

525 W. SIXTH STREET
PERRYSBURG, OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
97,654 Square Feet Available
7.06 Acre Site



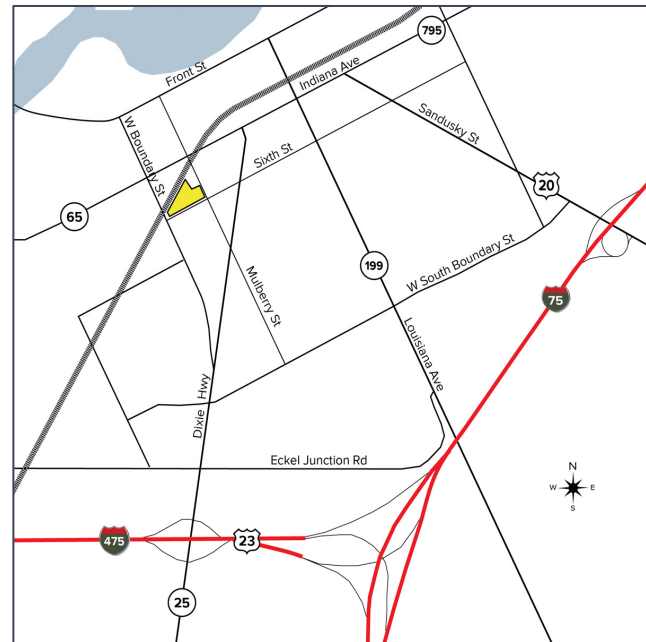
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$3.75/SF – 24,000 SF (high bay area) \$2.75/SF – 73,654 SF (area can be split)
Building Size:	97,654 square feet
Number of Stories:	One
Year Constructed:	1922, retrofit 1979
Condition:	Renovated
Acreage:	7.06 acres
Land Dimensions:	Irregular
Closest Cross Street:	W. Boundary Street
County:	Wood
Zoning:	RM – Multi-Fam Residential - May be used for warehousing as a non-conforming use
Parking:	Unstriped lots
Curb Cuts:	Three
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	1-5% finished office
Shop Space:	Approx. 93,000 SF
Exterior Walls:	Brick/block/metal
Structural System:	Block/steel
Roof:	Flat/pitched – new 2023
Floors/Coverings:	Concrete
Ceiling Height:	15' – 34'
Basement:	No
Heating:	Boiler & suspended unit heaters
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Motion detector & door sensors. Monitored fire system.
Restrooms:	Yes
Overhead Door:	Six
Truck Well/Dock:	Four
Sprinklers:	Yes – wet & dry system
Signage:	Per code
Rail:	CSX
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
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

Comments:

- Located in the heart of Perrysburg.
- Frontage along W. South Boundary Street (Dixie Hwy).
- Easy access to I-475 Exit 2, 1.3 miles south of site. Adjacent to residential subdivisions and within 1 mile to Downtown Perrysburg, Mercy Health Perrysburg Hospital, retail shopping and other professional offices.
- Previously occupied American Steel Treating facility was formerly utilized to heat treat, anneal, process and ship metal parts and products for customers.
- May be used as warehousing as a non-conforming use – call Perrysburg Planning & Zoning for additional information – 419.872.8060 https://www.ci.perrysburg.oh.us/planning___zoning/index.php.

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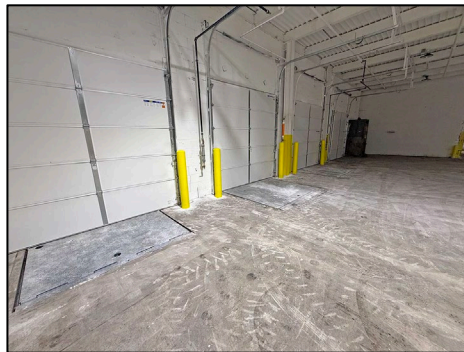
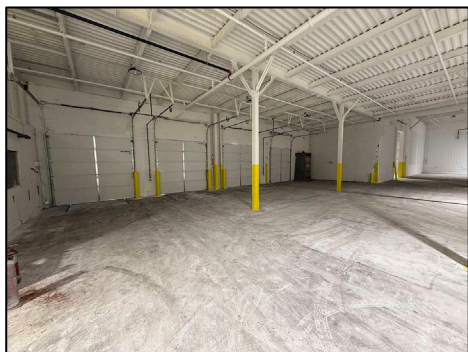
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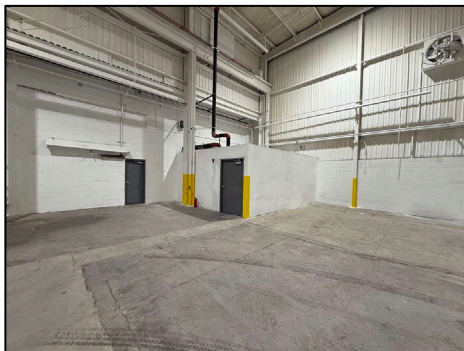
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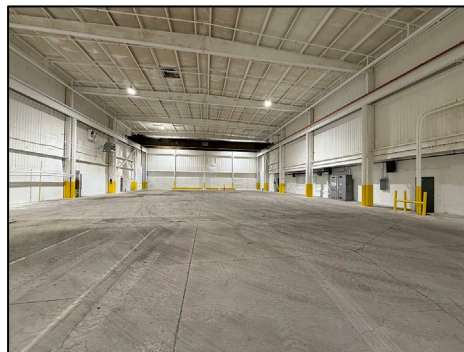
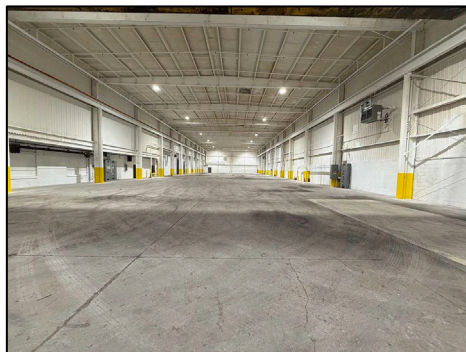
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Most of the truck dock doors and drive in doors have been replaced



24,000 SF Crane Bay



New fire pump

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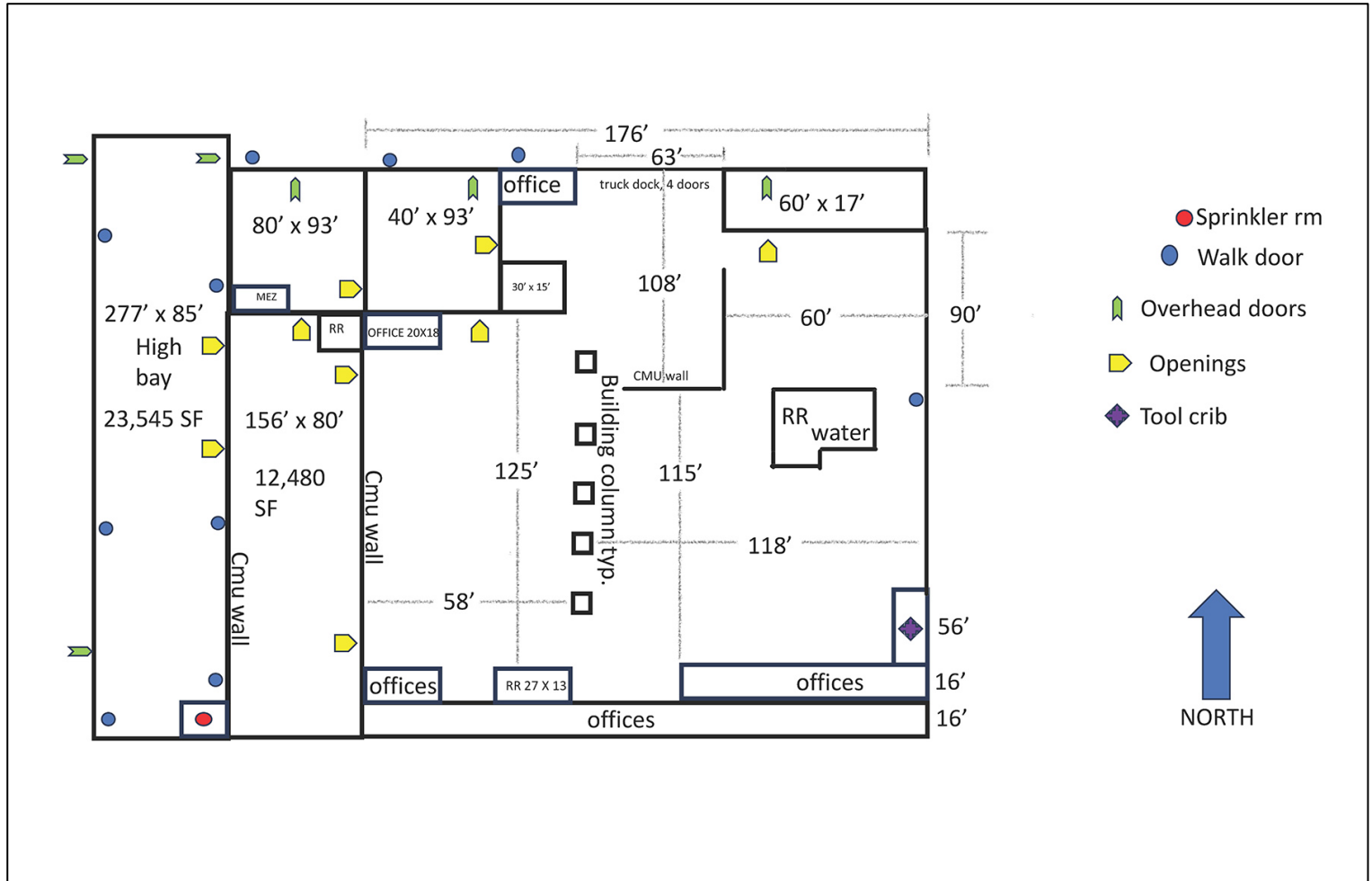
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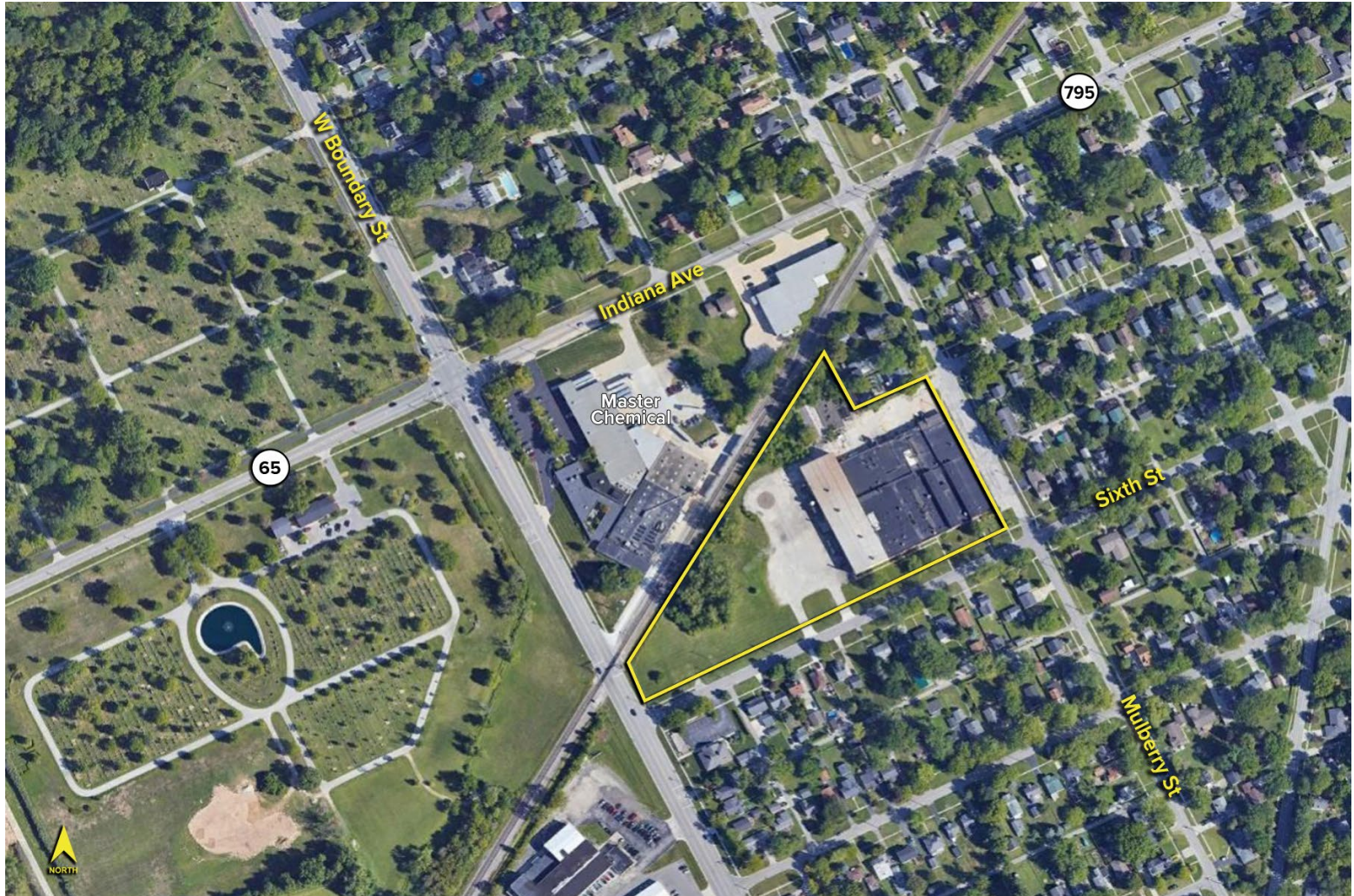
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2025 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
Q61-000-902305017000	2.00	\$37,605.64	\$80,000	\$934,800	\$1,014,800
Q61-000-902305014000	2.00	\$1,967.54	\$80,000	\$0.00	\$80,000
Q61-000-902305013000	2.00	\$1,690.56	\$80,000	\$0.00	\$80,000
Q61-000-902305012000	0.50	\$2,788.26	\$20,000	\$0.00	\$20,000
Q61-000-902305015000	0.31	\$262.04	\$12,400	\$0.00	\$12,400
Q61-000-902305016000	0.25	\$211.32	\$10,000	\$0.00	\$10,000
Totals:	7.06	\$44,525.36	\$282,640	\$934,800	\$1,217,200



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