

7100 BROWN ROAD  
OREGON, OHIO 43616

INDUSTRIAL BUILDING FOR SALE  
16,614 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
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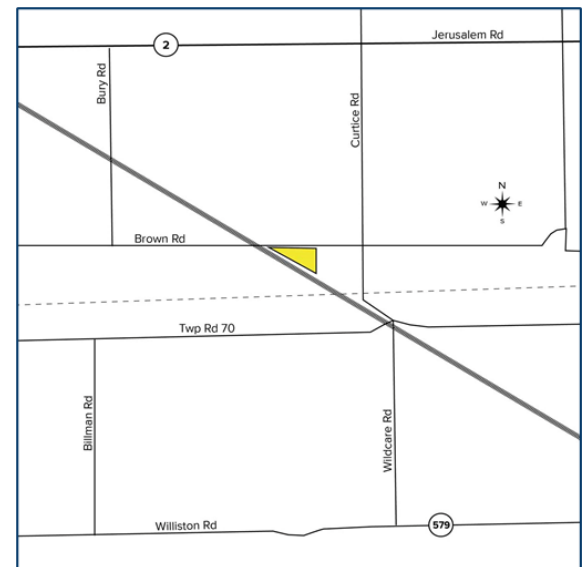
FULL-SERVICE COMMERCIAL REAL ESTATE



## GENERAL INFORMATION

<b>Sale Price:</b>	\$365,000
<b>Building Size:</b>	16,614 SF per Lucas County Auditor (16,834 SF per owner's measurements)
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1958, 1973, 1978 & recent updates
<b>Condition:</b>	Good
<b>Acreage:</b>	9.9438
<b>Land Dimensions:</b>	520' frontage – triangular shaped
<b>Closest Cross Street:</b>	Curtis Road
<b>County:</b>	Lucas
<b>Zoning:</b>	M-1 Light Industrial
<b>Parking:</b>	Stoned lot
<b>Curb Cuts:</b>	2
<b>Street:</b>	2 lane, 2 way

BUILDINGS	SQUARE FEET
1 – Retail + Storage	4,794
2 – Quonset hut	4,000
3 – Storage building	5,400
4 – 5 bay storage	2,640



For more information, please contact:

**MEGAN MALCZEWSKI, CCIM, SIOR**  
(419) 249 6314 or (419) 215 1008  
mmalczewski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Office Space:	200 SF
Shop Space:	16,634 SF
Exterior Walls:	Metal
Structural System:	Wood or metal frame
Roof:	1. Tectum rubber 2. Metal 3. Metal 4 metal
Floors/Coverings:	None
Ceiling Height:	9' – 20' (to peak)
Basement:	No
Heating:	Propane, (2) 1,000-gallon tanks owned by Seller.
Air Conditioning:	Retail building 5-ton and 3-ton package units
Power:	200 amps, single phase with inverter which provides 3 phase power (Quonset hut).
Security System:	No
Restrooms:	2
Overhead Door:	10
Truck Well/Dock:	1
Sprinklers:	No
Signage:	Per code
Rail:	Inactive spur
Cranes:	No
Floor Drains:	Yes in Quonset hut, trench drain on east end, catch basin on west end

**BUILDING INFORMATION**

Current Occupant:	Seller
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange tour with Megan (419-215-1008)

**UTILITIES**

Electric:	Columbia Gas
Gas:	Propane
Water:	City of Oregon
Sanitary Sewer:	Septic & leachfield (behind 5 bay storage building)
Storm Sewer:	No

**2021 REAL ESTATE TAXES**

TD:	44
Parcel:	48481
Assessor Number:	24-006-001
100% Values:	
Land:	\$63,800
Building:	\$218,700
Total:	\$282,500
Total Annual Taxes:	\$8,824

**Comments:**

- 5 acres leased for \$125/acre/year.
- There is approximately \$28,000 gross annual income.
- Tenant's leases are on a month-to-month basis to a 6-month lease.
- 30,000-gallon water storage silo.
- Included in sale: John Deere 2555 tractor with 7' bucket and forks, John Deere zero turn 9997 mower.

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### BUILDING INFORMATION

Building	SF	Overhead Doors	Dock	Ceiling Height	Comments
1 – Retail & storage	4,794	No	No	9'	New metal siding, heated and cooled
2 – Quonset hut	4,000	14' x 14' 14' x 11' Drive thru	No	14' – 20'	200 amp inverter which provides 3-phase power. Connected to retail building, metal roof, manual doors, not heated
3 – Storage building	5,400	18' x 14' (2) 12' x 14'	12' x 10' door Well	14' – 18'	200 amp, steel roof, heated storage, suspended unit heaters, small office
4 – 5 bay storage	2,640	5 bays 10' x 12' OHD in each 11' x 44' storage room	No	12'	5 units are leased, new metal siding, not heated

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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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## Industrial Building For Sale

16,614  
Square Feet  
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30,000-gallon water silo



Catch basin



Septic tank



Diesel fuel tank



Meter room – inverter provides 3 phase power



John Deere mower



John Deere tractor

### Included in sale:

- John Deere 2555 Tractor with 7' bucket and forks,
- John Deere Zero Turn 9997 Mower.

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## Industrial Building For Sale

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Retail building & Quonset hut



Retail space



Quonset hut



Quonset hut



5,400 SF Storage



Storage building

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5 bay storage – 2,640 SF



4,000 SF Quonset



5,400 SF Storage building

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