

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

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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' 1 - 12' x 11' 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

For more information, please contact:

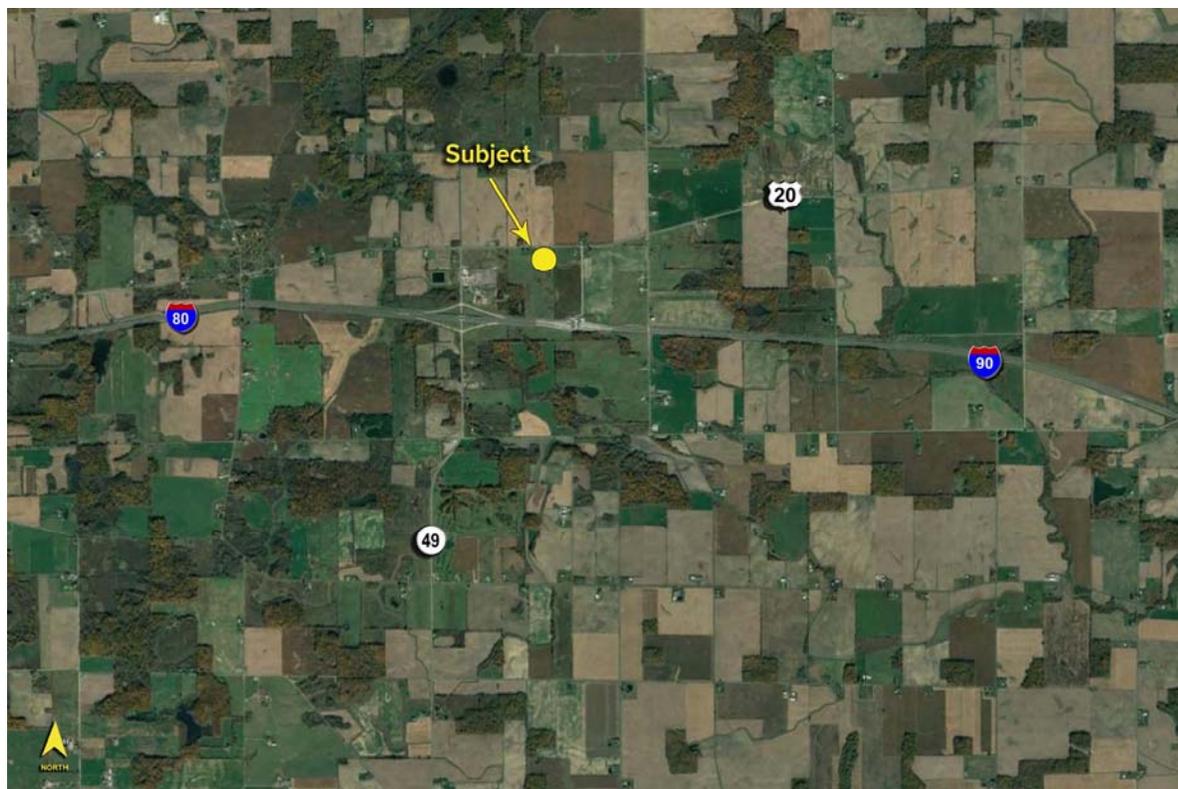
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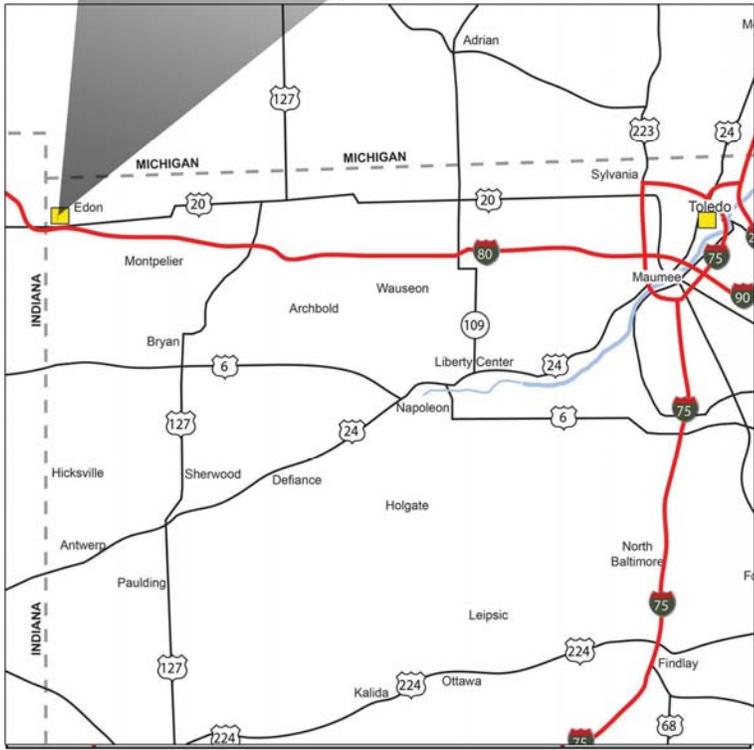
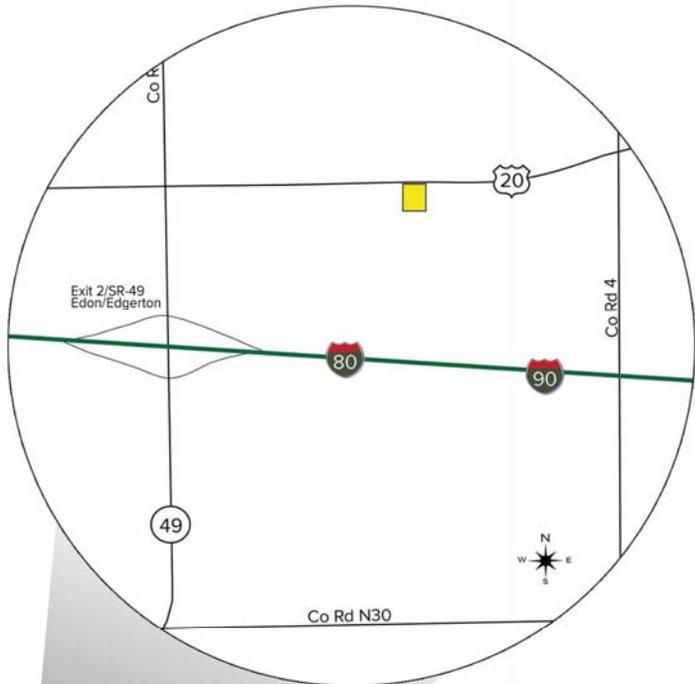
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