

28603 GLENWOOD ROAD
PERRYSBURG TWP., OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
11,100 Square Feet Available



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GENERAL INFORMATION

Available Space: 6,060 sf warehouse
3,600 sf office (1,800 on 2nd floor)
1,440 sf – drive in garage bay
11,100 square feet total

Entire complex is available for \$12,000/month NNN
The property could be split in sections if needed.

Building Size: 9,600 square feet main building

Number of Stories: Two

Year Constructed: 1973

Condition: Good

Acreage: 6.18 acres

Closest Cross Street: State Route 795

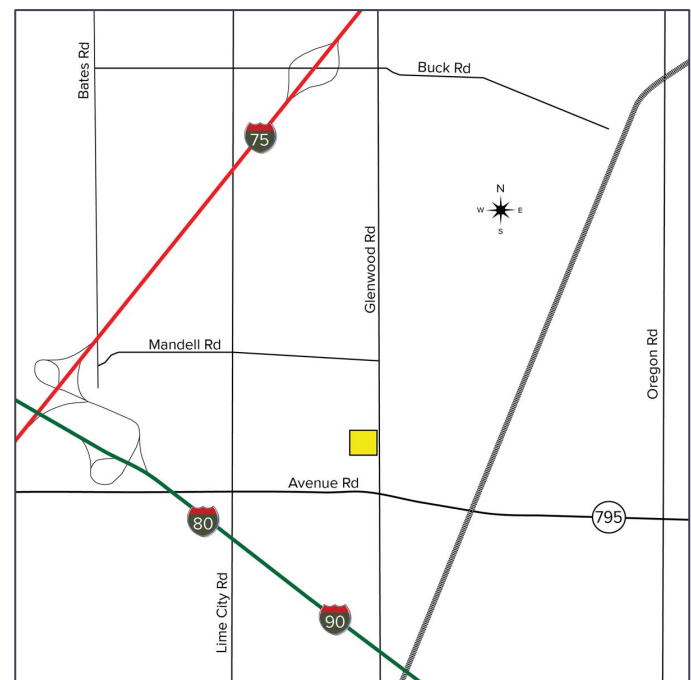
County: Wood

Zoning: I-2

Parking: Entire site is fenced & paved

Curb Cuts: One

Street: Glenwood is 2 lane Twp. road



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
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7150 Granite Circle, Suite 200
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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

Office Space:	1,800 sf per floor
Shop Space:	6,060 square feet
Exterior Walls:	Brick & metal
Structural System:	Pre-engineered metal
Roof:	Warehouse – Metal Office - flat
Floors/Coverings:	Tile
Ceiling Height:	12' – 14'
Basement:	No
Heating:	Warehouse – none Office - propane
Air Conditioning:	Office only (repairs are needed)
Power:	225a/3-phase/4-wire
Security System:	No
Restrooms:	2 on each floor, 1 in driver's lounge
Truck Well/Dock:	9 on north/south sides, 4 on west side (22 total)
Overhead Door:	Drive up ramp to main crossdock warehouse, 14' door in detached garage
Sprinklers:	No
Signage:	Available
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Former Ward Trucking
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Contact listing agent

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Landlord is willing to perform some improvements
Tenant Responsibilities:	Prorata share of operating expenses, except for roof, structure and parking lot replacement.

ADDRESS	PARCEL #	ACREAGE	TAXES
28603 GLENWOOD	P57-300-350301035000	2.87	\$3,296.94
28603 GLENWOOD	P57-300-350301036000	3.32	\$15,549.36

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Comments:

- Entire site is fenced.
- Detached garage is 1,440 square feet.
- Unisex restroom, 2 storage rooms, lounge and 3-4 offices on upper floor.
- Exterior steps to access upstairs.
- Additional door for propane cage located on the west end but does not have a ramp.
- Internal roof drains, which drain towards center of building.
- Propane tank for gas.
- The new owner has replaced numerous doors and windows and upgraded electrical, etc. They are also in the process of converting to natural gas. Offices have been refreshed with new paint and flooring.



First floor offices



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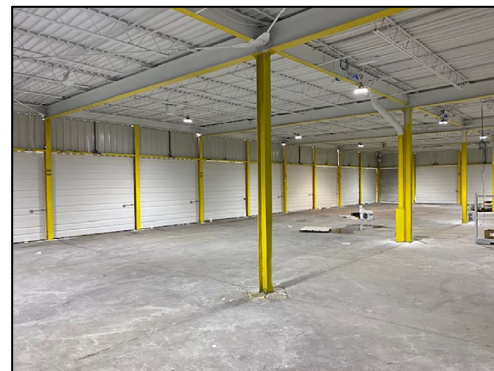
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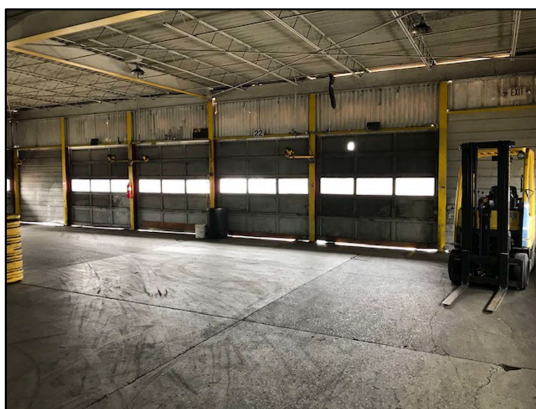
Second floor offices



Northern Exposure Doors



Southern Exposure Doors



Western Exposure Doors

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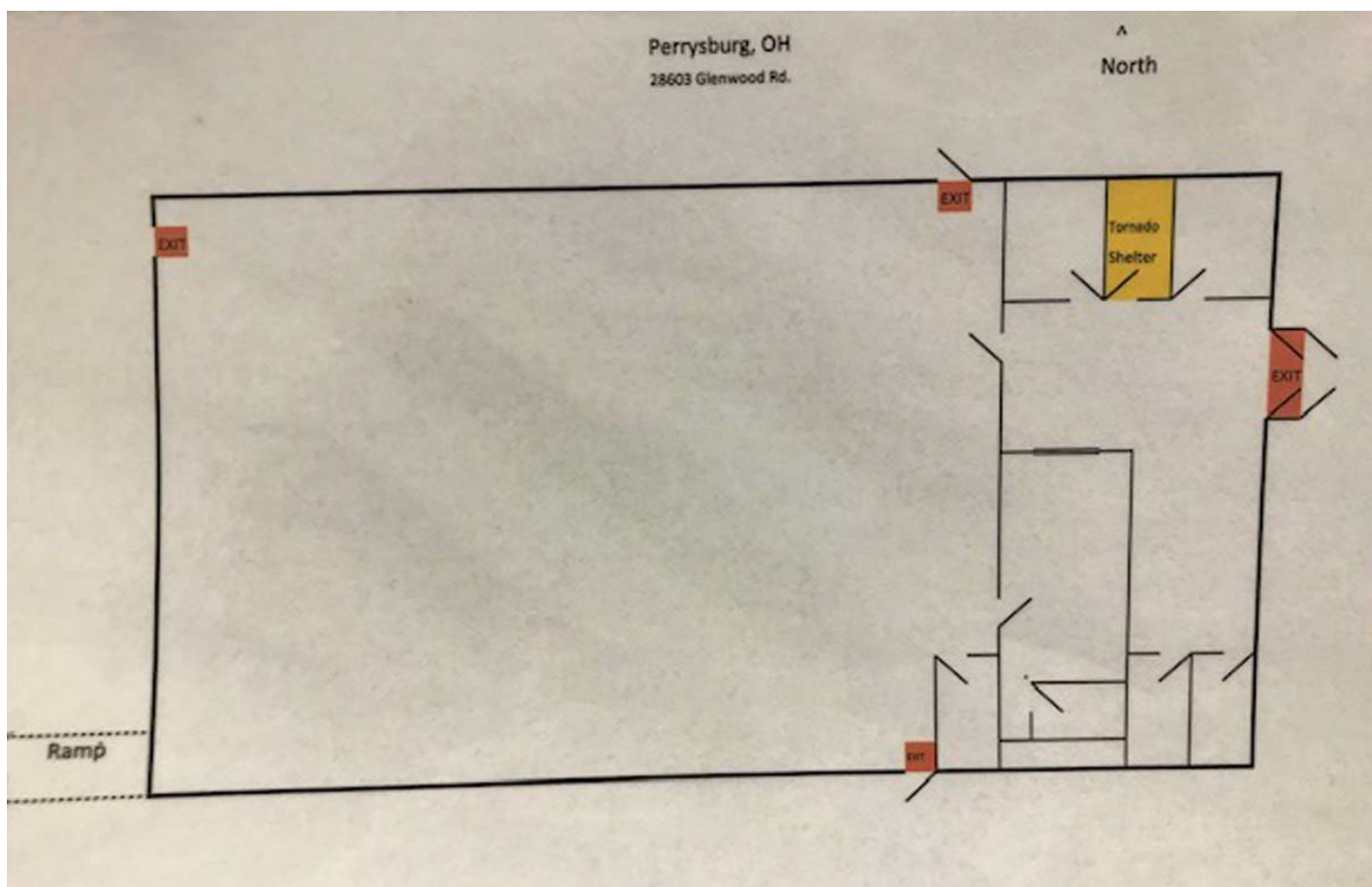
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Front entry gates



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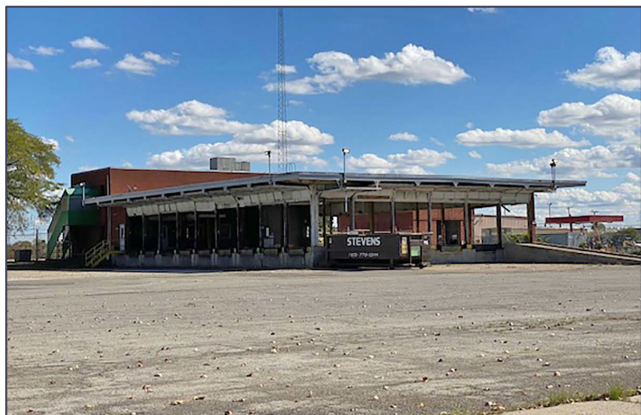
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Outside rear yard



Drive in garage with 14' door



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UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas at the street Property is heated with propane
Water:	Well
Sanitary Sewer:	Northwestern Water & Sewer District
Storm Sewer:	Perrysburg Township

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