860 CURTIS STREET
TOLEDO, OHIO 43609

INDUSTRIAL FOR SALE OR LEASE
204,755 Square Feet Available

GENERAL INFORMATION

Sale Price: $3,150,000
Lease Rate: $2.50/sf NNN – Entire Building
$3.00/sf to $4.00/sf partial building*
* Subject to location and lease terms
(not including office)

Building Size: 204,755 square feet
Number of Stories: 2 (office area)
Year Constructed: 1930 to 2008
Condition: Functional/maintained warehouse
well appointed offices

Acreage/Dimensions: 9 Acres (approx.) * per Lucas County Auditor

Closest Cross Street: Located off of Western Avenue/US – 24
Anthony Wayne Trail

County: Lucas
Zoning: See Real estate taxes/zoning table
Parking: 120 spaces
Curb Cuts: 6 +/-
Street: 2 lane, 2 way
860 Curtis Street, Toledo, OH 43609
Industrial Building For Sale or Lease

<table>
<thead>
<tr>
<th>BUILDING SPECIFICATIONS</th>
<th>BUILDING INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Space: 20,000 +/- square feet</td>
<td>Current Occupant(s): Art Iron Inc.</td>
</tr>
<tr>
<td>Shop Space: 184,755 +/- square feet</td>
<td>Occupancy Date: Upon closing or lease execution</td>
</tr>
<tr>
<td>Exterior Walls: Brick, concrete/block, metal</td>
<td>Sign on Property: No</td>
</tr>
<tr>
<td>Structural System: Steel beam</td>
<td>Key Available: No</td>
</tr>
<tr>
<td>Roof: Flat</td>
<td></td>
</tr>
<tr>
<td>Floors: Concrete</td>
<td></td>
</tr>
<tr>
<td>Floor Coverings Carpet &amp; tile - Office</td>
<td></td>
</tr>
<tr>
<td>Ceiling Height: Up to 40’</td>
<td></td>
</tr>
<tr>
<td>Basement: Yes</td>
<td></td>
</tr>
<tr>
<td>Heating: Office – Boiler</td>
<td></td>
</tr>
<tr>
<td>Shop – Radiant/boiler</td>
<td></td>
</tr>
<tr>
<td>Air Conditioning: Office - Central</td>
<td></td>
</tr>
<tr>
<td>Power: 3 – 167 KVA (480)</td>
<td></td>
</tr>
<tr>
<td>3 – 50 KVA (208)</td>
<td></td>
</tr>
<tr>
<td>Kohler Power transfer switch</td>
<td></td>
</tr>
<tr>
<td>Security System: Yes</td>
<td></td>
</tr>
<tr>
<td>Restrooms: Refer to floor plan</td>
<td></td>
</tr>
<tr>
<td>Overhead Door: Multiple – Refer to Plant layout</td>
<td></td>
</tr>
<tr>
<td>Truck Well/Dock: Multiple – Refer to Plant layout</td>
<td></td>
</tr>
<tr>
<td>Sprinklers: No</td>
<td></td>
</tr>
<tr>
<td>Signage: Facia</td>
<td></td>
</tr>
<tr>
<td>Rail: Norfolk Southern</td>
<td></td>
</tr>
<tr>
<td>Cranes: 22 Overhead cranes</td>
<td></td>
</tr>
<tr>
<td>10 Wall cranes</td>
<td></td>
</tr>
<tr>
<td>6 Jib cranes</td>
<td></td>
</tr>
<tr>
<td>38 total cranes * Refer to Plant layout</td>
<td></td>
</tr>
<tr>
<td>Floor Drains: Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LEASE DETAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term: Negotiable</td>
</tr>
<tr>
<td>Security Deposit: One month’s rent</td>
</tr>
<tr>
<td>Options: Yes</td>
</tr>
<tr>
<td>Improvement Allowance: Negotiable</td>
</tr>
<tr>
<td>Tenant Responsibilities: All operating expenses excluding roof and structure. Real estate taxes, property insurance, snow, lawn, internal/maintenance exterior content/liability.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HIGHWAY DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distance to I - 75: 1.2 Miles</td>
</tr>
<tr>
<td>Distance to Port: 7.5 Miles</td>
</tr>
<tr>
<td>Distance to US 24: 0.3 Miles</td>
</tr>
</tbody>
</table>

For more information, please contact:

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SIGNATURE ASSOCIATES
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## 860 Curtis Street, Toledo, OH 43609
### Industrial Building For Sale or Lease

## 2016 Real Estate Taxes

<table>
<thead>
<tr>
<th>Address</th>
<th>Parcel #</th>
<th>Zoning</th>
<th>Acreage</th>
<th>Taxes</th>
<th>Land Value</th>
<th>Building Value</th>
<th>Total Value</th>
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</thead>
<tbody>
<tr>
<td>820 Curtis Street</td>
<td>12-08144</td>
<td>IG</td>
<td>0.0500</td>
<td>$170.28</td>
<td>$600</td>
<td>$0</td>
<td>$600</td>
</tr>
<tr>
<td>821 Curtis Street</td>
<td>12-08121</td>
<td>CR</td>
<td>0.1837</td>
<td>$1,071.48</td>
<td>$13,900</td>
<td>$3,200</td>
<td>$17,100</td>
</tr>
<tr>
<td>825 Curtis Street</td>
<td>12-08141</td>
<td>RS-6</td>
<td>0.0712</td>
<td>$133.89</td>
<td>$200</td>
<td>$0</td>
<td>$200</td>
</tr>
<tr>
<td>829 Curtis Street</td>
<td>12-07907</td>
<td>CR</td>
<td>0.0598</td>
<td>$267.62</td>
<td>$4,600</td>
<td>$0</td>
<td>$4,600</td>
</tr>
<tr>
<td>831 Curtis Street</td>
<td>12-07871</td>
<td>RS-6</td>
<td>0.0643</td>
<td>$116.70</td>
<td>$200</td>
<td>$0</td>
<td>$200</td>
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<tr>
<td>838 Curtis Street</td>
<td>18-72997</td>
<td>IG</td>
<td>1.6378</td>
<td>$54,100.33</td>
<td>$16,100</td>
<td>$794,500</td>
<td>$810,600</td>
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<tr>
<td>857 Curtis Street</td>
<td>12-07904</td>
<td>CR</td>
<td>0.0566</td>
<td>$265.89</td>
<td>$4,300</td>
<td>$0</td>
<td>$4,300</td>
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<tr>
<td>860 Curtis Street</td>
<td>12-07901</td>
<td>CR</td>
<td>0.0669</td>
<td>$301.53</td>
<td>$5,100</td>
<td>$0</td>
<td>$5,100</td>
</tr>
<tr>
<td>867 Curtis Street</td>
<td>12-11137</td>
<td>CR</td>
<td>0.1952</td>
<td>$1,366.40</td>
<td>$14,900</td>
<td>$14,600</td>
<td>$29,500</td>
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<tr>
<td>870 Curtis Street</td>
<td>18-73017</td>
<td>IG</td>
<td>1.6796</td>
<td>$1,860.91</td>
<td>$18,900</td>
<td>$0</td>
<td>$18,900</td>
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<tr>
<td>877 Curtis Street</td>
<td>12-11287</td>
<td>CR</td>
<td>0.1479</td>
<td>$858.68</td>
<td>$11,300</td>
<td>$4,200</td>
<td>$15,500</td>
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<tr>
<td>887 Curtis Street</td>
<td>14-12941</td>
<td>CR</td>
<td>0.3581</td>
<td>$1,825.54</td>
<td>$28,800</td>
<td>$6,000</td>
<td>$34,800</td>
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<tr>
<td>890 Curtis Street</td>
<td>18-73154</td>
<td>IG</td>
<td>2.0646</td>
<td>$2,262.63</td>
<td>$22,200</td>
<td>$0</td>
<td>$22,200</td>
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<tr>
<td>917 Curtis Street</td>
<td>18-73177</td>
<td>RS-6</td>
<td>0.1263</td>
<td>$233.48</td>
<td>$2,700</td>
<td>$0</td>
<td>$2,700</td>
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<tr>
<td>918 Curtis Street</td>
<td>18-73167</td>
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<td>$1,449.03</td>
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<tr>
<td>938 Curtis Street</td>
<td>18-73281</td>
<td>IG</td>
<td>0.3603</td>
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<td>$7,600</td>
<td>$0</td>
<td>$7,600</td>
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<tr>
<td>954 Curtis Street</td>
<td>18-73254</td>
<td>RS-6</td>
<td>0.1240</td>
<td>$117.02</td>
<td>$300</td>
<td>$0</td>
<td>$300</td>
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<tr>
<td>960 Curtis Street</td>
<td>18-82484</td>
<td>RS-6</td>
<td>0.1676</td>
<td>$177.35</td>
<td>$3,100</td>
<td>$0</td>
<td>$3,100</td>
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<tr>
<td>196 Mitchell Street</td>
<td>12-11294</td>
<td>CR</td>
<td>0.0559</td>
<td>$379.83</td>
<td>$4,300</td>
<td>$4,000</td>
<td>$8300</td>
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<tr>
<td>206 Mitchell Street</td>
<td>12-11277</td>
<td>CR</td>
<td>0.111</td>
<td>$527.34</td>
<td>$8,500</td>
<td>$2,000</td>
<td>$10,500</td>
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<tr>
<td>208 Mitchell Street</td>
<td>12-11274</td>
<td>CR</td>
<td>0.0516</td>
<td>$301.73</td>
<td>$4,000</td>
<td>$2,000</td>
<td>$6,000</td>
</tr>
<tr>
<td>211 Shepler Street</td>
<td>14-13091</td>
<td>RS-6</td>
<td>0.0758</td>
<td>$107.11</td>
<td>$300</td>
<td>$0</td>
<td>$300</td>
</tr>
<tr>
<td>213 Shepler Street</td>
<td>14-13087</td>
<td>RS-6</td>
<td>0.0758</td>
<td>$107.11</td>
<td>$300</td>
<td>$0</td>
<td>$300</td>
</tr>
<tr>
<td>261 Shepler Street</td>
<td>14-13034</td>
<td>RS-6</td>
<td>0.0735</td>
<td>$107.11</td>
<td>$300</td>
<td>$0</td>
<td>$300</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td></td>
<td></td>
<td><strong>8.9294</strong></td>
<td><strong>$68,881.87</strong></td>
<td><strong>$185,700</strong></td>
<td><strong>$830,500</strong></td>
<td><strong>$1,016,200</strong></td>
</tr>
</tbody>
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NE Crane Bay Warehouse

- Trailer storage yard
- Northern entry door
- Production area
- Crane bay with floor rail and auxiliary boom crane

Mid – Section Staging Open Air Bay

- Sheltered staging area from Curtis Street
- Sheltered outdoor staging area

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SW Crane Bay Warehouse

South East elevation

Drive thru bay

Drive thru bay

Crane bay

Typical crane bay

Crane bay – revealing crossing floor rails

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Offices

- Reception & Entry staircase
- Open office area
- Typical private office
- Training room
- Conference room
- Kitchenette

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4 Bay Garage

4 Bay service garage

Garage service bay

Garage bay

Small crane rail in garage

Garage bay with in ground pit

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Basement

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**Rail**

**Interior Rail Entry**

**Rail Dock**

**Inactive siding**
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Exterior

Entry Elevation

Lobby Entrance

Curtis Street Entry Doors

Curtis Street Entry Doors

Fenced Parking Lot #1

Fenced Parking Lot #2

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