



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results

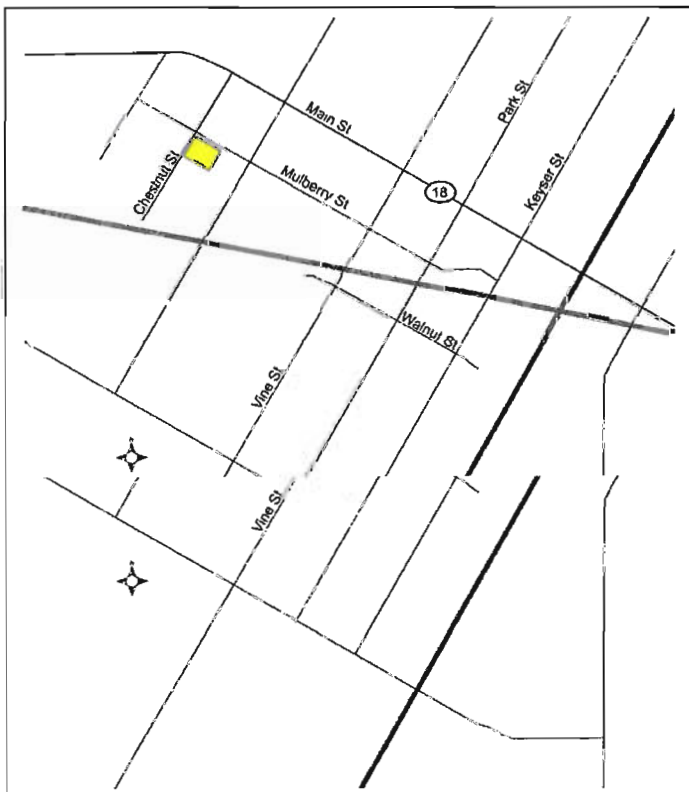
Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants



Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604

## INDUSTRIAL BUILDING FOR SALE

**300 CHESTNUT STREET**  
**DESHLER, OH 43516**



For more information, contact: 419-249-7070  
 Robert P. Mack, CCIM, SIOR 419-249-6301  
[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)

[www.signatureassociates.com](http://www.signatureassociates.com)

**SALE PRICE: \$860,000**

### *General Information:*

**Building Size:** 91,250 square feet  
**Number of Stories:** 1 story with 2 story office  
**Year Constructed:** Original section – 1956;  
 Addition/Renovation - 1991  
**Condition:** Good  
**Acreage:** 4.94  
**Land Dimensions:** Refer to Site Plan  
**Closest Cross Street:** Bounded by Chestnut  
**Acreage:** 4.94  
**Land Dimensions:** Refer to Site Plan  
**Closest Cross Street:** Bounded by Chestnut  
 Street on the west, Washington Street on the  
 east and CSX tracks on the south.  
**County:** Henry  
**Zoning:** M-2 General Industrial  
**Parking:** Surrounds the building. An additional  
 truck parking lot is located on the east side of  
 Washington Street.  
**Curb Cuts:** None  
**Street:** 2 lane, 2 way



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.



Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants

Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604

## INDUSTRIAL BUILDING FOR SALE

**300 CHESTNUT STREET**  
**DESHLER, OH 43516**

### *Building Specifications:*

**Office Space:** Approximately 4,500 square feet  
**Shop Space:** 86,750 square feet  
**Exterior Walls:** Original section - concrete block; Addition - metal  
**Structural System:** Original section – steel joist supports; Addition – pre-engineered metal  
**Roof:** Original section – flat rubber; Addition – pitched metal  
**Floors:** Concrete  
**Floor Coverings:** Tile  
**Ceiling Height:** Up to 24'  
**Basement:** No  
**Heating:** Central HVAC in office; radiant heat and co-ray-vac in warehouse  
**Air Conditioning:** Central in office only  
**Power:** 2 service panels:  
 ▪ Square D electric panel 480&/277V, 2000 amp, 3 phase, 4 wire  
 ▪ ITE/Siemens 208Y/120V, 1600 amp, 3 phase, 4 wire  
**Security System:** No  
**Restrooms:** Men's/Women's locker rooms and front office restroom facilities  
**Overhead Door:** 7  
**Truck Well/Dock:** 3  
**Sprinklers:** Yes – wet system  
**Signage:** Facia  
**Truck Well/Dock:** 3  
**Sprinklers:** Yes – wet system  
**Signage:** Facia  
**Rail:** The southern border of the property is a CSX line  
**Cranes:** 1 – 2 ton and 1 – 3 ton crane  
**Floor Drains:** Yes

### *Building Information:*

**Current Occupants:** Building is vacant  
**Occupancy Date:** Upon Closing

**Sign on Property:** Yes  
**Key Available:** No – shown by appointment

### *Remarks:*

- Compressed air.
- Oil water separators.
- Exhaust fan.

### *Utilities:*

Electric – Deshler Municipal Power  
 Gas – Suburban Natural Gas  
 Water & Sewer – City of Deshler  
 Telephone – Embarq

**For more information, contact: 419/249-7070**  
**Robert P. Mack, CCIM, SIOR 419-249-6301**  
[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)

[www.signatureassociates.com](http://www.signatureassociates.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.

Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants



Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604

**INDUSTRIAL BUILDING FOR SALE**

**300 CHESTNUT STREET  
 DESHLER, OH 43516**



**Northern Elevation**



**Southern Elevation Along  
 Rail Line**



**Eastern Elevation Truckwell**



**Drive-In Doors East Side**



**Drive-In Door East Side**



**Additional Parking**



**Original Building**



**Original Building**



**Small Craneway**

[www.signatureassociates.com](http://www.signatureassociates.com)

**For more information, contact: 419/249-7070**  
**Robert P. Mack, CCIM, SIOR 419-249-6301**  
[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.

Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants

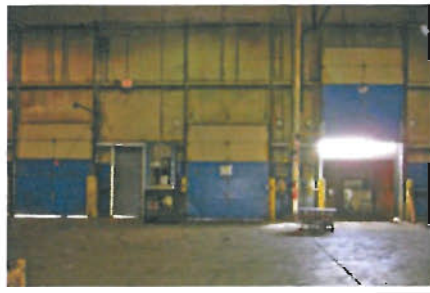


An independently owned and  
 operated member of the  
**CUSHMAN &  
 WAKEFIELD**  
 ALLIANCE

Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604

## INDUSTRIAL BUILDING FOR SALE

**300 CHESTNUT STREET  
 DESHLER, OH 43516**



**Dock Area**



**Electric Distribution**



**Front Office**



**Front Hallway**



**Executive Office**



**Conference Room**



**Upstairs Lunchroom**



**Engineering**

**For more information, contact: 419/249-7070  
 Robert P. Mack, CCIM, SIOR 419-249-6301  
[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)**

[www.signatureassociates.com](http://www.signatureassociates.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.

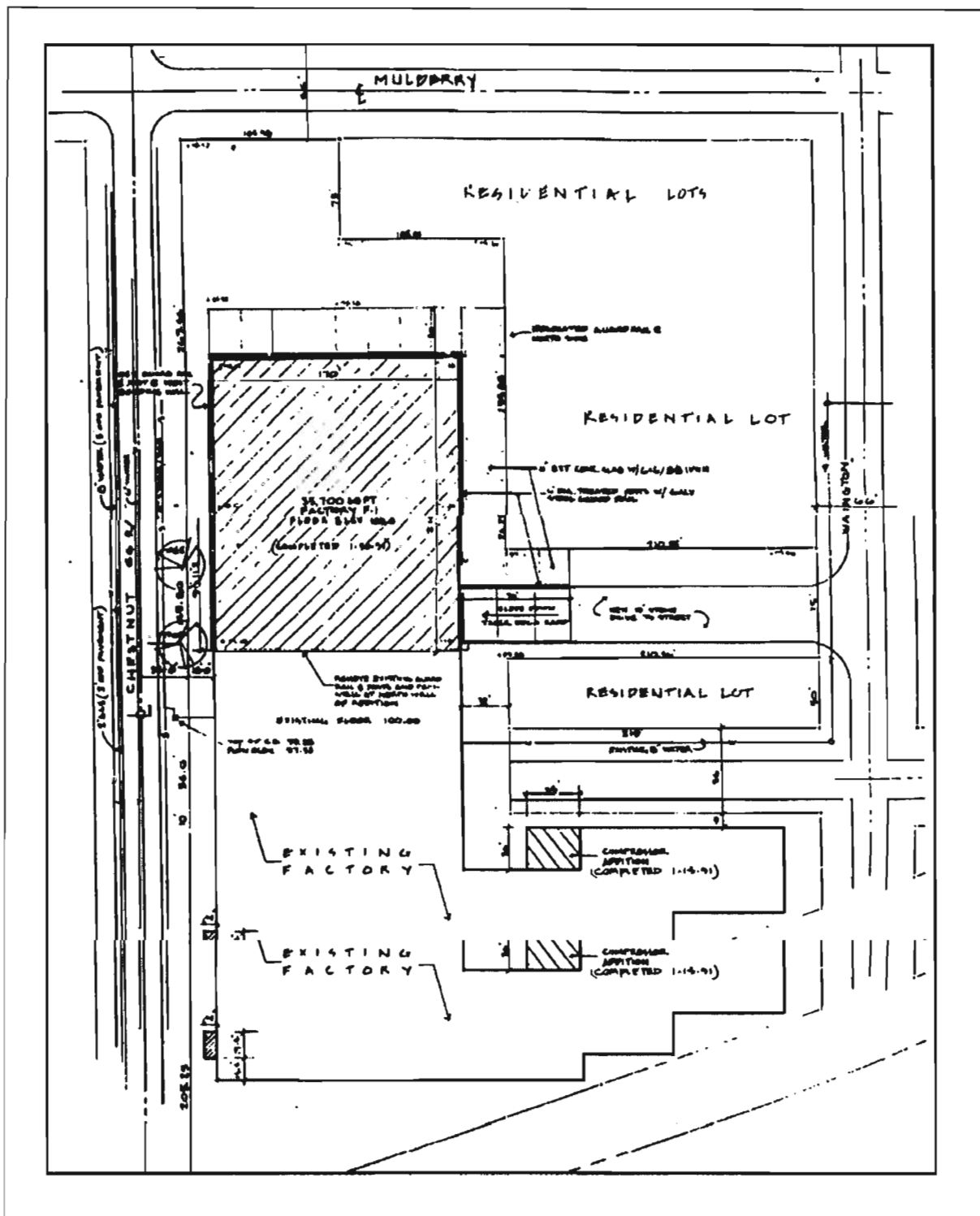
An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
**ALLIANCE**

# INDUSTRIAL BUILDING FOR SALE

**300 CHESTNUT STREET  
 DESHLER, OH 43604**

Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants

Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604



For more information, contact: 419/249-7070  
 Robert P. Mack, CCIM, SIOR 419-249-6301

[www.signatureassociates.com](http://www.signatureassociates.com)

[rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



**SIGNATURE ASSOCIATES**  
**THE TEAM** No Signature. No Results.



An independently owned and operated member of the

**CUSHMAN & WAKEFIELD**  
**ALLIANCE**

Commercial Real Estate  
 Brokers/Advisors  
 Property Management  
 Consultants

Four SeaGate  
 Suite 608  
 Toledo, Ohio 43604

## INDUSTRIAL BUILDING FOR SALE

**300 CHESTNUT STREET  
 DESHLER, OH 43516**



### Taxes as of 2008:

Tax ID	Land Value	Improvements	Total	Ad Valorem Taxes	Acres
40-009421.4400	\$ 4,600		\$ 4,600	\$ 92	0.23
40-009421.4760	\$10,000		\$ 10,000	\$ 199	0.50
40-009422.0940	\$ 2,200		\$ 2,200	\$ 44	0.11
40-009422.0960	\$ 2,200		\$ 2,200	\$ 44	0.11
40-009422.0980	\$12,600		\$ 12,600	\$ 251	0.63
40-009422.0081	\$ 1,200		\$ 1,200	\$ 24	0.06
40-009422.1000	\$ 4,800		\$ 4,800	\$ 96	0.24
40-009422.1020	\$ 4,800		\$ 4,800	\$ 96	0.24
40-009422.0980	\$12,600		\$ 12,600	\$ 251	0.63
40-009422.0081	\$ 1,200		\$ 1,200	\$ 24	0.06
40-009422.1000	\$ 4,800		\$ 4,800	\$ 96	0.24
40-009422.1020	\$ 4,800		\$ 4,800	\$ 96	0.24
40-009422.1040	\$ 4,800		\$ 4,800	\$ 96	0.24
40-009422.1060	\$ 7,200		\$ 7,200	\$ 144	0.36
40-009422.1100	\$ 4,600		\$ 4,600	\$ 92	0.23
40-009422.1300	\$20,000		\$ 20,000	\$ 399	1.00
40-009422.1320	<u>\$19,800</u>	<u>\$1,199,400</u>	<u>\$1,219,200</u>	<u>\$24,302</u>	<u>0.99</u>
<b>Total</b>	<b>\$98,800</b>	<b>\$1,199,400</b>	<b>\$1,298,200</b>	<b>\$25,879</b>	<b>4.94</b>

**For more information, contact: 419/249-7070**

**Robert P. Mack, CCIM, SIOR 419-249-6301 [rpmack@signatureassociates.com](mailto:rpmack@signatureassociates.com)**

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.