

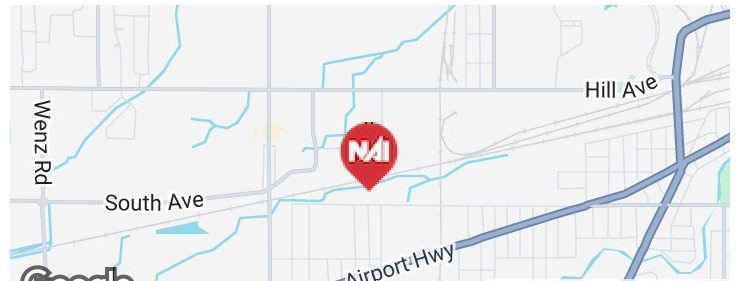


3122 South Ave

Toledo, Ohio 43609

Property Overview

- Heated Warehouse
- All New LED Lighting Throughout
- Loading Dock
- 2 Grade Level Doors
- Fenced-in Lot w/ Lay Down Yard
- Fenced in Tool Cage inside
- 10 minutes from Downtown Toledo



Offering Summary

Lease Rate:	\$4.40/SF NNN
Building Size:	19,078 SF
Lot Size:	0.63 Acres

For More Information

Kevin Carr

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Lease Rate	\$4.40/SF NNN
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Location Information

Street Address	3122 South Ave
City, State, Zip	Toledo, OH 43609
County	Lucas
Nearest Airport	Toledo Express Airport

Building Information

Building Size	19,078 SF
Building Class	C
Tenancy	Single
Ceiling Height	14'-18'
Office Space	780 SF
Number of Floors	1
Year Built	1964
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete
Exterior Walls	Block
Mezzanine	Yes
Sprinklers	No (willing to install with rent increase)

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	General Industrial
Lot Size	0.63 Acres
APN #	2026047
Lot Frontage	98 ft
Lot Depth	280 ft

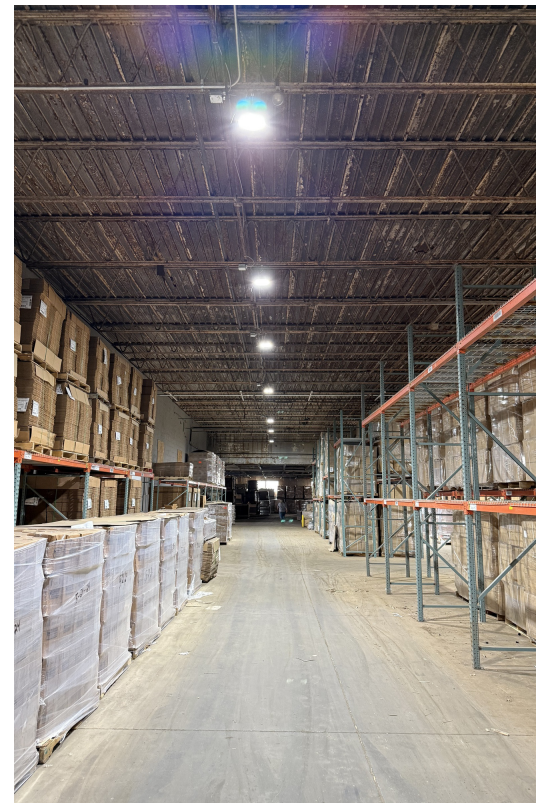
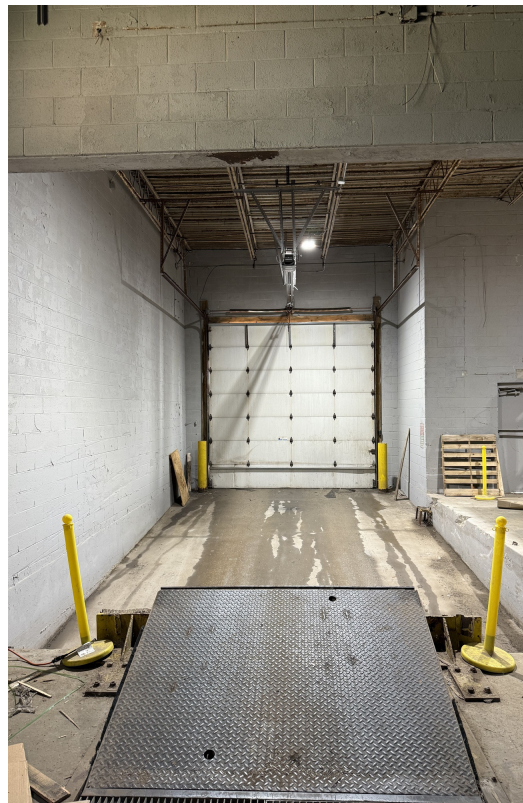
Amenities	Heated, All New LED Lighting, Loading Dock, Two Overhead Doors (14'x14' & 10'x10'), Clear Span Height ranging from 14' to 18', Fenced in Lot
Power	240V - 225A - 1 Phase (ability to upgrade to 480v 3 phase)
Rail Access	No

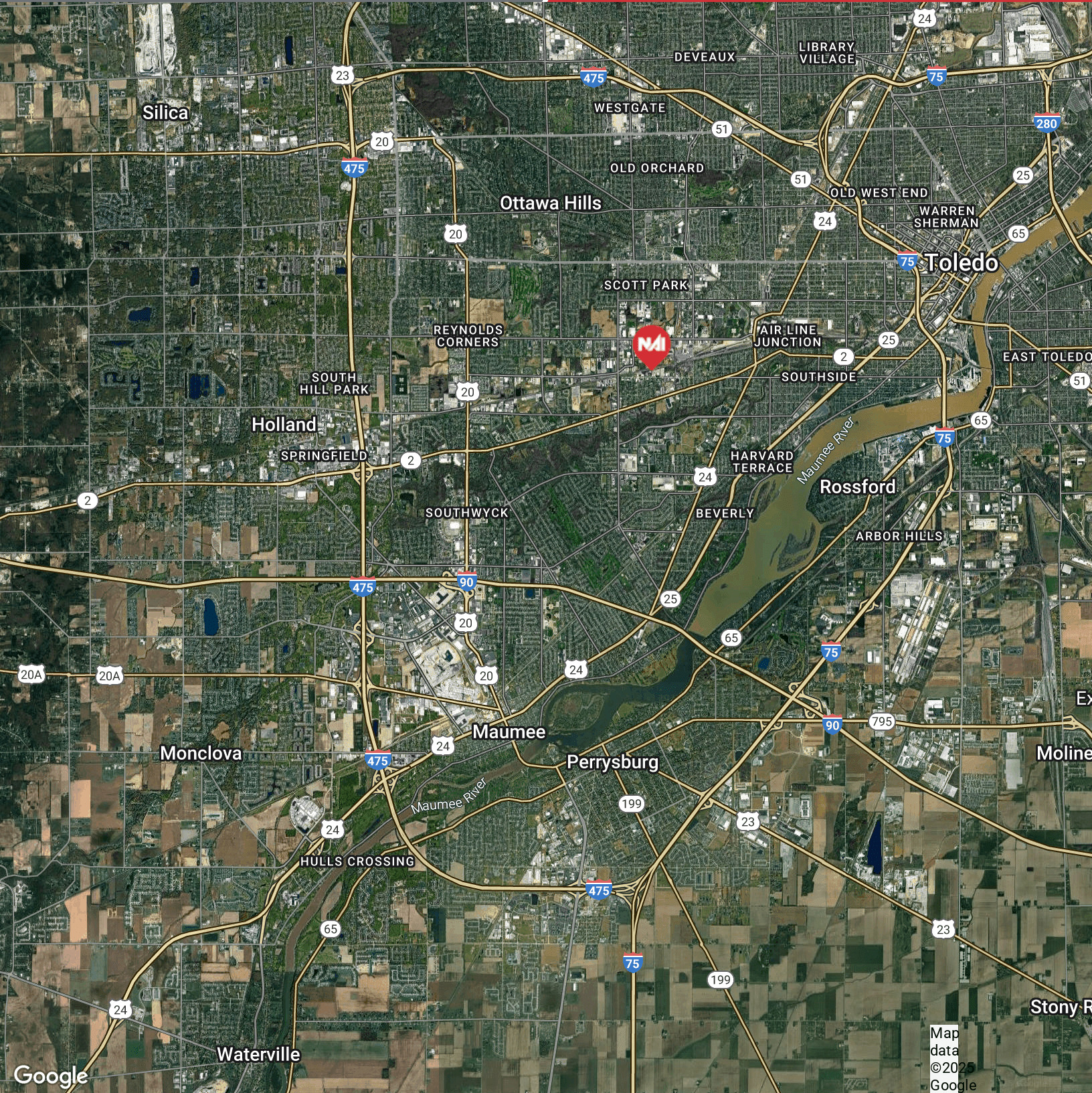
Parking & Transportation

Parking Type	Surface
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Utilities & Amenities

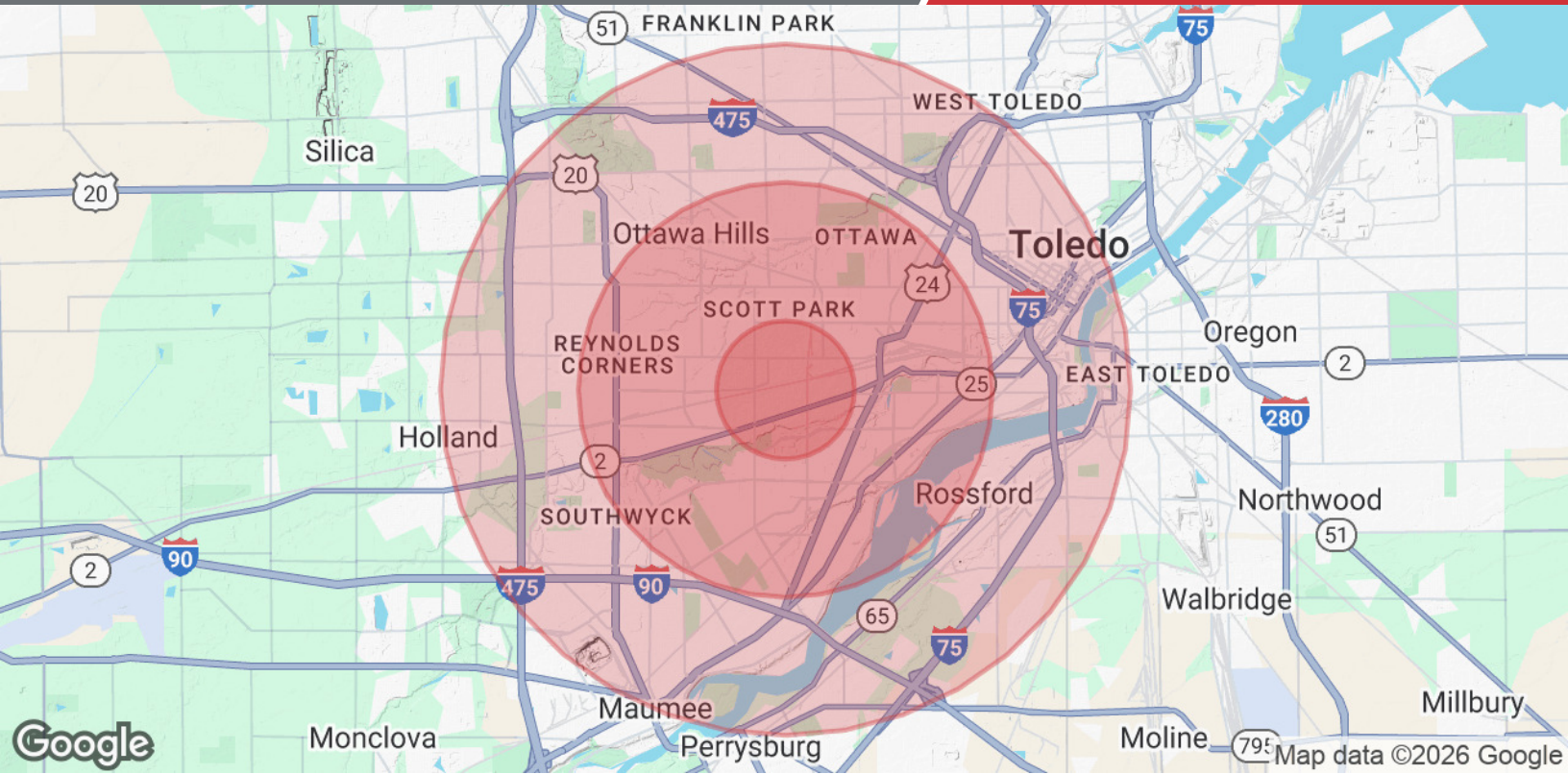
Central HVAC	Yes
Restrooms	2





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Population	1 Mile	3 Miles	5 Miles
Total Population	6,417	83,802	214,739
Average Age	35	39	40
Average Age (Male)	34	38	38
Average Age (Female)	36	40	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,016	36,233	94,891
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$47,112	\$66,164	\$69,826
Average House Value	\$135,370	\$140,640	\$155,337

Demographics data derived from AlphaMap