

138 S. THIRD STREET
WATERVILLE, OHIO 43566

INDUSTRIAL BUILDING FOR LEASE
10,248 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$3,000/month NNN + annual CPI increases
Available Space:	7,686 SF + 2,562 SF 2 nd flr storage
Building Size:	10,248 square feet
Number of Stories:	One
Year Constructed:	1958
Condition:	Fair
Acreage:	.49 acres
Land Dimensions:	165' x 132'
Closest Cross Street:	Locust Street
County:	Lucas
Zoning:	C-2
Parking:	10+ spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Small office area
Shop Space:	7,686 square feet
Exterior Walls:	Metal/block
Structural System:	Steel/metal/block
Roof:	Metal & asphalt shingle
Floors/Coverings:	Concrete
Ceiling Height:	12' – 16'
Basement:	No
Heating:	Multiple GFA units
Air Conditioning:	Office only
Power:	800a/240v/3-phase
Security System:	Yes
Restrooms:	One
Overhead Door:	Four – 10'x10', 14'x14', 12'x18', 10'x14'
Truck Well/Dock:	One
Sprinklers:	No
Signage:	Per municipal code
Rail:	No
Cranes:	No
Floor Drains:	Exterior trench drains

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Yes - lockbox

LEASE DETAILS

Term:	3 – 5 years/negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	As is
Tenant Responsibilities:	NNN expenses and utilities. Insurance = \$3,204/year/\$267/mo.

2024 REAL ESTATE TAXES

Parcel:	96-11354, 96-11347
Assessor Number:	46014003, 4010
Total Taxes:	\$3,544.43

Comments:

- Located in the heart of Downtown Waterville.
- Multiple overhead doors.
- Adequate power.
- Zoned C-2.
- The property is located one block from the Anthony Wayne Trail.
- Accessible from Third Street and the back alley.
- 1.8 miles to US-24 interchange.

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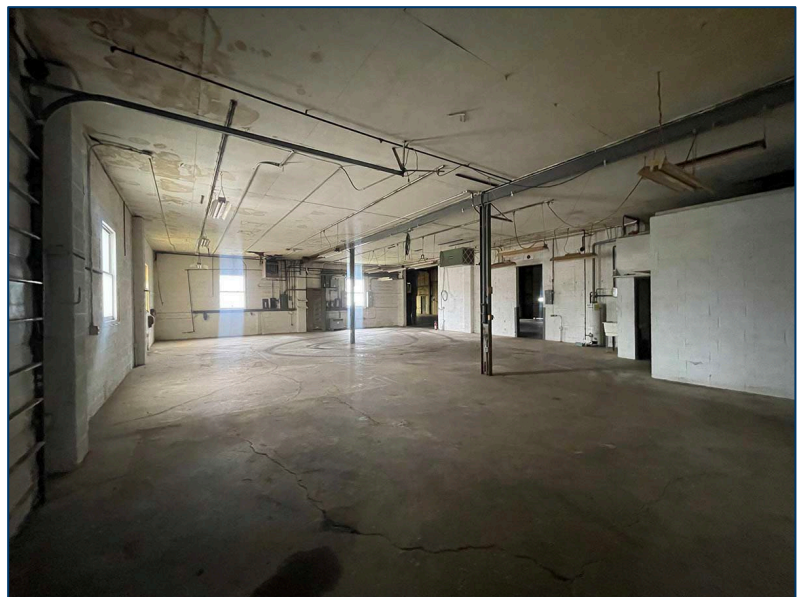
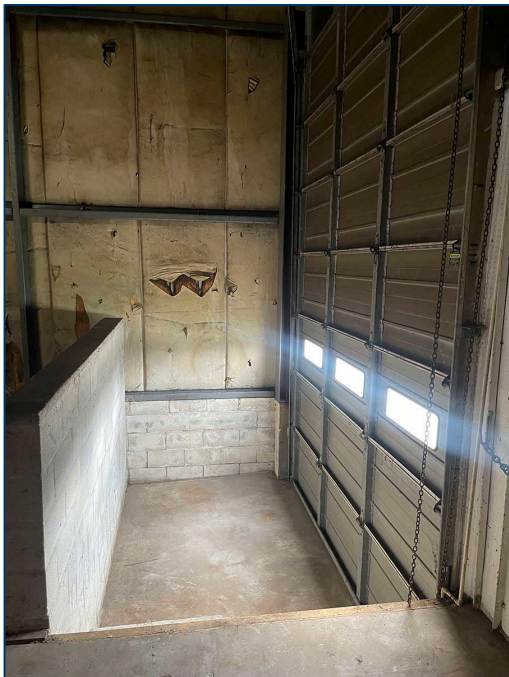
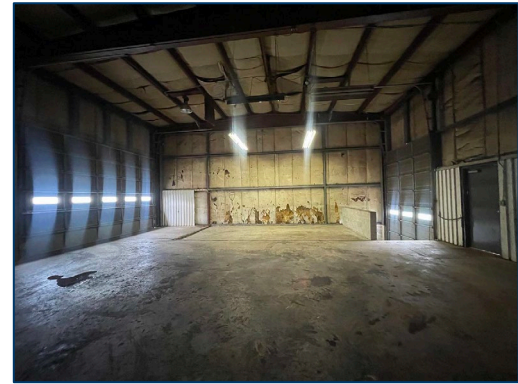
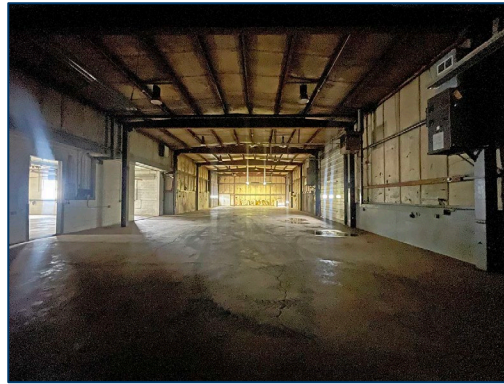
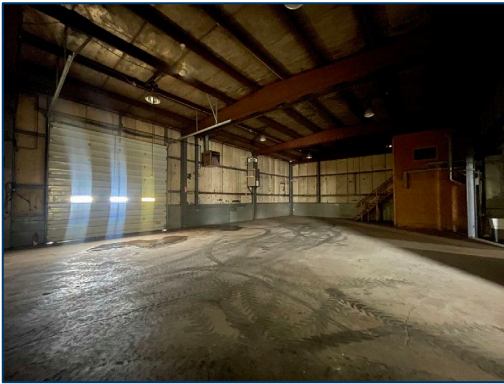
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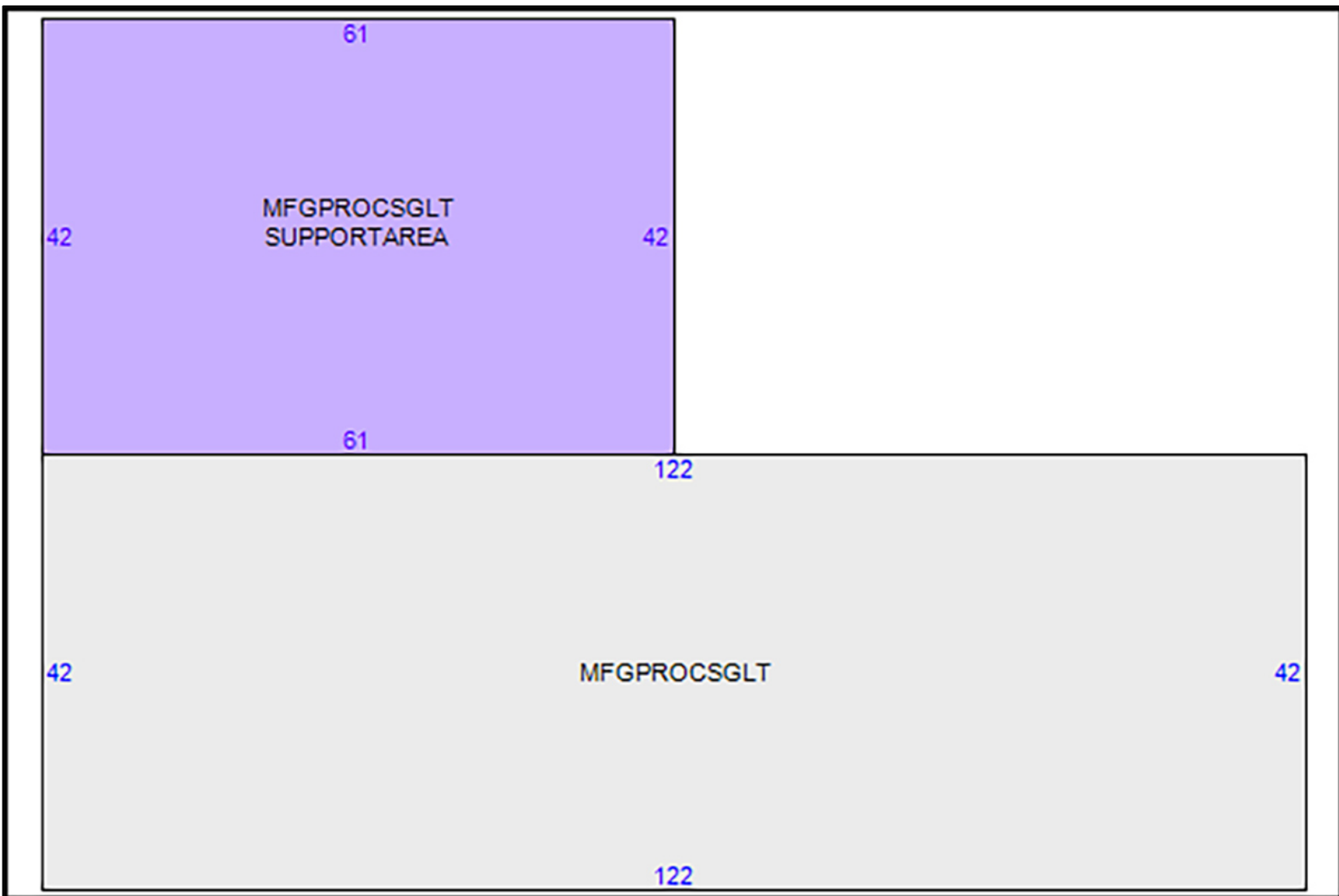
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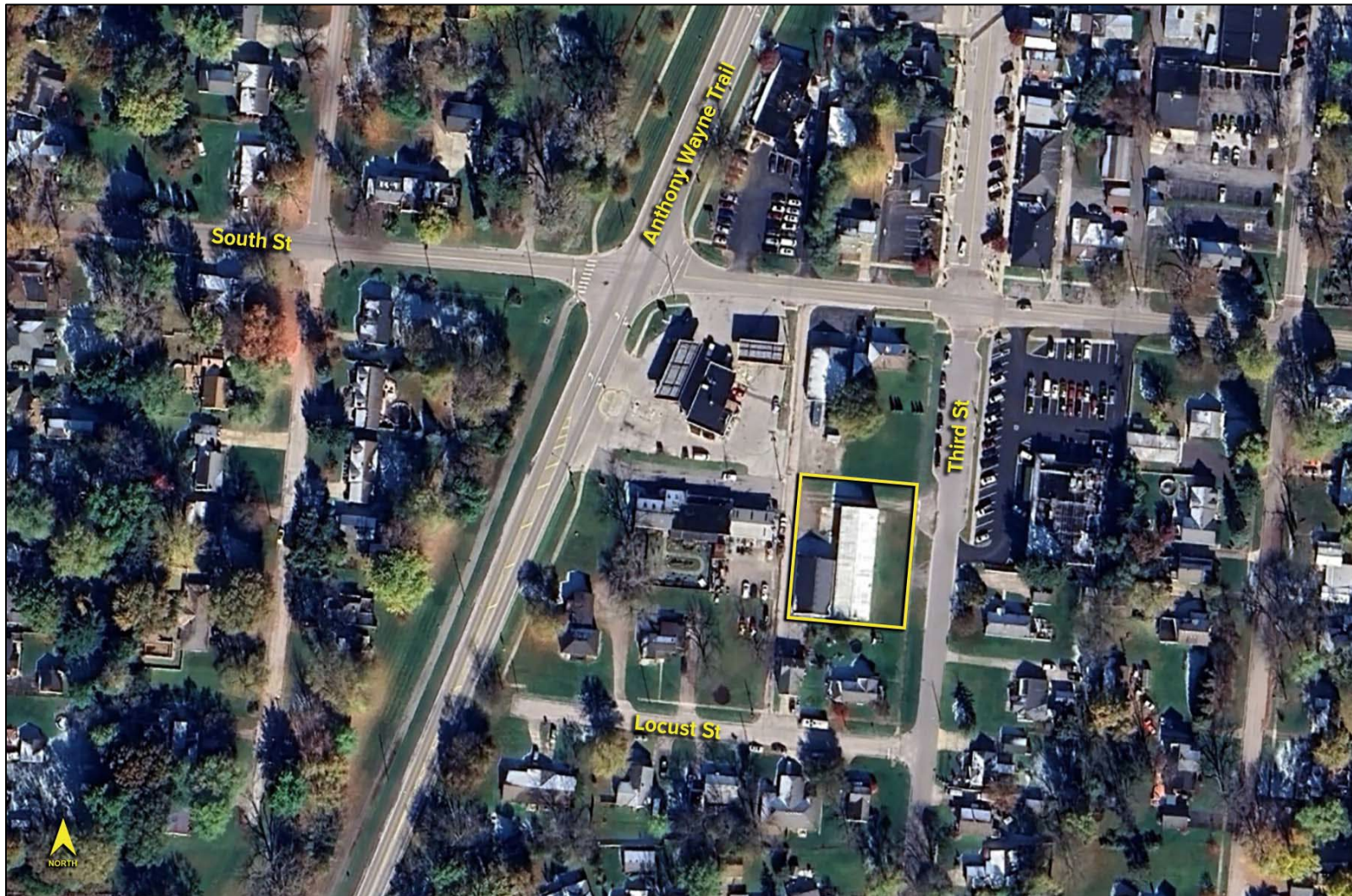
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UTILITIES

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

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