

3450 - 3460 US HWY-20

EDON, OHIO 43518

NORTHWEST TOWNSHIP

INDUSTRIAL FOR SALE / LEASE

51,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER AGRIDRY



GENERAL INFORMATION

Sale Price:	\$1,900,000 / \$37.25 PSF
Lease Rate:	\$4.00 PSF NNN
Building Size:	51,000 Square feet
Number of Stories:	1 + Mezzanine – 800 square feet
Year Constructed:	2000, 2004, 2012
Condition:	Good
Lot Dimensions:	400' x 778.5'
Acreage:	7.14
Closest Cross Street:	State Route 49 / 80/90
County:	Williams
Zoning:	Industrial / Commercial
Parking:	100 + Spaces
Curb Cuts:	1
Street:	2 Lane, 2 Way



For more information, please contact:

KEENAN FIELDS

(419) 249 6311

kfields@signatureassociates.com

SIGNATURE ASSOCIATES

Four SeaGate, Suite 608

Toledo, Ohio 43604

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:	4,800 Square feet
Shop Space:	46,200 Square feet
Exterior Walls:	Metal (Nucor)
Structural System:	Pre-engineered steel
Roof:	Standing seam metal
Floors:	6" to 8" Reinforced concrete
Ceiling Height:	9', 18', 22'
Basement:	No
Heating:	Propane forced air & radiant
Air Conditioning:	Central in office
Power:	Single phase 230 V - 400 amps
Security System:	No
Restrooms:	6
Overhead Doors:	4 - 14' x 14' 4 - 12' x 14' 1 - 14' x 11' 1 - 10' x 10' <u>1 - 12' x 11'</u> 11 Total
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	No

LEASE DETAILS

Term:	5 Years
Security Deposit:	1 Month's Rent
Options:	Negotiable
Improvement Allowance:	As is

Tenant Responsibilities:

Real estate taxes, insurance, all utilities, snow removal, landscaping maintenance, and interior plus exterior maintenance.

UTILITIES

Electric:	Toledo Edison
Fiber Optic/ Wifi:	Frontier Communications – T1 Fiber 50 Meg
Gas:	Propane
Water:	Well
Storm Sewer:	Septic
Sanitary Sewer:	Ditch

2017 REAL ESTATE TAXES

Parcel Numbers:	104-030-00-004.001 104-030-00-004.002
Total Taxes:	\$ 19,072.10

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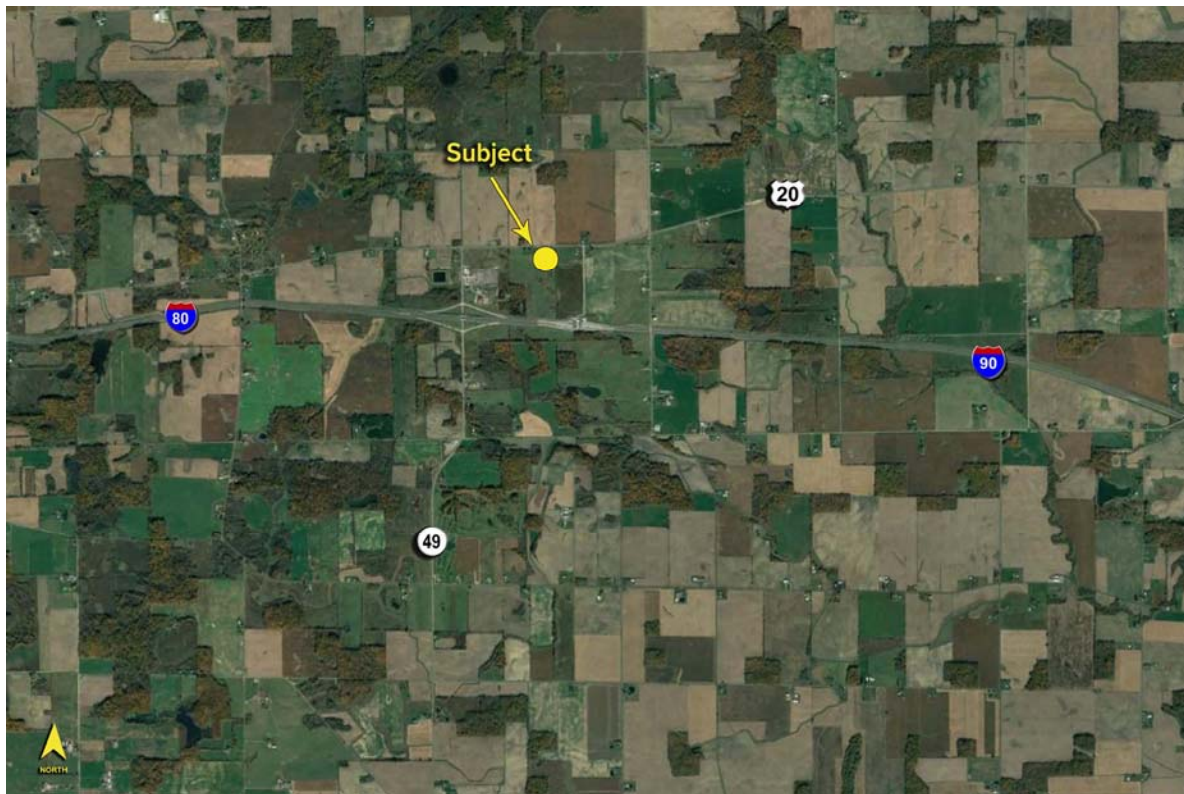
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