



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

CHANGE HEALTHCARE | 100 N. BYRNE ROAD, TOLEDO, OH 43607

90,768 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



100 N. BYRNE ROAD

Offering Summary

Sale Price:
\$5,000,000

Lease Rate:
\$4.50 SF/yr
(NNN)

Available SF:
90,768 SF

Building Size:
90,768 SF

Year Built:
1961

Lot Size:
7.92 Acres

Lease Term:
Negotiable

Price / SF:
\$55.09

Property Overview

- Attractive, single-tenant, free-standing, well-maintained Industrial/Flex building
- 90,768 SF Facility (approximately 70,000 SF Warehouse/Distribution and 20,000 SF Office)
- Situated on 7.92 acres w/ 6' fence and controlled access gate
- Ample parking with ratio of 3.2/1,000 SF
- (2) 450kW Kohler Power Backup Generators
- Power: (2) 1200Amp, 480V, 3-Phase services
- (1) 16'x10' Grade Level Door
- (2) 8'x10' Docks w/ levelers and dock locks
- Compressed airlines and Bus Duct systems throughout
- 2 Fiber lines to the building

Contact us for additional information!
rkgcommercial.com





100 N. BYRNE ROAD

Property Details

Of Car Parking Spaces
+/- 285

Tenancy
Single

Roof
Rubber Membrane with
17h GacoFlex Coating with
warranty

Ceiling Height
14 - 16 ft

Acreage
7.92 Acres

Annual Real Estate
Taxes/Annual Real Estate
Taxes Per SF
\$107,710.84 / \$1.19

Parcel Nos.
20-04504

Cross Streets
Hill Avenue

Nearest Highway
I-475

Utilities
Internet: (2) Fiber Lines
Power: Toledo Edison
Fuel: Columbia Gas
Water: City of Toledo

Office Size
20,000 SF

Of Dock High Doors
2- 8'x10' w/levelers
& dock locks

Of Grade Level Doors
1- 16'x10'

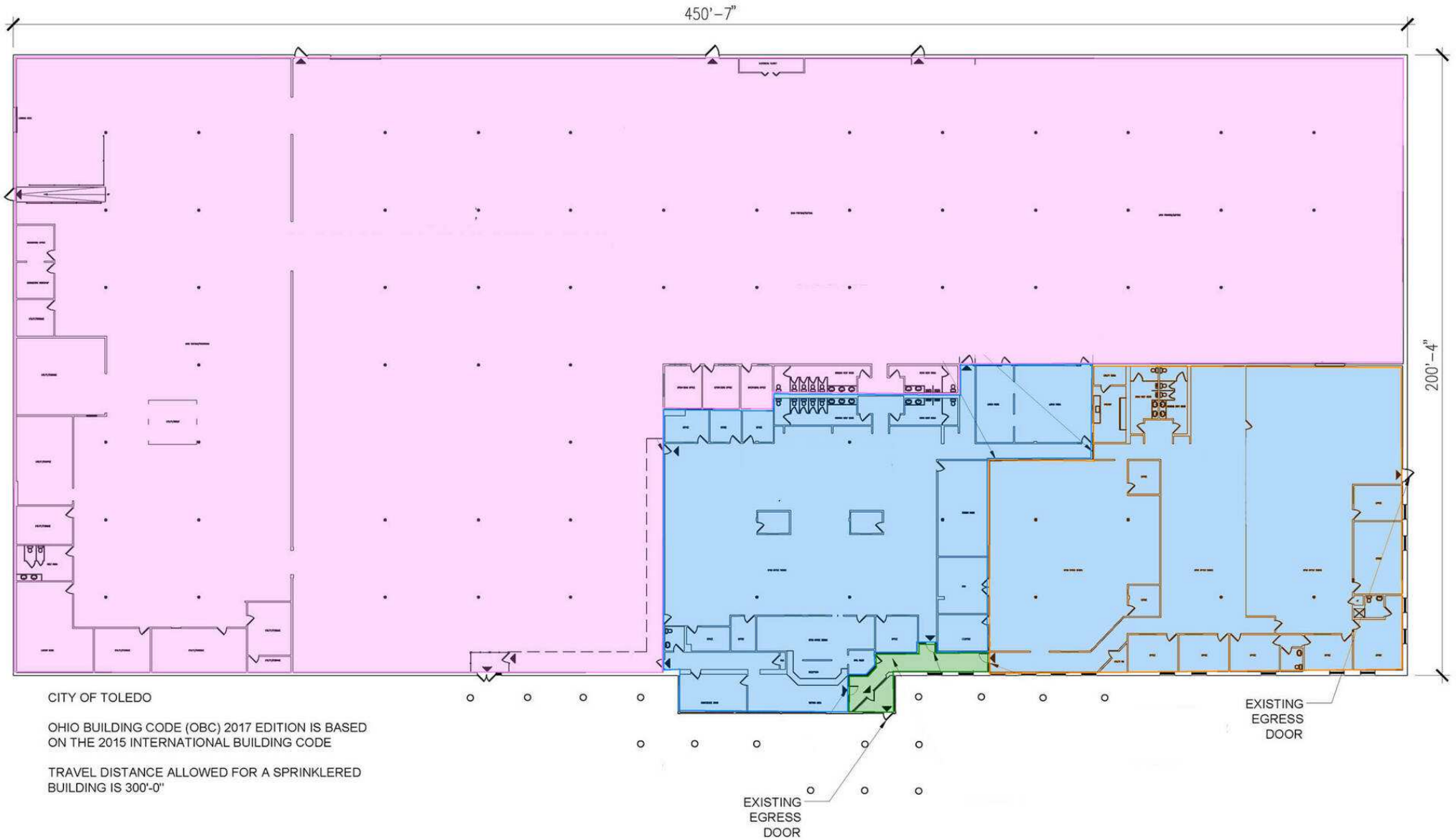




CHANGE HEALTHCARE | TOLEDO, OH







CITY OF TOLEDO

OHIO BUILDING CODE (OBC) 2017 EDITION IS BASED ON THE 2015 INTERNATIONAL BUILDING CODE

TRAVEL DISTANCE ALLOWED FOR A SPRINKLERED BUILDING IS 300'-0"

EXISTING EGRESS DOOR

EXISTING EGRESS DOOR

DRAWING TITLE: 100 N BRYNE, TOLEDO, OHIO

DATE: 02.15.2019 NOT TO SCALE

CHANGE HEALTHCARE | TOLEDO, OH

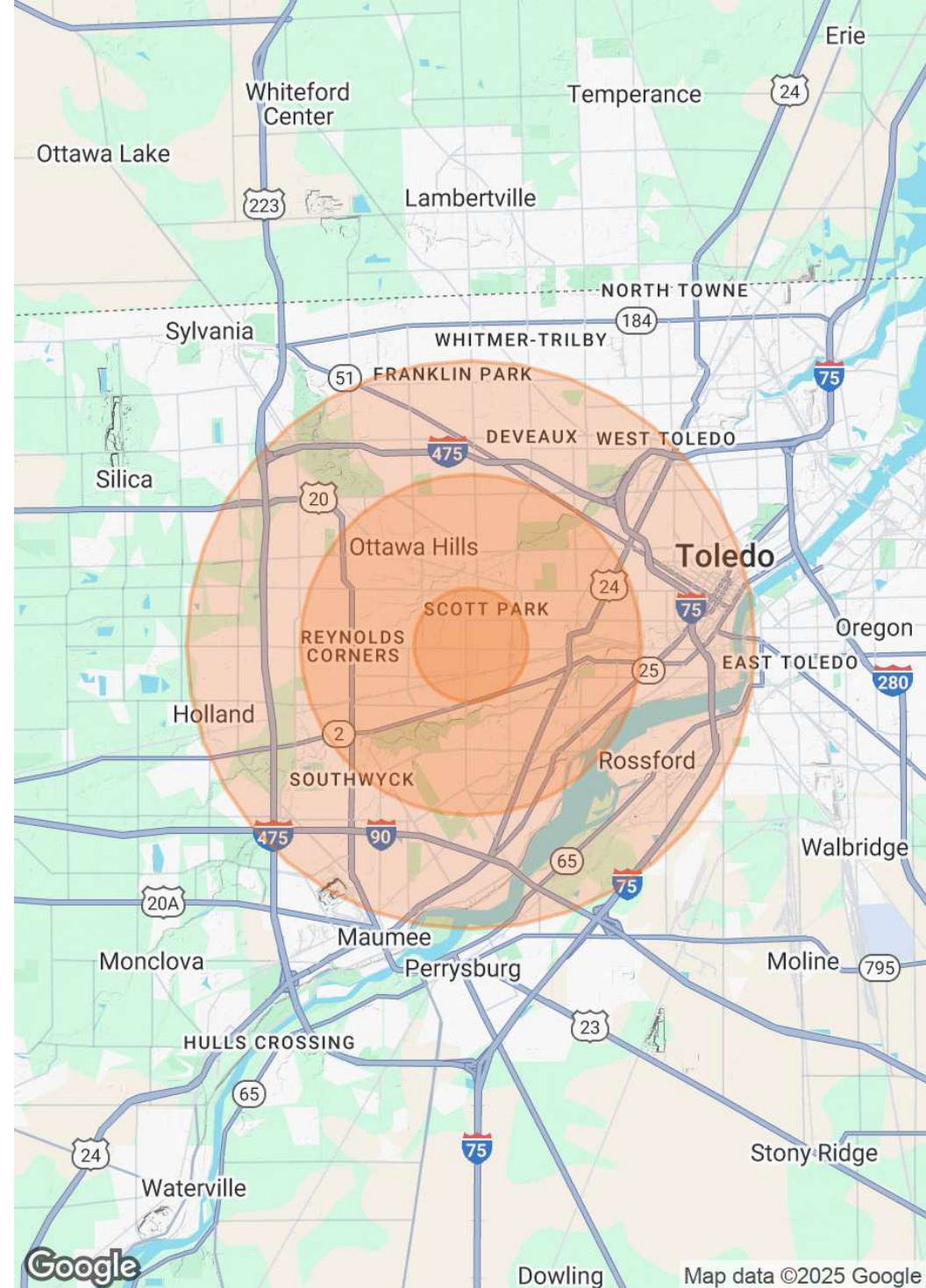
POPULATION

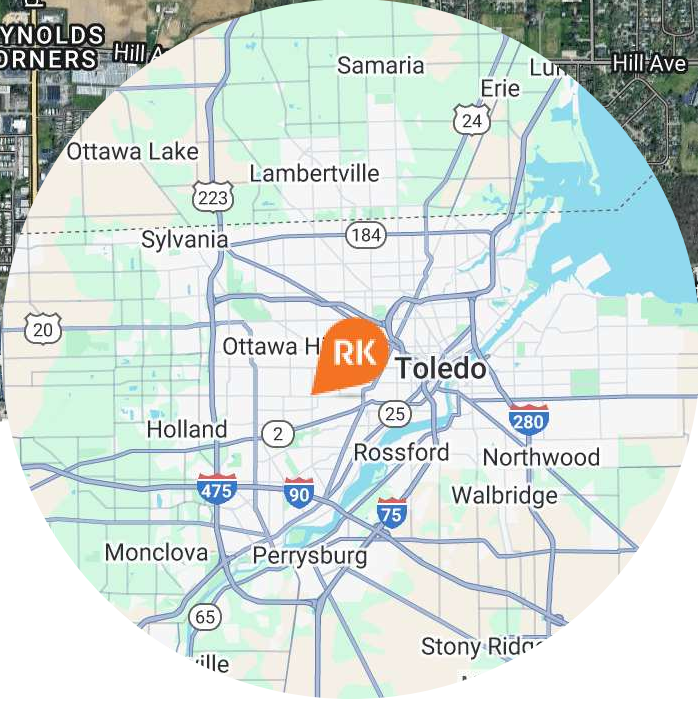
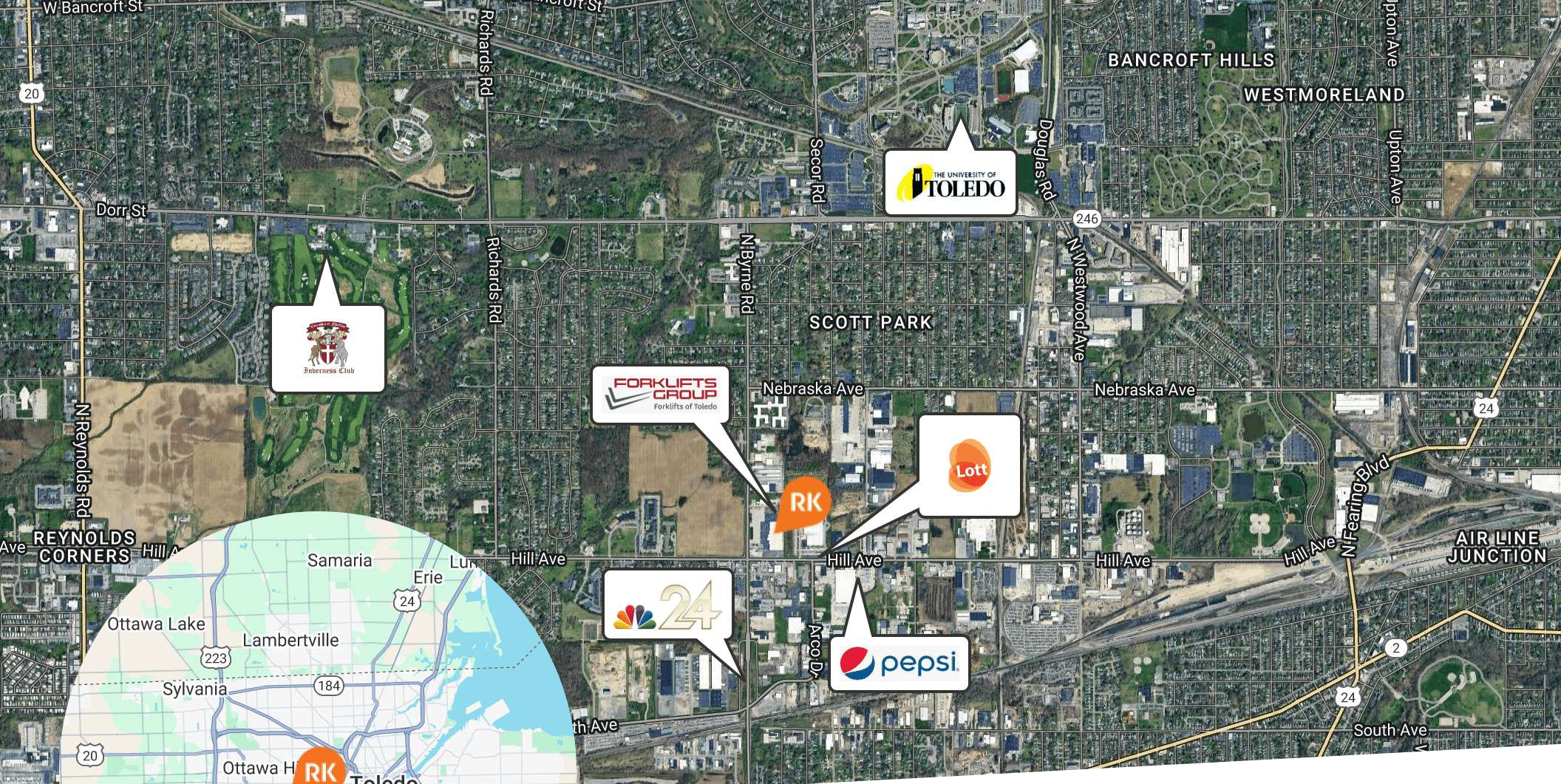
	1 MILE	3 MILES	5 MILES
Total Population	8,385	91,709	250,015
Average Age	33.3	34.4	35.7
Average Age (Male)	31.4	32.8	33.7
Average Age (Female)	35.5	36.0	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,590	37,677	104,604
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$37,708	\$49,799	\$53,166
Average House Value	\$100,736	\$107,178	\$132,675

2020 American Community Survey (ACS)





100 N. BYRNE ROAD

Location Benefits

- Centrally located near I-475, I-75 and US23
- Within 1 mile of the University of Toledo Main Campus
- Located at the corner of N. Byrne Road and Hill Avenue intersection



Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



Ryan Miller
Senior Vice President



Ron Jurgenson, CCIM, SIOR
Senior Vice President

Ryan Miller

Reichle Klein Group

One SeaGate, 26th Floor

Toledo, OH 43604

419.794.3961

rmiller@rkcommercial.com

Ron Jurgenson, CCIM, SIOR

Reichle Klein Group

One SeaGate, 26th Floor

Toledo, OH 43604

419.794.3959

rjurgenson@rkcommercial.com

OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK