

Available Building	Sq. Ft.
N-012 St. Rt. 65	56,000
McClure, Ohio 43534	

Building Features

Total Sq Ft:	56,000 +/-	Year Built:	
Available Sq Ft:	56000 +/-	Condition:	Fair
Building Location:	1 Mi. South of McClure		
Office Sq Ft:	1500+/-	Former Use:	Radish Processing Plant
Dimensions:		Multi Tenant:	Yes
Column Spacing:		Truck Docks:	Yes
Ceiling Height (ft.):	Maximum - Minimum	Drive-in Doors:	Yes
No. of Floors:	1	Crane:	No
Floor Type:	Concrete	Zoning:	Com.
Wall Type:	Variable / Block	Industrial Park:	No
Roof Type:	Covered Deck / Variable	Acreage:	7.63+/-
Sprinklered:		Add'l Acreage:	
Lease Price per Square Feet:	N/A	Asking Price:	#####

Utilities

Electric Supplier:	Toledo Edison	Primary voltage:	4403-Phase
		Delivery voltage:	
Gas Supplier:	Suburban	Main Size (in.):	UNK
		Pressure (psi):	
Water Supplier:	McClure Village	Main Size (in.):	UNK
		Pressure (psi):	
Sanitary Sewer:	Yes	Main Size (in.):	UNK
Storm Sewer:		Location:	
Telecommunication:	MCTEL	Switching:	N/A
		Fiber Optic:	N/A

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Interstate:	I-75 / Turnpike	Distance (mi.):	12 Mi.
Highway:	US 6 & Rte. 65	Distance (mi.):	0.1 Mi.
Rail:	N/A	Siding:	N/A
Commercial Airport:	Toledo Express	Distance (mi.):	10 Mi.
Local Airport:	Henry Co.	Distance (mi.):	8 Mi.
Water Port:	Port of Toledo	Distance (mi.):	35 Mi.

Local Property Taxes

Real (Land/Building):	/\$1,000@35%	Personal:	/\$1,000@25%
\$87,050.00	\$7,220		
District:	Abatement Possible:		

Comments**COMMERCIAL BLDG W/ 3 OFFICE AREAS, LOBBIES, LOADING DOCKS &****OVERHEAD DOORS.**Controlled Prep, Processing,
Foam Insulated Walls. 2 Lobby Areas, Men's & Women's Restrooms, Up & Downstairs Office Areas, Conference Room
Kitchen, AND MUCH, MUCH MORE!!!