



FOR LEASE

328 N. Westwood Avenue, Toledo, OH 43607

INDUSTRIAL PROPERTY

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



328 N. WESTWOOD AVENUE

OFFERING SUMMARY

Lease Rate:

\$3.75 SF/YR Net (Warehouse)

\$6.00 SF/YR Net (Office)

Available SF:

262,322 SF (Entire Building)

48,000 SF - 253,042 SF (Warehouse)

3,424 SF - 9,280 SF (Office)

Building Size:

262,322 SF

Year

1946/2022

Lot Size:

9.713 Acres

Zoning:

10-IL

Property Overview:

- Newly remodeled space with new roof 2022
- (13) loading docks
- 20' x 40' column spacing
- 17' clear height
- Several different layout options/configurations available

Contact us for additional information!

<https://www.rkgcommercial.com/>

328 N. Westwood Avenue

LEASE RATE \$3.75 SF/YR NET (WAREHOUSE)
\$6.00 SF/YR NET (OFFICE)

LOCATION INFORMATION

STREET ADDRESS 328 N. Westwood Avenue
CITY, STATE, ZIP Toledo, OH, 43607
COUNTY Lucas
SUBMARKET West Toledo/Sylvania
NEAREST HIGHWAY I-75 and US-23
TRAFFIC COUNT Manual input

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Warehouse/Distribution
ZONING 10-IL
LOT SIZE 9.713 Acres
APN # 2004204

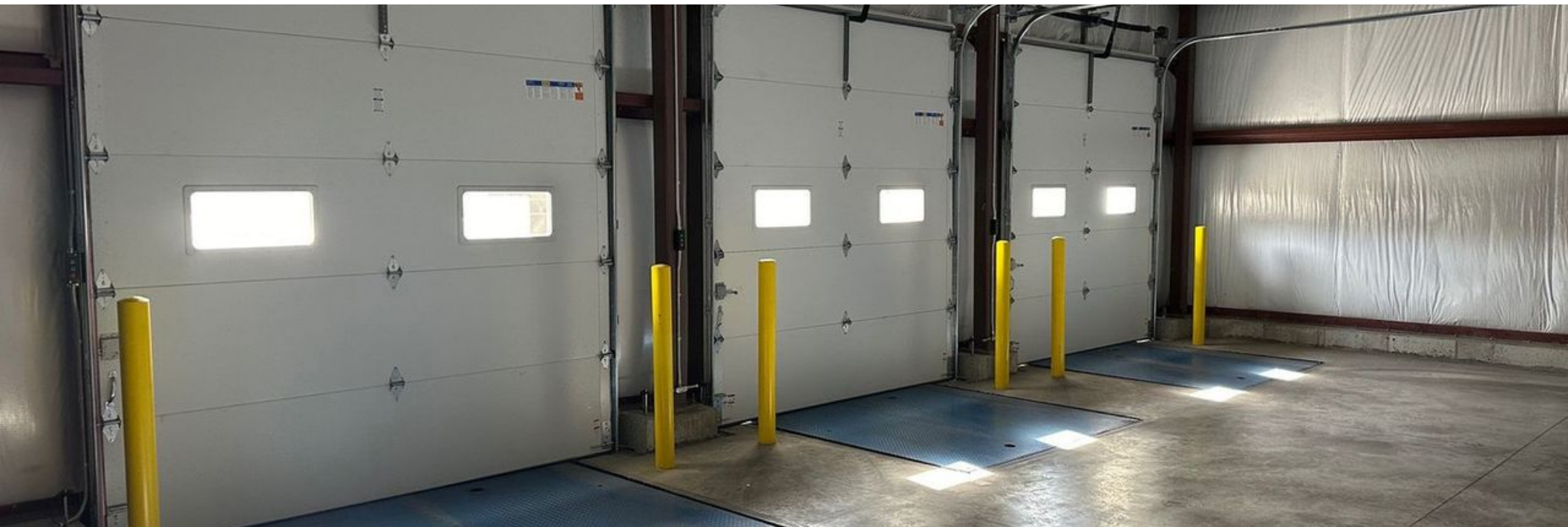
BUILDING INFORMATION

BUILDING SIZE 262,322 SF
AVAILABLE 262,322 SF (Entire Bldg)
48,000 - 253,042 SF (Whse)
3,424 - 9,280 SF (Office)
TENANCY Single
OF FLOORS 1
YEAR BUILT/RENOVATED 1946/2022
CONSTRUCTION Brick
ROOF SYSTEM TPO
COLUMN SPACING 40' x 20'
CEILING HEIGHT 13' - 17'
LIGHTING LED
RESTROOMS 5
FIRE SUPPRESSION Wet System
OF GRADE LEVEL DOORS (4) 12' x 14'
OF DOCK HIGH DOORS (13) 9' x 10' with levelers

UTILITIES

INTERNET PROVIDER Various
POWER PROVIDER Toledo Edison
POWER DESCRIPTION 400amp, 240volt, Single phase
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Toledo

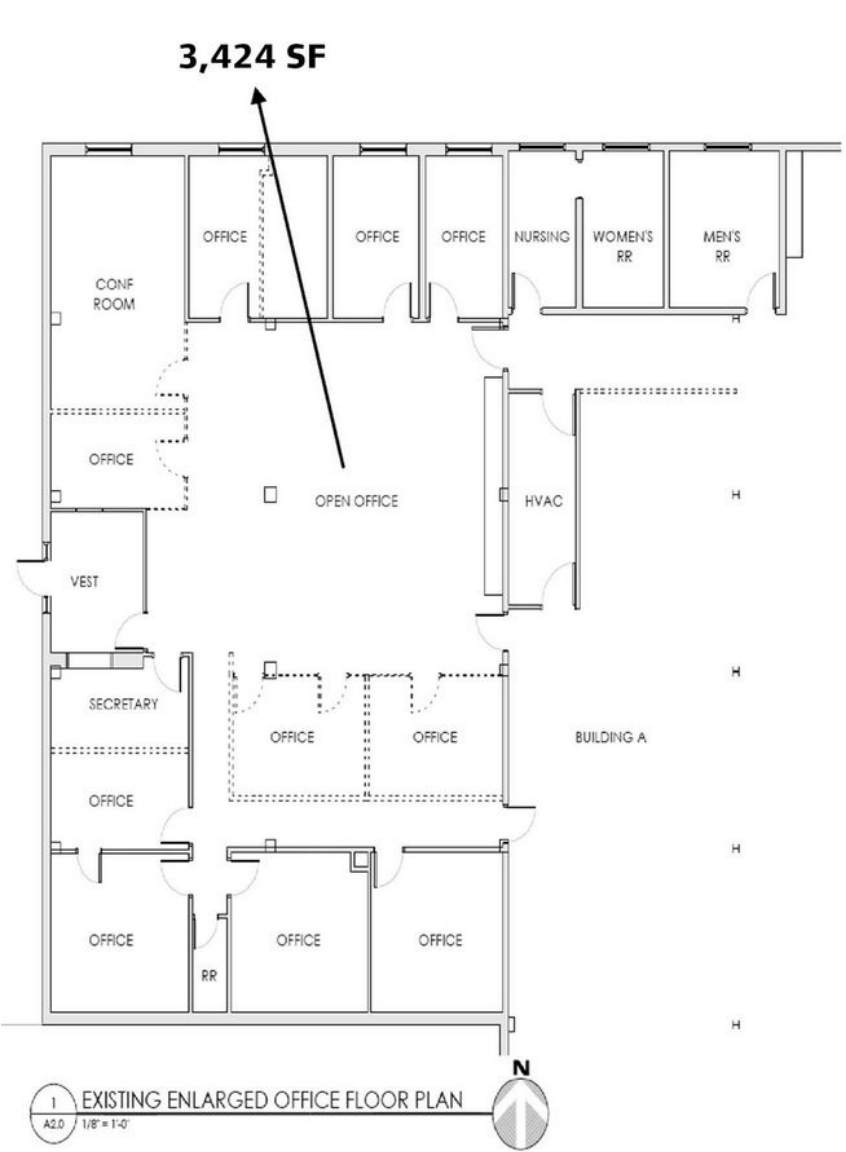
328 N. Westwood Avenue



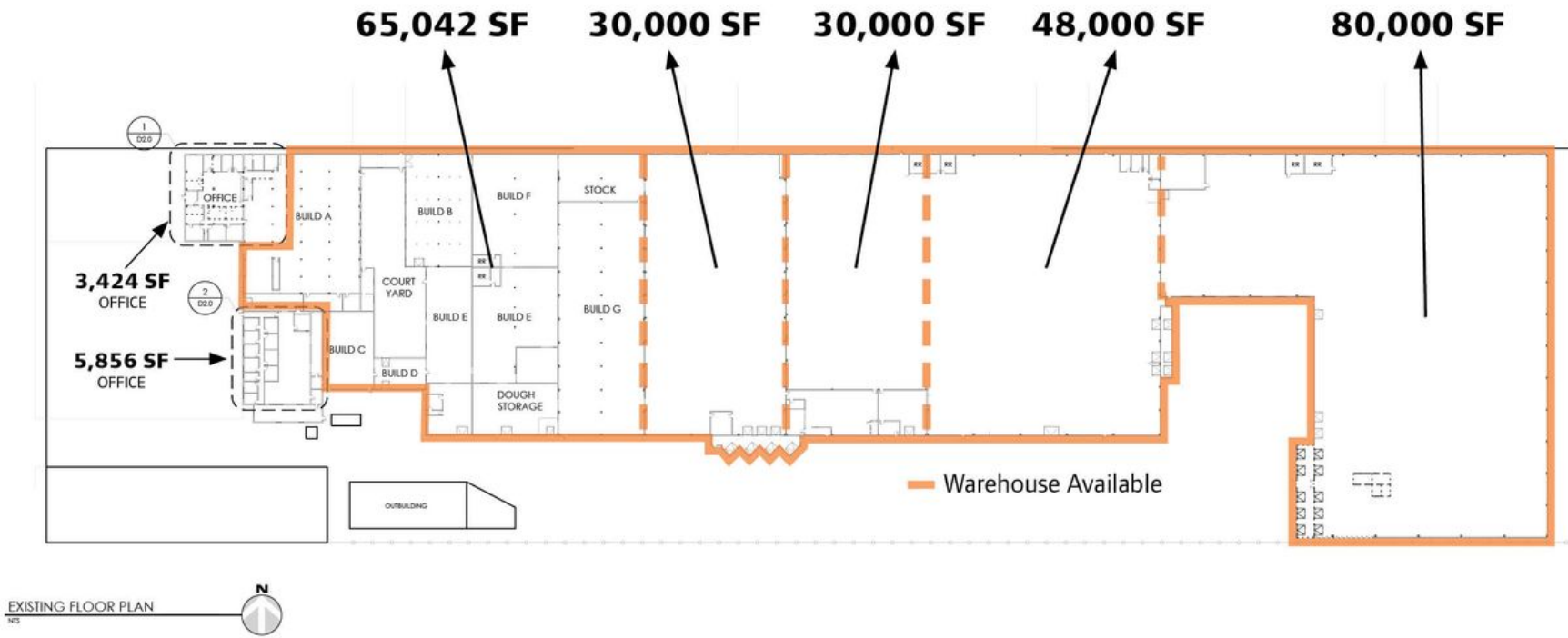
328 N. Westwood Avenue



OFFICE FLOOR PLANS



WAREHOUSE FLOOR PLAN





328 N. WESTWOOD AVENUE

LOCATION BENEFITS

- Within 1 mile of University of Toledo
- Within 5 miles of I-75 and US-23

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RK



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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK