

For Sale

Industrial Property

24,000 SF | \$875,000



436 Wade St 421 & 429 Broadway St

Toledo, Ohio 43602

Property Highlights

- Conveniently located off Broadway near the bus station and train station, and less than 3 miles from I-75
- Easily accessible loading area with 2 12' x 10' overhead doors plus 5 other overhead doors throughout the building
- Ample power with 300 amps, 230 volts, 3 phase
- Energy efficient LED lighting
- Perfect for light manufacturing, fulfillment, and general storage
- Adjacent land Included with the building at 436 Wade Street
- Shovel ready with ample frontage and depth
- Perfect for extra parking for the existing building, a stand-alone site for development or as part of an assemblage for re-development of the block
- Owner will consider short-term sale/ leaseback

OFFERING SUMMARY

Sale Price	\$875,000
Land for Sale Size	0.343 Acres
Building for Sale Size	24,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	10,053	\$26,517
3 Miles	104,554	\$33,992
5 Miles	225,819	\$40,720

For more information



Steven R. Lennex, CCIM

O: 419 960 4410 x331 | C: 419 356 8745
slennex@naiharmon.com

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GENERAL INFORMATION - BUILDING

Property: Industrial Building & Vacant Land
Locations: 436 Wade Street (Building) and 421, 429 Broadway (Land)
Closest Intersection: Newton Street
City, State: Toledo, Ohio
County: Lucas
Zip: 43602
Parcel Nos: Building: 11-59757, 11-59781, 11-59777, 11-59791, 11-59787 and 11-59801
 Vacant Land: 11-59794 & 11-59804

Sale Price: \$875,000*

***Note:**

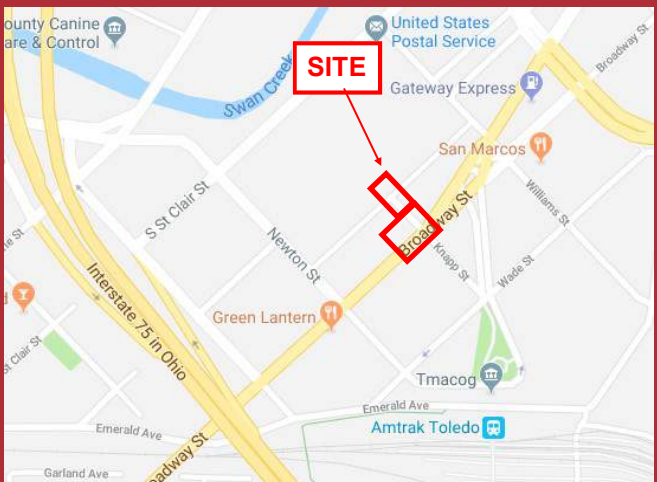
The package price includes a 24,000 SF building on .695 acres on Wade Street plus .343 acres of vacant land on Broadway. The building may be purchased without the land for \$795,000.



BUILDING ENTRANCE FROM WADE STREET



VACANT LAND



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BUILDING

PROPERTY INFORMATION

Building SF:	24,000
Building Dimensions:	170' Wade St x 146' Depth (Irregular) SEE SKETCH
Available Area:	24,000 Sq. Ft. (1,200 - 3,000 Sq. Ft. Office)
Land Size:	.69 Acres
Land Dimensions:	208' Wade St. x 150' Depth
Parking:	Street parking plus public lot across Wade Street
Zoning:	10-IL (Limited Industrial)
Current Use:	Print Shop/Bindery



WADE STREET FRONTAGE



LOADING AREA

COMMENTS/FEATURES

FUNCTIONAL FLEX BUILDING NEAR DOWNTOWN TOLEDO

- ◆ Conveniently located off Broadway near the bus station and train station
- ◆ Easily accessible loading area with 2 12' x 10' overhead doors plus 5 other overhead doors throughout the building
- ◆ Ample power with 300 amps, 230 volts, 3 phase
- ◆ Energy efficient LED lighting
- ◆ Perfect for print shop, bindery, light manufacturing and general storage

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BUILDING DETAILS

Year Built:	1953 - 1990 (in stages)
Type Construction:	Brick/Block
Heat Fuel/Type:	Gas, Forced Air, Roof Top Units
Ceiling Height:	10' - 14' Clear
Air Conditioning:	Yes, Most Areas
Roof:	PVC
Floor(s):	Concrete
Lighting:	LED Fluorescent
Electrical Power:	300 amp, 230 volt 3 Phase
Overhead Doors:	7 (3-12' x 10', 3-10' x 10', 1-12'x12')
No. of Floors:	1
Sprinklers:	No
Security System:	No

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2018
General Taxes:	\$8,169.16
Special Taxes:	<u>\$1,036.27</u>
Total Annual Taxes:	\$9,205.43

UTILITIES

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



OFFICE



SHOP AREA



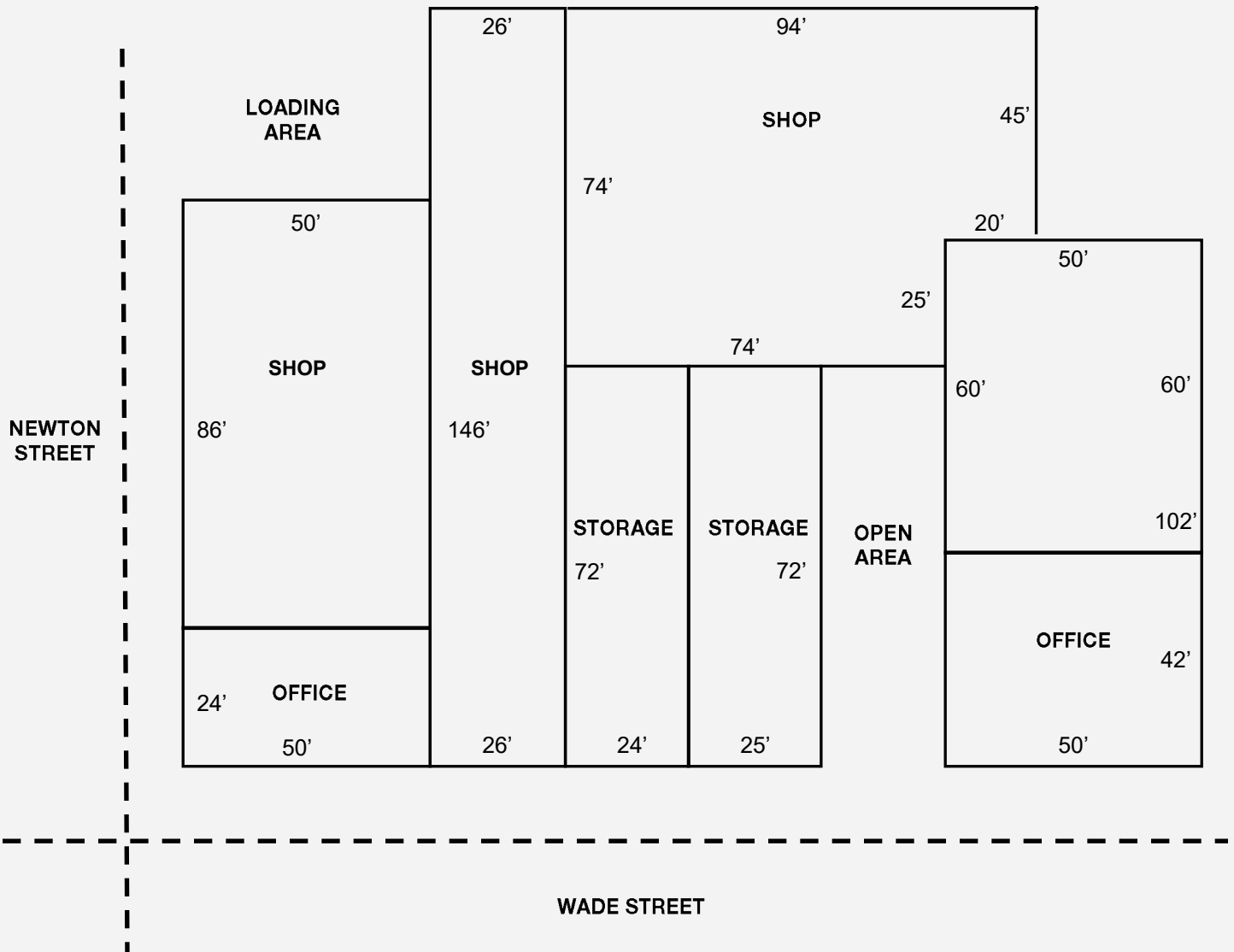
POWER PANELS

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436 WADE STREET BUILDING SKETCH



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Sale Price: \$ *

***Included with price of building**

GENERAL INFORMATION - VACANT LAND

Location: 421, 429 Broadway Street
Closest Intersection: Between Newton St. & Knapp St.
City, State: Toledo, OH
County: Lucas
Zip: 43602
Parcel Nos: 11-59794 & 11-59804

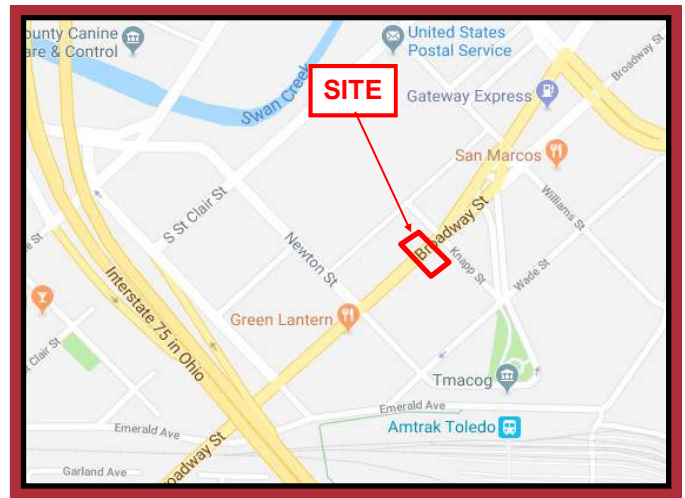
PROPERTY INFORMATION

Land Size: .343 Acres
Land Dimensions: 100' Broadway x 150' Deep
Frontage: 100' on Broadway
Zoning: 10-IL (Limited Industrial)
Traffic Counts: 16,690 VPD Broadway

COMMENTS/FEATURES

PRIME LAND SITE ON BROADWAY

- ◆ Included with building at 436 Wade Street
- ◆ Shovel ready with ample frontage and depth
- ◆ Perfect for extra parking for the existing building, a stand alone site for development or as part of an assemblage for re-development of the block



REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2018
General Taxes: \$1,177.32
Special (Bad Creek): \$ 245.79
Total Annual Taxes: \$1,423.11

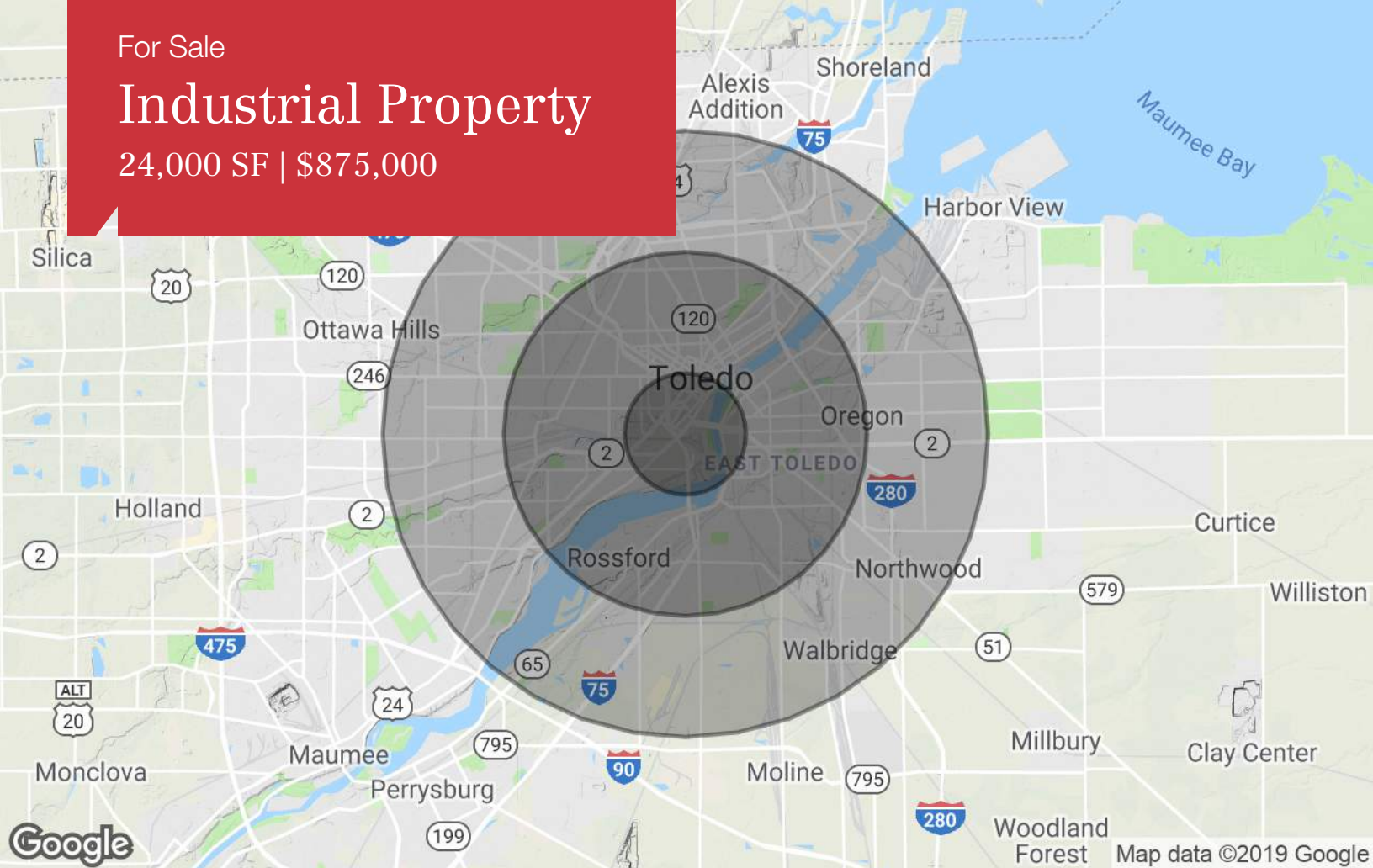
UTILITIES

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

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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,053	104,554	225,819
MEDIAN AGE	27.0	32.5	33.4
MEDIAN AGE (MALE)	26.1	30.5	31.5
MEDIAN AGE (FEMALE)	28.6	34.2	35.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,935	41,390	89,354
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$26,517	\$33,992	\$40,720
AVERAGE HOUSE VALUE	\$92,115	\$96,619	\$109,824

* Demographic data derived from 2010 US Census