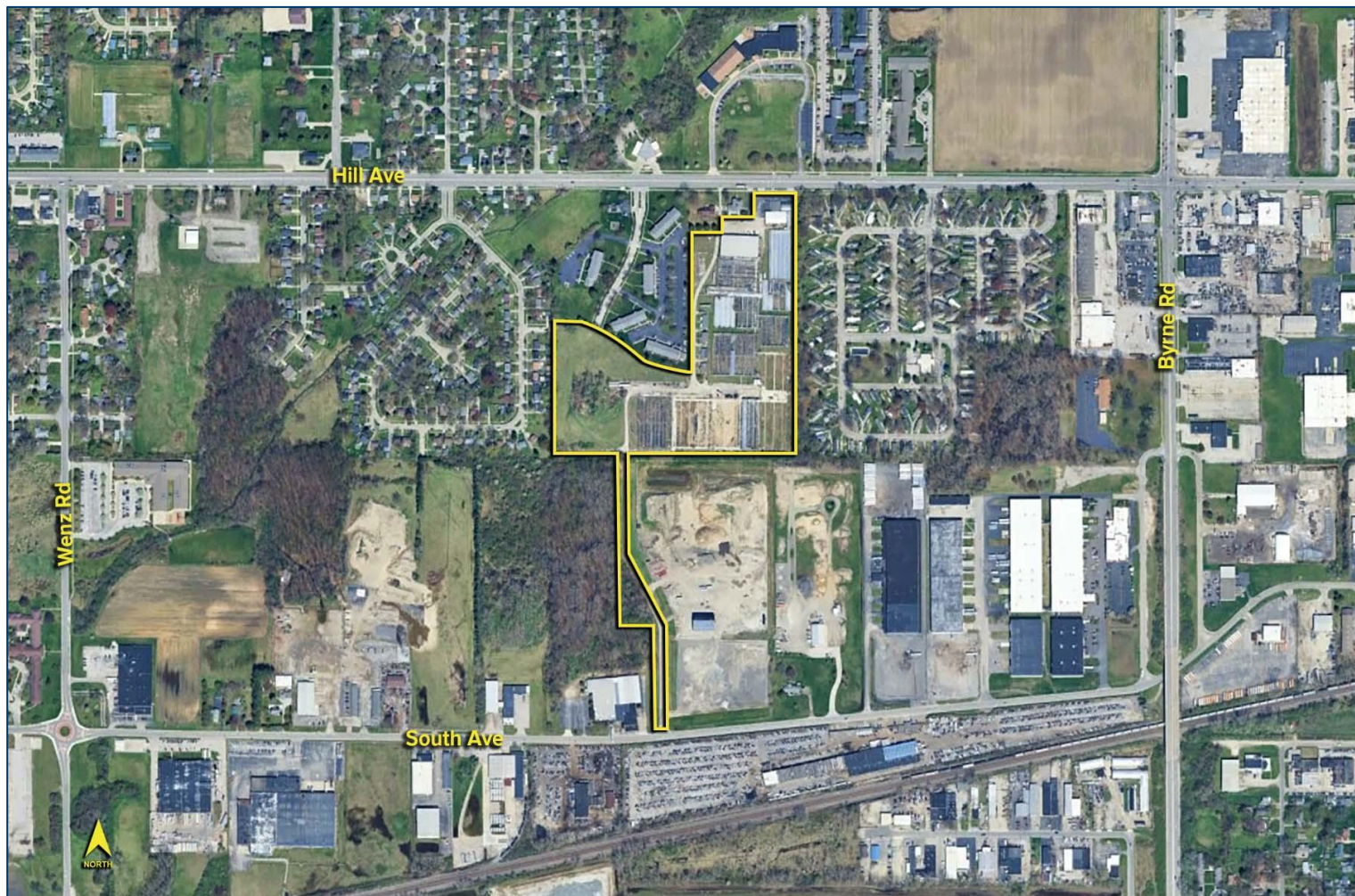
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