

AVAILABLE

INDUSTRIAL

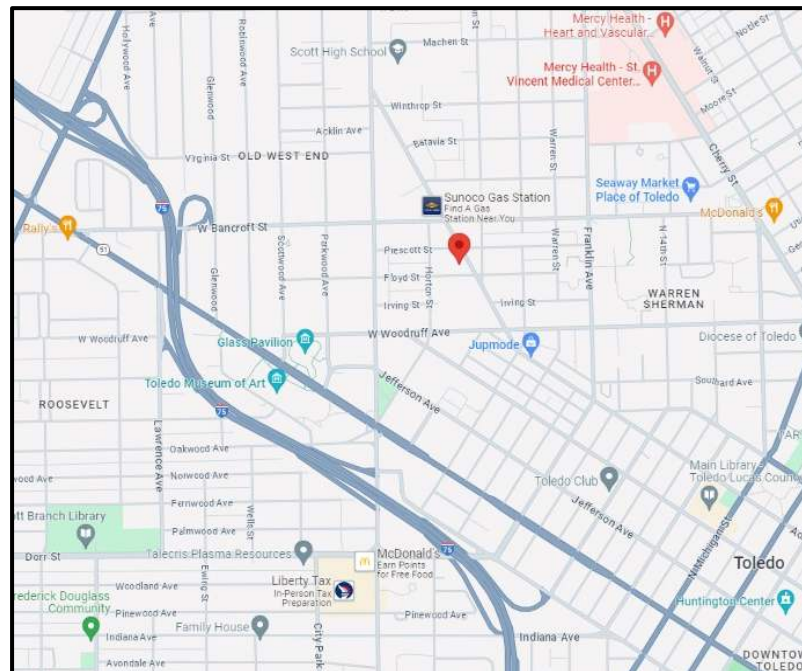
2119 Ashland
TOLEDO, OH 43620

43,000 Square Feet
LIMITED INDUSTRIAL



PROPERTY FEATURES

- 43,000 SF
- Windows Replaced in 2023
- Less than 1 Mile to I-75
- Less than 1 Mile to Downtown Toledo
- Multiple Overhead Doors
- 1 Truck Well Available



734.602.5700
Listings@GoBeal.com

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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	43,000 SF	Total Available Sq. Ft.:	43,000 SF	Class:	D
Typical Floor Plate:	14,300 SF	Min / Max Cont. Sq. Ft.:	N/A	No. of Floors:	3

PROPERTY INFORMATION

Zoning:	10-IL (Limited Industrial)	Parking:	20 (0.5/1Unit)
Exterior Construction:	Brick	Power:	TBD
Structural System:	Block	Security Systems:	N/A
Roof:	Flat	Restrooms:	N/A
Floors / Covering:	Concrete	Sprinklers:	No
Heating:	Forced Air/Gas	Signage:	N/A
Air-Conditioning:	N/A	Delivery Area:	2 GL; 1 TW
Ceiling Height:	12' Clear	Date Available:	N/A
Year Built:	1902	Acreage:	.51 AC

OCCUPANCY

Current Tenants: Currently vacant, space available for tenants of all sizes. Contact listing office for more information.

PRICING INFORMATION

Lease Rate:	Negotiable	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	Flexible	Total Taxes:	N/A	Deposit:	N/A
Options:	N/A	Parcel #:	1131144		
Tenant Responsibility:	N/A				

Comments Conveniently located close to downtown Toledo, and with access to multiple major freeways and employment centers. See attached Permitted Use Schedule. Contact us for additional information.

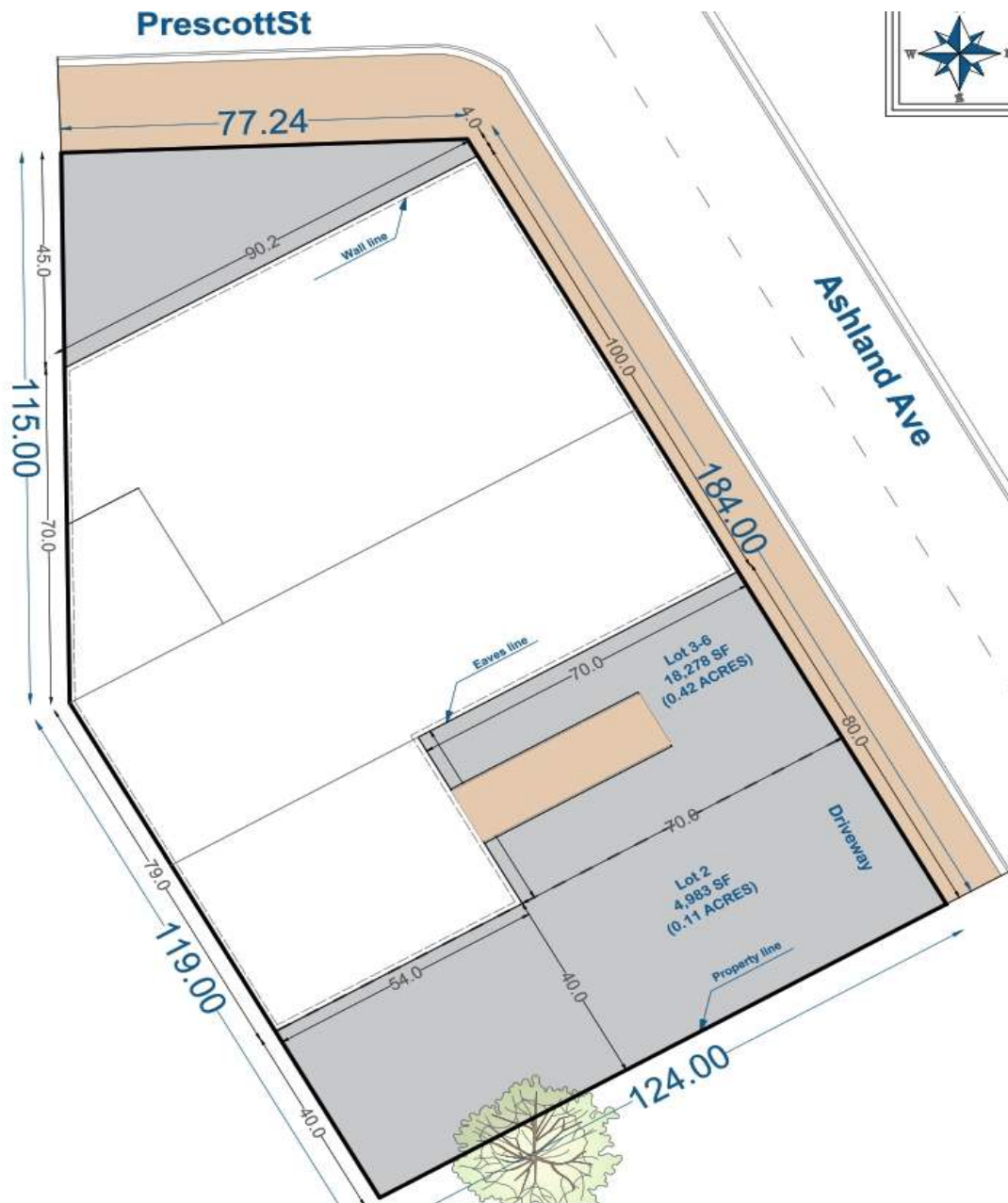
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SITE PLAN



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FLOOR PLAN



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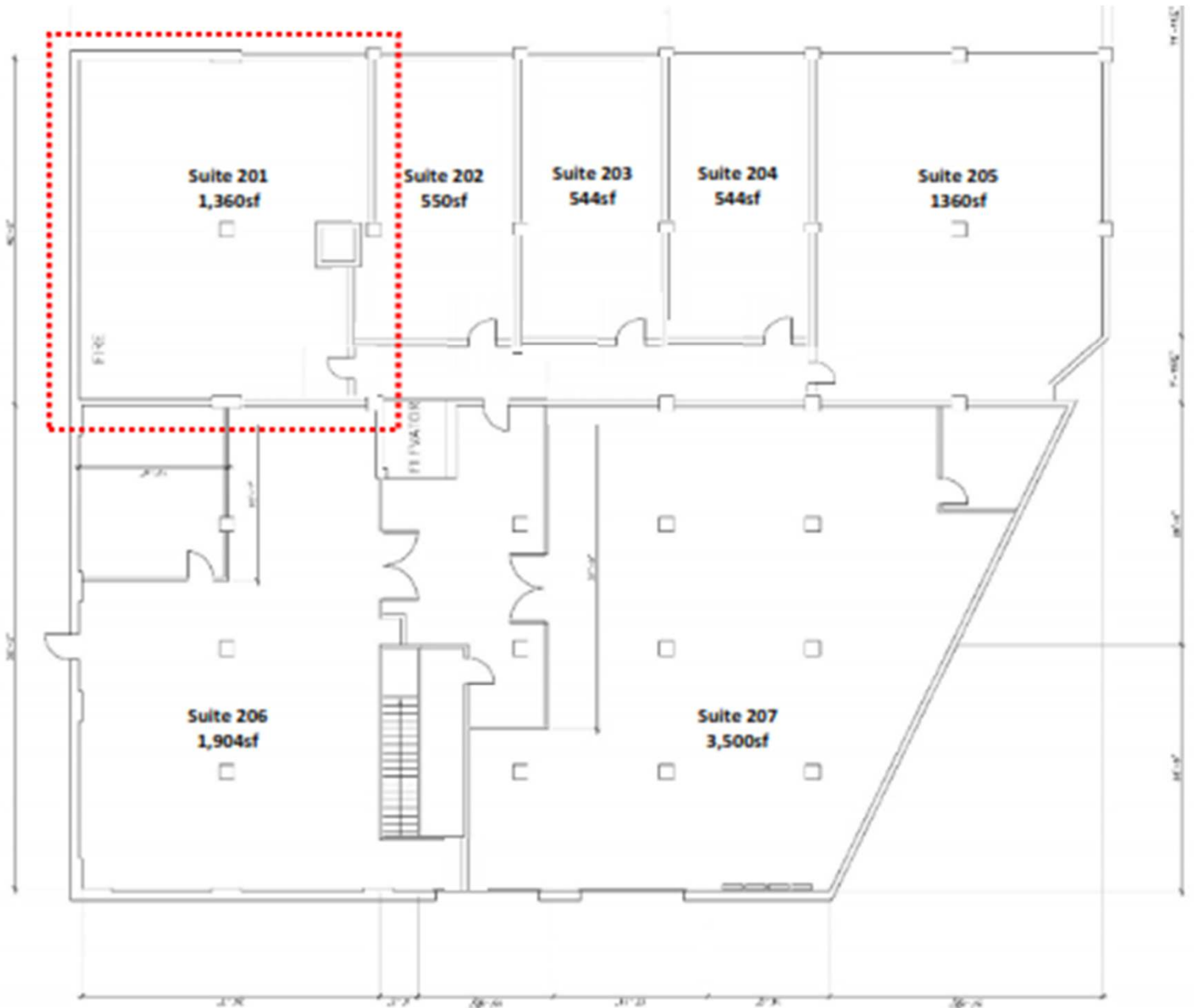
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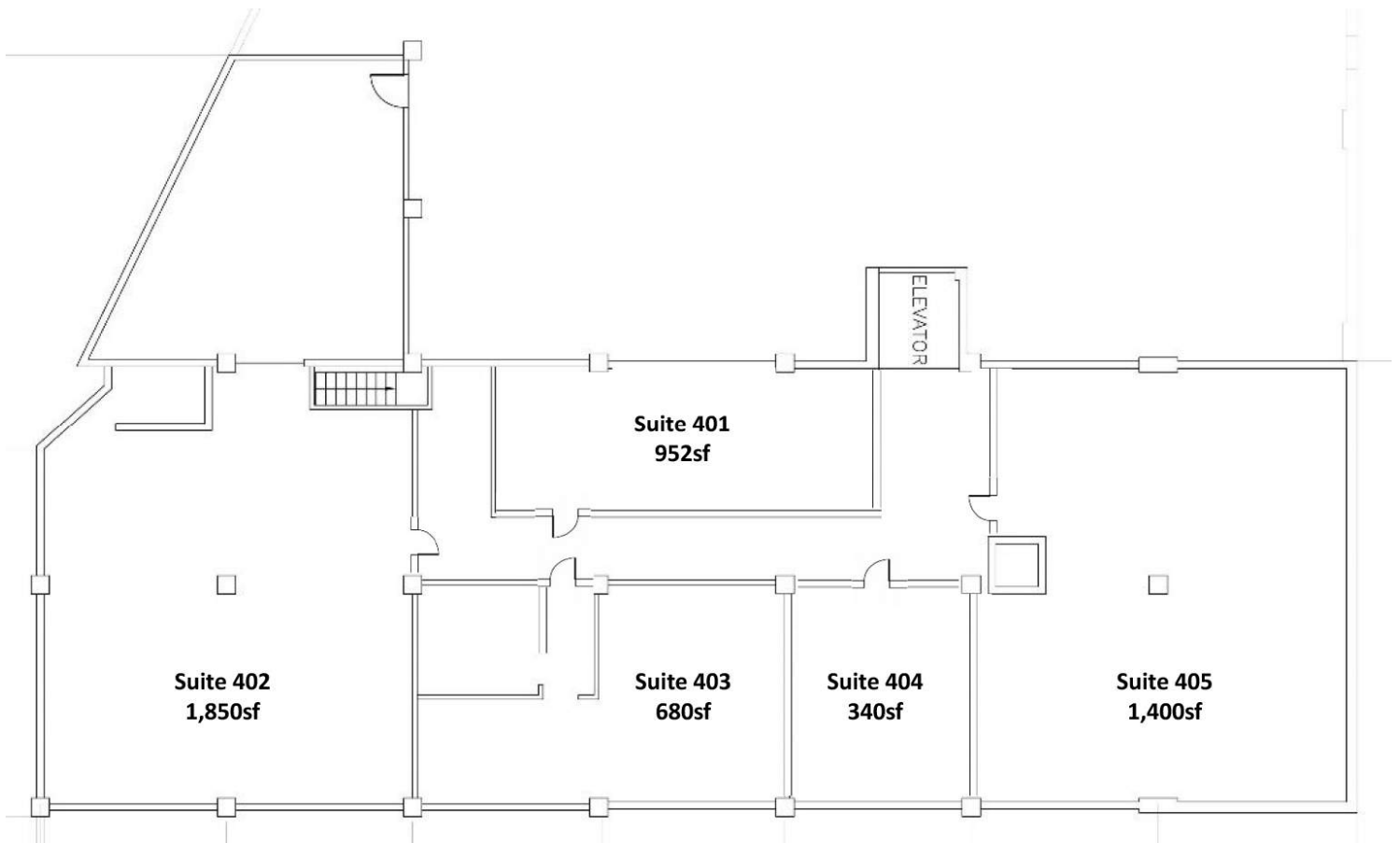
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