

28663 GLENWOOD ROAD
PERRYSBURG TOWNSHIP, OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
24,500 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$3.50 per square foot NNN
Available Space:	24,500 square feet
Building Size:	24,500 square feet
Number of Stories:	One
Year Constructed:	1970
Condition:	Good
Acreage:	4.95 acres
Closest Cross Street:	State Route 795
County:	Wood
Zoning:	General Industrial
Parking:	New asphalt lot, unstriped
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

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

BUILDING SPECIFICATIONS – FRONT BUILDING

Office Space:	500 SF with mezzanine above
Shop Space:	12,000 SF
Exterior Walls:	Metal
Structural System:	Steel/block
Roof:	Standing seam metal
Floors/Coverings:	None
Ceiling Height:	Approx. 14'
Basement:	No
Heating:	Yes
Air Conditioning:	Window unit
Power:	600a/480v
Security System:	None
Restrooms:	Two
Overhead Door:	12'x11' – manual
Truck Well/Dock:	8'x8' - manual
Sprinklers:	None
Floor Drains:	None
Lighting:	Motion-sensor LED

BUILDING SPECIFICATIONS – REAR BUILDING

Office Space:	None
Shop Space:	12,000 SF
Exterior Walls:	Metal
Structural System:	Steel
Roof:	Metal
Floors/Coverings:	None
Ceiling Height:	Approx. 22'
Basement:	No
Heating:	Suspended Reznor gas unit heater & insulated
Air Conditioning:	None
Security System:	None
Restrooms:	None
Overhead Door:	20'x 14' - manual 14'x 14' - automated
Sprinklers:	None
Cranes:	None
Floor Drains:	None
Columns:	50' on the center line 4 columns with 25' spacing

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

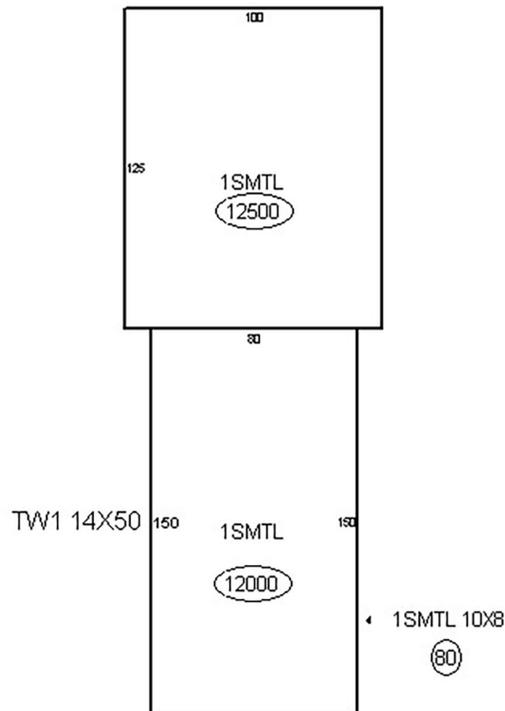
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

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

LEASE DETAILS	
Term:	3 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	NNN expenses, utilities, phone/internet, snow removal/lawn care. NNN expenses are \$1.00/SF.

2025 REAL ESTATE TAXES		
Parcels:	P57-300-350301038000	P57-300-350301037000
Total Taxes:	\$1,674.84	\$11,615.48
Land valuation:	\$55,000	\$86,700
Improvement valuation:	\$0	\$296,300
Total valuation:	\$55,000	\$383,000



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
 (419) 215 1008
 mmalczewski@signatureassociates.com

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

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

28663 Glenwood Road, Perrysburg Twp, OH 43551

Industrial Building For Lease

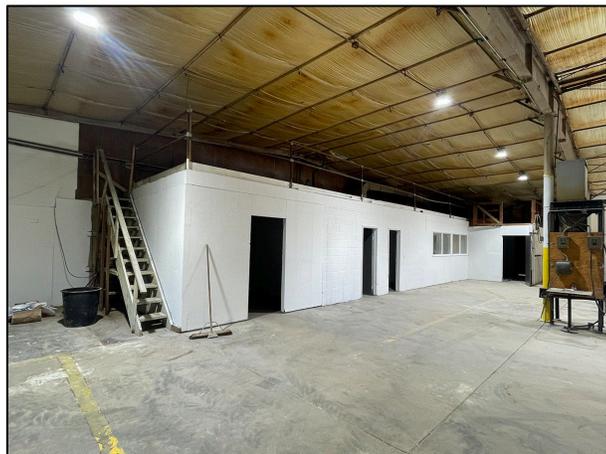
24,500
Square Feet
AVAILABLE



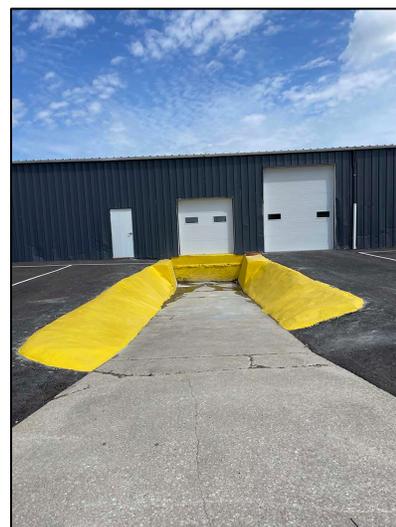
Front – 12,500 SF



Rear – 12,000 SF



Office/mezzanine



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

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

28663 Glenwood Road, Perrysburg Twp, OH 43551

Industrial Building For Lease

24,500
Square Feet
AVAILABLE



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

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

28663 Glenwood Road, Perrysburg Twp, OH 43551

Industrial Building For Lease

24,500
Square Feet
AVAILABLE



UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Northwestern Water & Sewer
Sanitary Sewer:	Northwestern Water & Sewer
Storm Sewer:	Northwestern Water & Sewer



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
 (419) 215 1008
 mmalczewski@signatureassociates.com

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