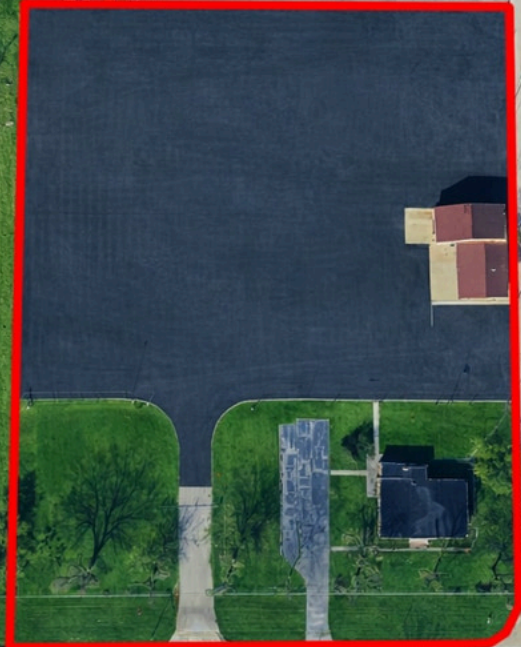




5155 TELEGRAPH RD TOLEDO, OH 43612

INDUSTRIAL PROPERTY
OWNER USER



OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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PROPERTY OVERVIEW

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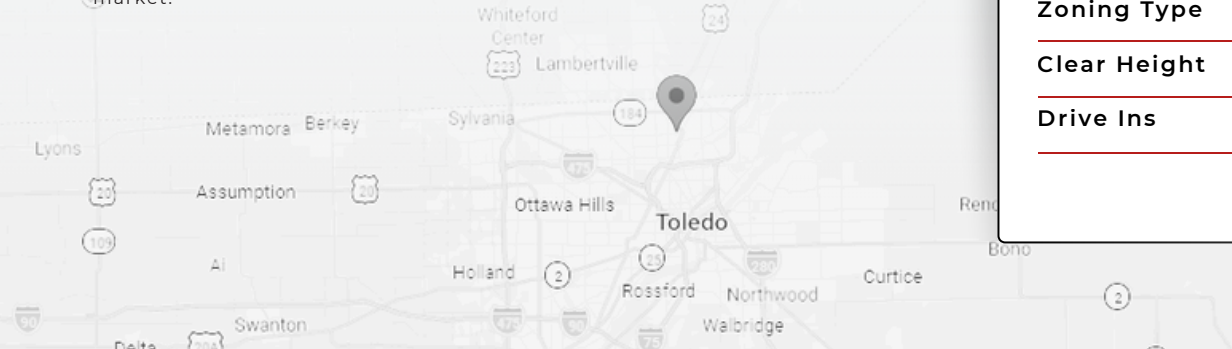
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EXECUTIVE SUMMARY

5155 Telegraph Road in Toledo now presents a compelling fully vacant industrial opportunity, offering immediate availability and flexibility on a sizable 3.6-acre parcel. The 6,000-square-foot building, originally constructed in 1939 and renovated in 2005, features clear heights ranging from 10' to 20' and includes two drive-in doors—well-suited for warehouse, service, or light manufacturing users. The expansive site provides valuable excess yard space, ideal for parking, outdoor storage, or future expansion.

Strategically positioned along Telegraph Road (US-24), the property benefits from direct connectivity to I-475 and the broader Toledo highway network, providing efficient access throughout Northwest Ohio and into Southeast Michigan. With its strong corridor presence and flexible layout, this asset is well-positioned for lease-up or owner-user acquisition in a proven industrial market.



THE OFFERING

Building SF	6,000
Year Built/Reno	1939/2005
Lot Size (Acres)	3.60
Parcel ID	2205047
Zoning Type	IG
Clear Height	10'-20'
Drive Ins	2

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct frontage on US-24 (Telegraph Rd) with quick access to I-475 enables efficient regional connectivity across Northwest Ohio and into Southeast Michigan.



Expansive Space: Situated on 3.6 acres, the property offers significant excess land—ideal for parking, outdoor storage, or future expansion.



Strategic Features: Fully vacant status allows for immediate occupancy, lease-up flexibility, or repositioning to maximize value.



Industrial Infrastructure: Functional layout with 10'–20' clear heights and two drive-in doors supports a variety of operational needs for industrial users.



Zoning Advantage: Flexible industrial/commercial zoning supports a wide range of uses, including warehouse, service, light manufacturing, and potential outdoor storage



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$12,564	\$12,815	\$13,072	\$13,333	\$13,600	\$13,872
INSURANCE	\$4,648	\$4,742	\$4,836	\$4,933	\$5,031	\$5,132
TOTAL OPERATING EXPENSES	\$17,212	\$17,557	\$17,908	\$18,266	\$18,631	\$19,004
NET OPERATING INCOME	-\$17,212	-\$17,557	-\$17,908	-\$18,266	-\$18,631	-\$19,004

PHOTOS



ABOUT TOLEDO, OH

Toledo, Ohio is a strategically positioned Midwest logistics hub offering strong transportation connectivity, affordable industrial land, and a deep manufacturing workforce. Located at the crossroads of I-75 and the Ohio Turnpike (I-80/90), the city provides efficient north-south and east-west access to major markets including Detroit, Cleveland, Chicago, and Indianapolis—all within a one-day drive.

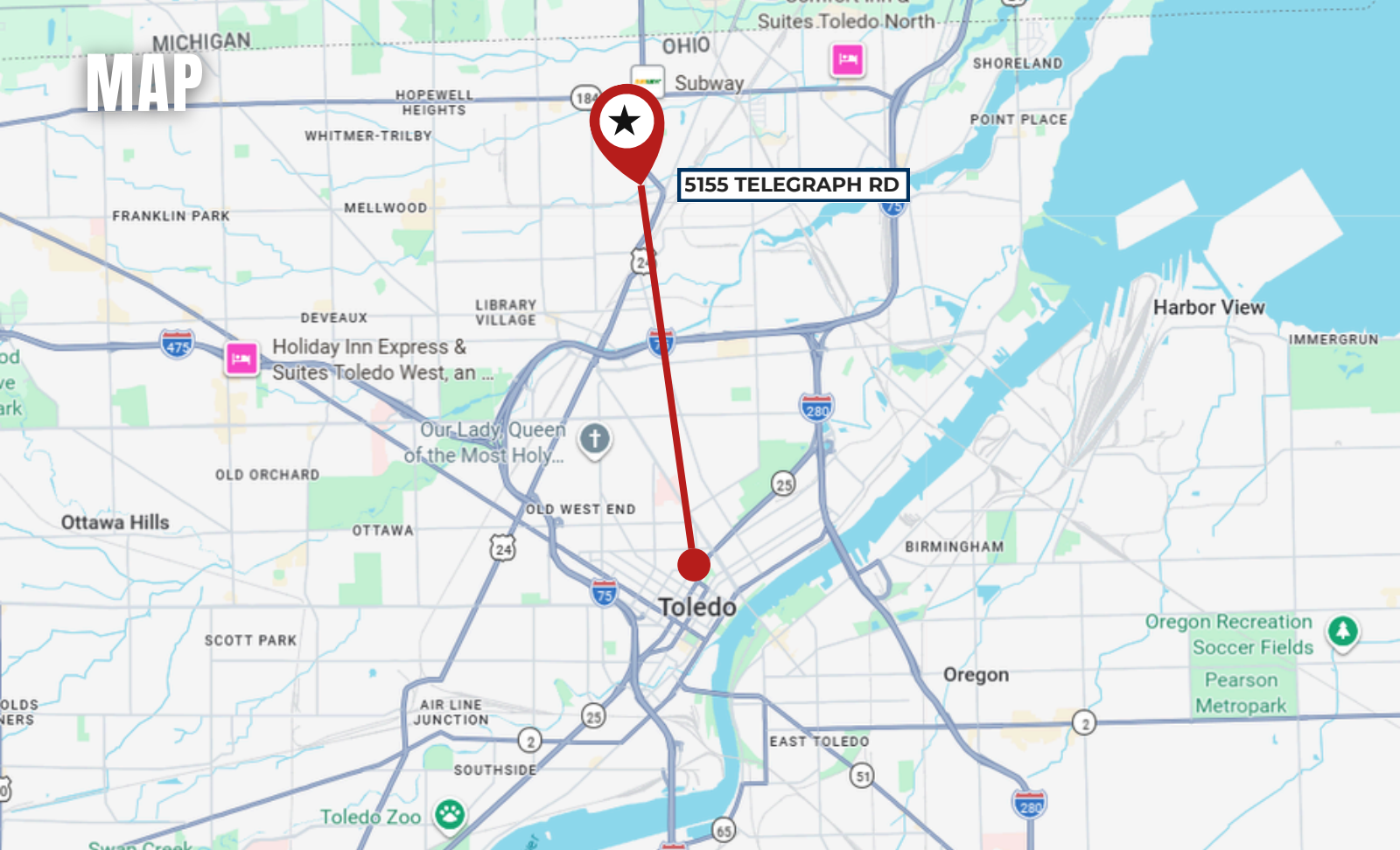
The presence of the Port of Toledo on Lake Erie adds multimodal capabilities, supporting bulk freight, manufacturing supply chains, and cross-border trade with Canada. Toledo's long-standing automotive, glass, and advanced manufacturing base continues to drive industrial demand, while competitive property pricing and lower operating costs compared to larger Midwest metros create attractive entry points for investors and users alike.

With established industrial corridors, access to rail and highway infrastructure, and a pro-business environment, Toledo remains a durable and appealing market for commercial and industrial real estate investment.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,835	72,729	184,077
2024 POPULATION	7,189	73,986	187,870
2029 PROJECTION	6,998	73,695	187,363
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,366	30,391	79,229
2024 HOUSEHOLDS	3,082	30,919	80,762
2029 PROJECTION	2,998	30,789	80,485
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$58,404	\$59,373	\$60,462



MAP



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