



FOR LEASE/SALE

300 (aka 228) N. Westwood Avenue, Toledo, OH 43607

INDUSTRIAL PROPERTY

rkgcommercial.com

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



300 (AKA 228) N. WESTWOOD AVENUE

OFFERING SUMMARY

Sale Price:

\$570,000

Lease Rate:

\$5.00 SF/YR NNN

Available SF:

9,828 SF

Building Size:

9,828 SF

Year Built/Renovated:

1939/2024

Lot Size:

1.0178 Acres

Property Overview:

- Well Maintained industrial facility
- Ideal for contractors, light mfg. and distribution
- Ample parking and/or outside storage
- Secure fencing with gate
- Roof inspected and repaired 2024
- Rear warehouse renovated 2016

Contact us for additional information!

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

300 N. Westwood Avenue

LEASE RATE \$5.00 SF/YR NNN

SALE PRICE \$570,000

LOCATION INFORMATION

STREET ADDRESS 300 (aka 228) N. Westwood Avenue

CITY, STATE, ZIP Toledo, OH, 43607

COUNTY Lucas

CROSS STREETS Stockdale Ave.

NEAREST HIGHWAY I-75

PROPERTY INFORMATION

PROPERTY TYPE Manufacturing

PROPERTY SUBTYPE Warehouse/Distribution

ZONING Limited Industrial

LOT SIZE 1.0178 Acres

APN # 2004271

ANNUAL REAL ESTATE TAXES \$6,187.15

ANNUAL RE TAXES PER SF \$0.63

PARKING SURFACE Asphalt

OUTSIDE STORAGE Fenced and paved

BUILDING INFORMATION

BUILDING SIZE 9,828 SF

AVAILABLE SF 9,828 SF

TENANCY Single

OF FLOORS 1

YEAR BUILT/RENOVATED 1939/2024

CEILING HEIGHT 10' - 12'

HEAT SYSTEM GFA units

SECURITY Yes - Habitec

RESTROOMS 4

OF GRADE LEVEL DOORS 2 (1-10'x10' and 1-10'x12')

CONDITION Good/Excellent

ROOF SYSTEM Rubber membrane

STRUCTURAL SYSTEM Block/Wood

OFFICE SIZE Approx. 3,500 SF

FLOOR DRAINS Yes

UTILITIES

INTERNET PROVIDER Buckeye

POWER PROVIDER Toledo Edison - 480 Volts, 3 Phase, 75 KVA

FUEL PROVIDER Columbia Gas

WATER PROVIDER City of Toledo

SEWER DESCRIPTION City of Toledo

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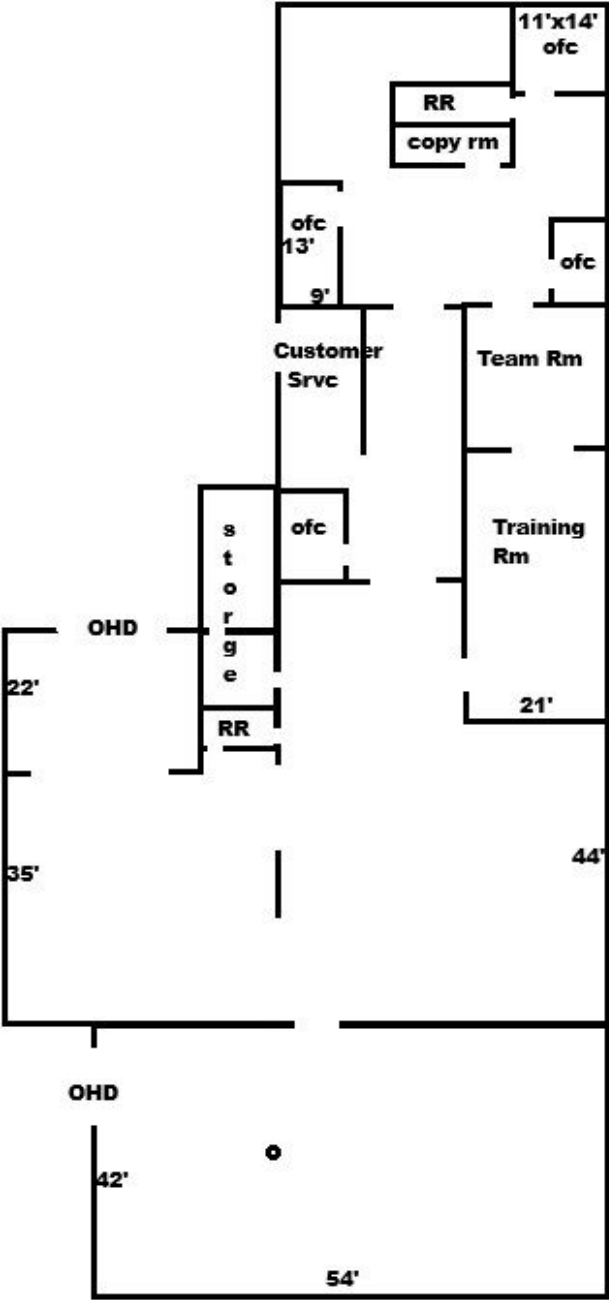
300 N. Westwood Avenue



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Bldg Sketch
NOT TO SCALE





300 (AKA 228) N. WESTWOOD AVENUE

LOCATION BENEFITS

- Central location
- Near UT campus, minutes from I-475

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RK



Lynette Reichle, SIOR
Senior Vice President

Lynette Reichle, SIOR

Reichle Klein Group

One SeaGate, 26th Floor,

Toledo, OH 43604

Office: 419.794.1114

lreichle@rkgcommercial.com

OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK