

Available Building	14,450	Sq. Ft.
<i>625 Belton Hamler, Ohio</i>		

Building Features

Total Sq Ft:	14,450	Year Built:	1930/1965
Available Sq Ft:	14,450	Condition:	Good
Building Location:	625 Belton, Hamler, Ohio		
Office Sq Ft:	1,500	Former Use:	Lumber Yard
Dimensions:	Irregular	Multi Tenant:	Possible
Column Spacing:	Some Clear, some 15'	Truck Docks:	0
Ceiling Height (ft.):	Maximum 20' - Minimum 10'	Drive-in Doors:	
No. of Floors:	One	Crane:	No
Floor Type:	Concrete	Zoning:	Commercial
Wall Type:	Wood Frame	Industrial Park:	No
Roof Type:	Asphalt/Metal	Acreage:	1+
Sprinklered:	No	Add'l Acreage:	Possible
Lease Price per Square Feet:	n/a	Asking Price:	\$99,500

Utilities

Electric Supplier:	Toledo Edison	Primary voltage:	
		Delivery voltage:	440 V
Gas Supplier:	Suburban Gas	Main Size (in.):	2"
		Pressure (psi):	9 psi
Water Supplier:	Village of Hamler	Main Size (in.):	6"
		Pressure (psi):	59 psi
Sanitary Sewer:	Village of Hamler	Main Size (in.):	4"
Storm Sewer:	n/a	Location:	n/a
Telecommunication:	Sprint	Switching:	
		Fiber Optic:	

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Transportation

Interstate:	I-80; I-75	Distance (mi.):	25 mi.; 20 mi.
Highway:	SR 18; 108	Distance (mi.):	At Site
Rail:	CSX	Siding:	Possible
Commercial Airport:	Toledo Express	Distance (mi.):	30 mi.
Local Airport:	Henry County	Distance (mi.):	10 mi.
Water Port:	Port of Toledo	Distance (mi.):	35 mi.

Local Property Taxes

Real (Land/Building):	50.73	/\$1,000@35%	Personal:	56.35	/\$1,000@25%
District:	Hamler Corp./ Patrick Henry Schools			Abatement Possible:	E.Z.

Comments	Immediate Occumpancy
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