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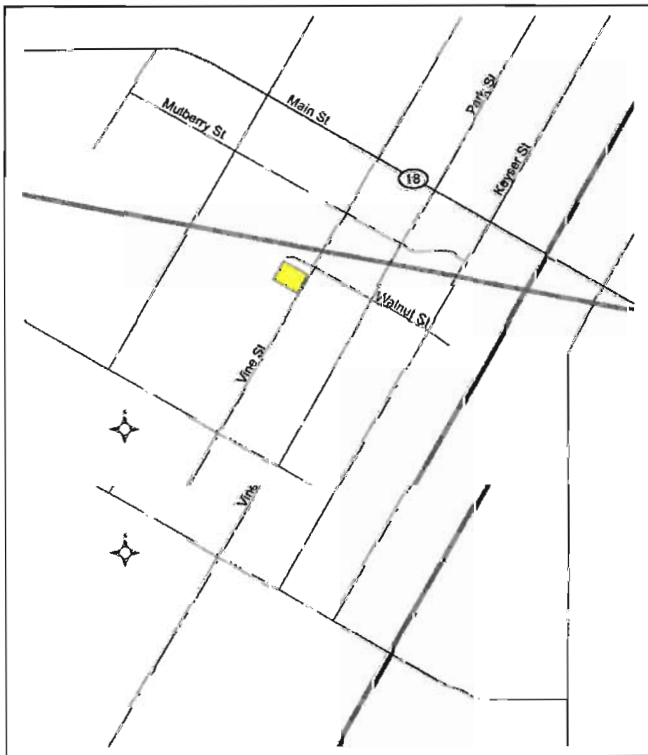


Four SeaGate
 Suite 608
 Toledo, Ohio 43604

Commercial Real Estate
 Brokers/Advisors
 Property Management
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INDUSTRIAL BUILDING FOR SALE

320 S. VINE STREET
DESHLER, OH 43516



SALE PRICE: \$430,000

General Information:

Building Size: Approximately 98,240 square feet

Number of Stories: 1

Year Constructed: 1962 thru 1991

Condition: Fair

Acreage: 8.36

Land Dimensions: 452' on Vine Street and 907' on South Street

Closest Cross Street: Bounded by CSX Railroad

Land Dimensions: 452' on Vine Street and 907' on South Street

Closest Cross Street: Bounded by CSX Railroad on the north, Vine Street on the east, South Street on the south and Washington Street on the west

County: Henry

Zoning: M-1 Restricted Industrial

Parking: Entire site is fenced with an array of paved areas and hard surfaces for cars and truck parking

Curb Cuts: 3

Street: 2 lane, 2 way

For more information, contact: 419-249-7070

Robert P. Mack, CCIM, SIOR 419-249-6301

rpmack@signatureassociates.com

www.signatureassociates.com

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Building Specifications:

Office Space: Approximately 6,000 square feet

Shop Space: 92,240 square feet

Exterior Walls: Concrete

Structural System: Steel joist supports

Roof: Flat rubber on original portion and pitched metal on additions

Floors: Concrete

Floor Coverings: Tile

Ceiling Height: 12' to 20'

Basement: No

Heating: Co-ray-vac and gas unit heaters

Air Conditioning: Office only

Power: 480/440/220 volt service and 440V and 240V buss duct

Security System: Yes - ADT

Restrooms: Men's and women's restroom/locker rooms

Overhead Doors: 7 – up to 14'

Truck Well/Dock: 4

Sprinklers: Yes – wet system

Signage: Available

Rail: Substantial frontage along CSX track

Cranes: 1 – 5 ton Herrington

Floor Drains: No

Building Information:

Current Occupants: Building is vacant

Occupancy Date: Upon Closing

Sign on Property: Yes

Key Available: No – shown by appointment

Remarks:

- Conference room.
- Cafeteria.
- Foreman's Office.
- First Aid Office.
- Storage crib.
- Quality Control office and lab.
- Safety wash shower.
- Environmental and survey report available.

Utilities:

Utilities:

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

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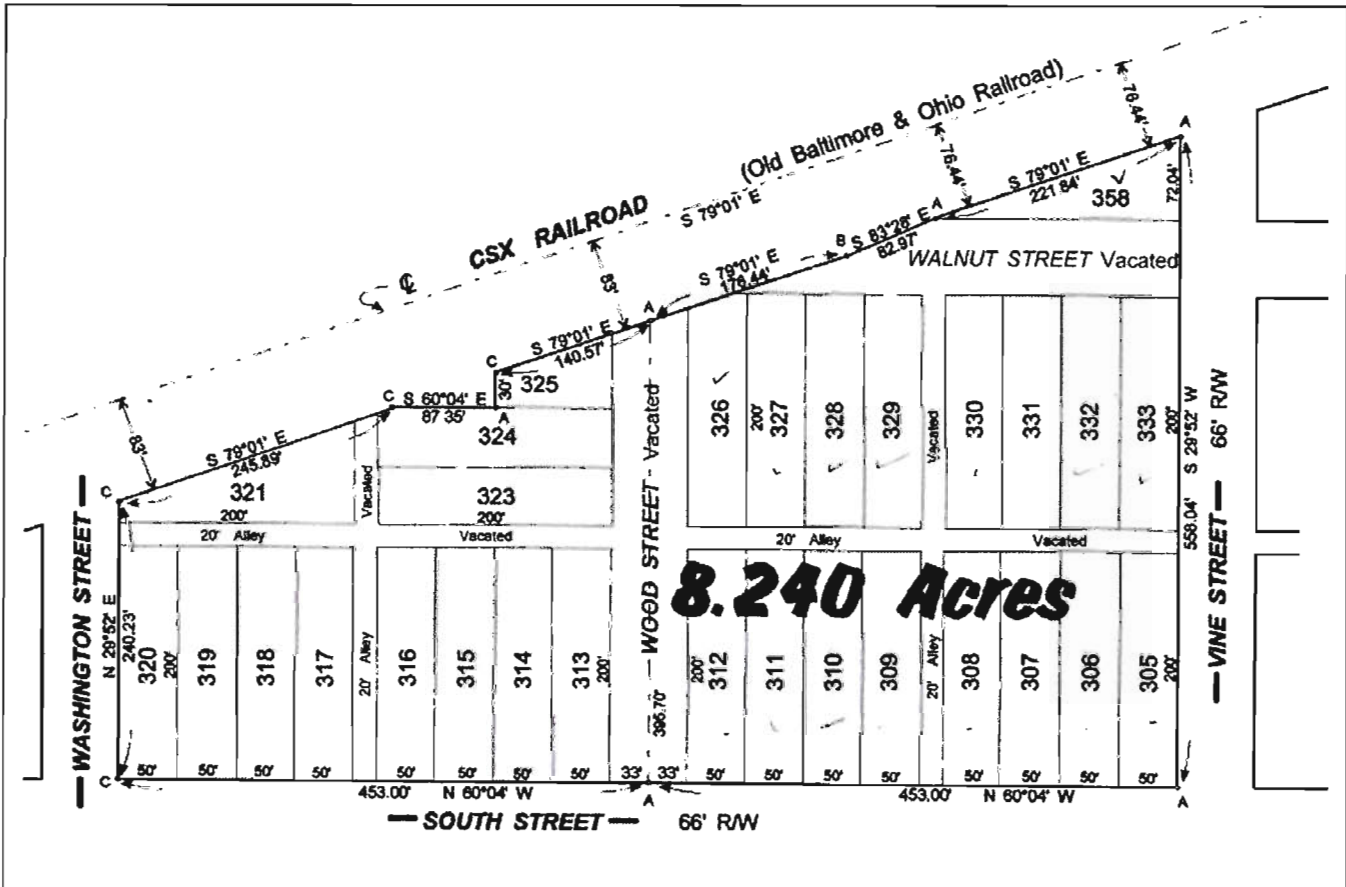


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Real Estate Taxes as of 2009:

Tax ID	Acreage	Land	Improvements	Total Value	Taxes
40-009421.4320	3.93	\$ 78,600	\$483,540	\$562,140	\$11,205
40-009421.4340	3.43	\$ 68,600	\$ 11,660	\$ 80,260	\$ 1,600
40-009421.4700	1.00	\$ 5,000	---	\$ 5,000	\$ 100
Tax ID	Acreage	Land	Improvements	Total Value	Taxes
40-009421.4320	3.93	\$ 78,600	\$483,540	\$562,140	\$11,205
40-009421.4340	3.43	\$ 68,600	\$ 11,660	\$ 80,260	\$ 1,600
40-009421.4700	1.00	\$ 5,000	---	\$ 5,000	\$ 100
Total	8.36	\$152,200	\$495,200	\$647,400	\$12,905

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**320 S. VINE STREET
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North Elevation



South Elevation



East Elevation



East Receiving Area



South Entry



Drive-In Doors



Accessory Building



Truckwell



Incoming Power

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Office



Office



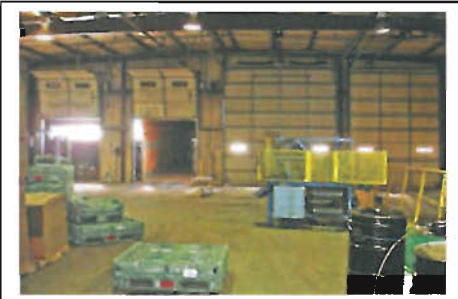
Lunchroom



High Bay Zone



Drive-Thru Bay



Receiving Area



Craneway



Electrical Distribution

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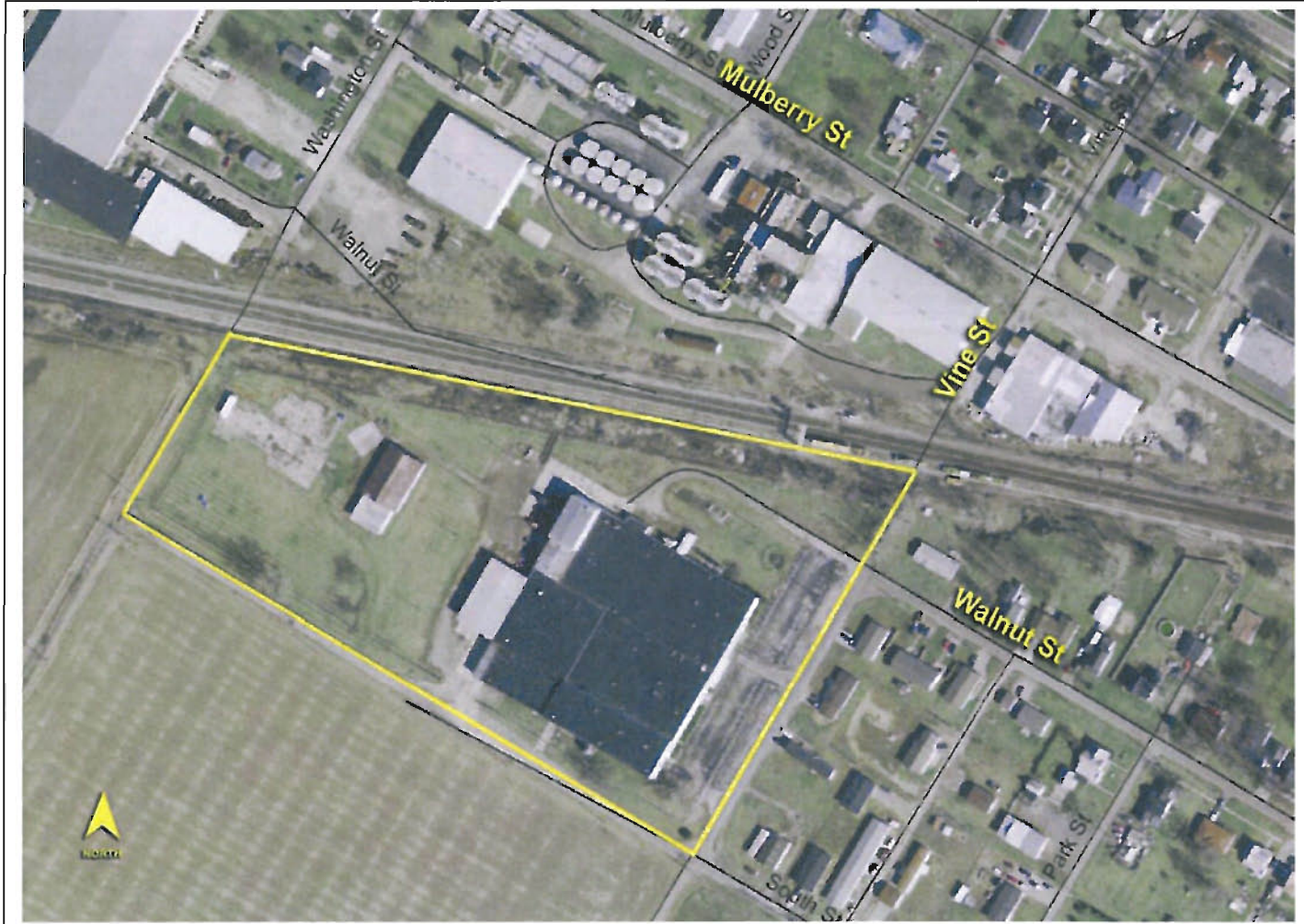
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