

For Sale or Lease

Reichle | Klein Group

RK

Commercial Property Brokers, Managers & Investment Advisors

5242 Angola Road

aka 806 S. Reynolds Road | Toledo, Ohio 43615 | Lucas County

Industrial Investment



Reynolds Industrial Plaza

Sale Price:
\$750,000

Lease Rate:
\$4.50/SF + Utilities

Cap Rate:
10%

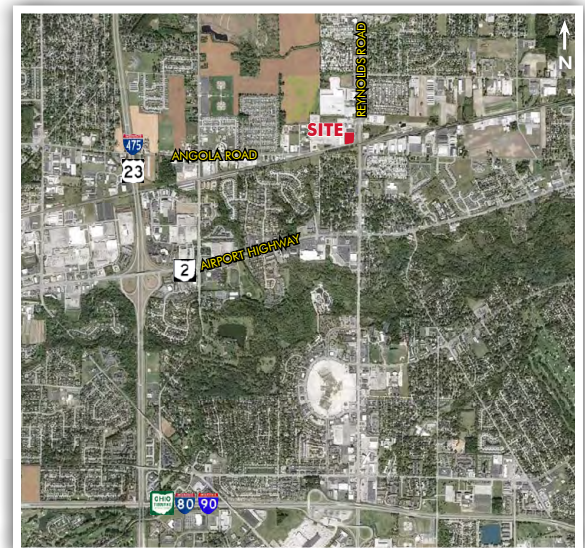
Building Size:
26,733 SF

Acreage:
2.168 Acres

Zoning:
Light Industrial

Features:

- Excellent user/investment opportunity — upside potential
- 26,733 SF multi-tenant industrial/flex building
- Three (3) units available for lease (1,625 SF; 1,625 SF and 3,000 SF)
- Flexible floor plans
- Located on Angola Road at S. Reynolds Road
- 14' ceilings
- 10' x 12' overhead doors - minimum one per unit



For more information contact:

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2015 Estimated Demographics

	1 mile	3 miles	5 miles	7 minute drive time
Population	8,217	73,491	176,122	132,585
Median Household Income	\$35,320	\$41,009	\$48,528	\$46,377
Median Housing Value	\$74,837	\$126,656	\$141,170	\$135,949
Employees	3,626	46,108	115,338	80,858

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