

26675 ECKEL ROAD
PERRYSBURG, OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
18,000 Square Feet Available



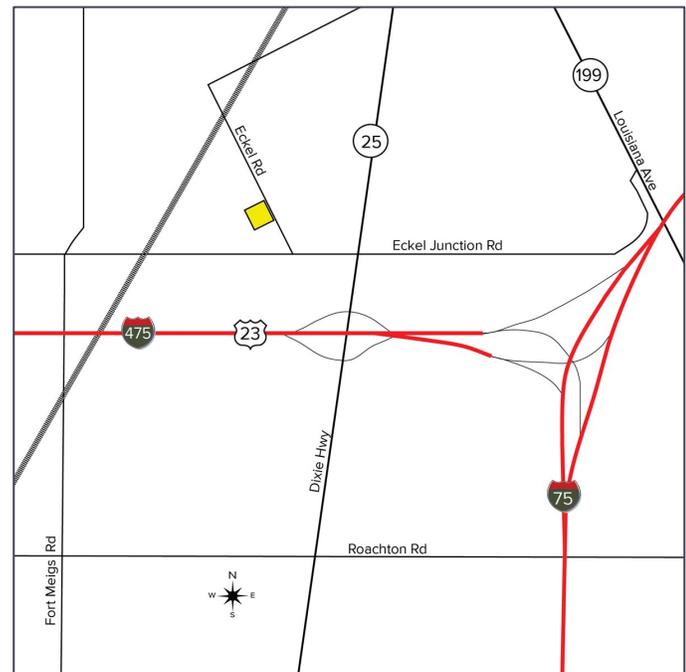
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	18,000 sf @ \$4.00/SF + utilities
Building Size:	18,000 square feet – rear building
Number of Stories:	One
Year Constructed:	1972
Condition:	Good
Acreage:	8.22 acres
Land Dimensions:	Irregular
Closest Cross Street:	W South Boundary
County:	Wood
Zoning:	I-2
Parking:	Surrounds building, overflow lot available
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

26675 Eckel Road, Perrysburg, OH 43551

Industrial Building For Lease

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BUILDING SPECIFICATIONS – 18,000 SF

Office Space:	Approx. 1,000 SF
Shop Space:	Approx. 17,000 SF
Exterior Walls:	Metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors/Coverings:	Tile
Ceiling Height:	15'±
Basement:	No
Heating:	Gas unit heaters throughout
Air Conditioning:	Office only
Power:	3-phase/4-wire/208/120v/200a 480v in some areas
Security System:	No
Restrooms:	Men's/women's
Overhead Door:	Up to four
Truck Well/Dock:	1 enclosed well with 2 doors
Sprinklers:	None
Signage:	Available
Rail:	No
Cranes:	Yes
Floor Drains:	Yes
Heavy Haul Route:	No

LEASE DETAILS

Term:	3 year minimum
Security Deposit:	1 month's rent
Options:	Available
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

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

2025 REAL ESTATE TAXES

Parcel:	Q61-400-070302008000
Total Taxes:	\$20,477.58

Comments:

- Space can be split.

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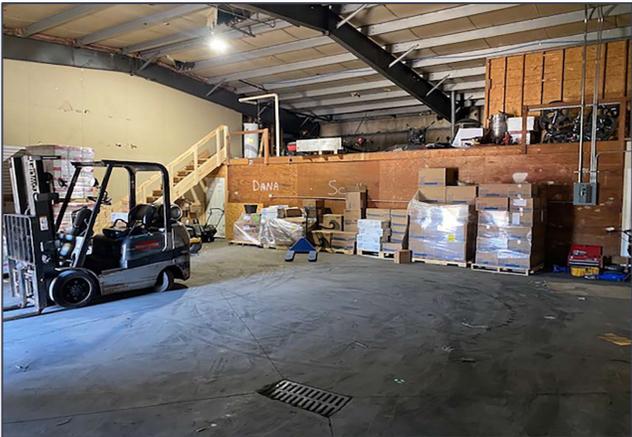
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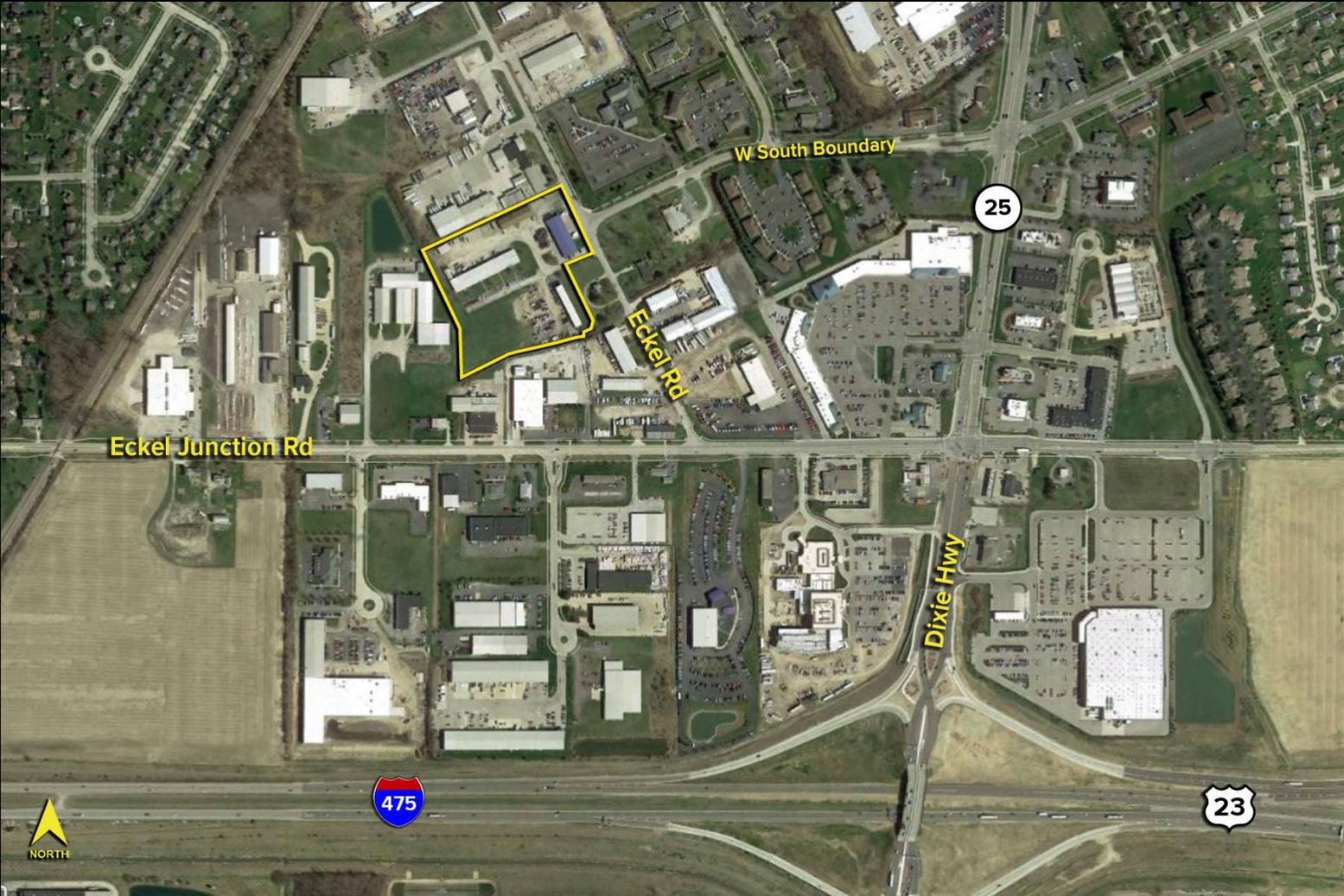
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