



4070 Spartan Dr.

Oregon, Ohio 43616

Property Highlights

- 2.5 +/- acres available for potential lay down area
- 1 private office + 1 breakroom/ office
- Ability to add additional office if needed
- 2 restrooms in warehouse
- Column width 72'5" x 26'1"
- Ceiling height- 31'2 ft side; 32'6 ft middle
- 6 electric dock doors, with automatic levelers
- One 14ft grade-level overhead door

Property Overview

Located in Spartan Industrial Park, this property is located near multiple Tier 1 automotive suppliers, Midwest Terminals, Fresnius, Cleveland Cliffs, and Oregon Clean Energy. 3 miles from St Rt 2, 4.5 miles from I-280, 6 miles to FCA, and 6 miles to I-75.

Offering Summary

Lease Rate:	\$5.25 SF/yr (NNN)
Building Size:	60,000 SF
Estimated OPEX (2026)	\$1.40 PSF

For More Information



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Location Information

Street Address	4070 Spartan Dr
City, State, Zip	Oregon, OH 43616
County	Lucas
Market	Toledo
Sub-market	East Toledo/ Oregon
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Nearest Highway	State Route 2, Interstate 280
Nearest Airport	Toledo Express Airport

Building Information

Building Size	60,000 SF
Tenancy	Single
Ceiling Height	32' 6" to middle; 31'2" to sides
Column Space	72'5" x 26'1 ft
Construction Status	Existing
Free Standing	Yes
Construction Type	Pre engineered steel
Fire Suppression System	Wet System

Lease Specifications & Responsibilities

Utilities	Tenant
Real Estate Taxes	Tenant
Insurance (Fire & Hazard)	Tenant
Content, Liability Insurance	Tenant
Janatorial	Tenant
Roof	Landlord
Structure	Landlord
CAM	Estimated \$1.40 PSF
Improvements	Negotiable

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	40-CI
APN #	PARCEL ID: 4400446
Traffic Count	2534 VPD
Traffic Count Street	Lallendorf Rd.

Utilities & Amenities

Electricity	Toledo Edison
Water	City of Oregon
Gas	Columbia Gas
Sanitary Sewer	City of Oregon

Taxes (Current)

Real Estate Tax Year	2024
General Taxes	44,513.34
House Bill 920	(11,244.56)
Special Tax	646.08
Total Annual Taxes	\$33,941.95

Estimated New Taxes Without CRA

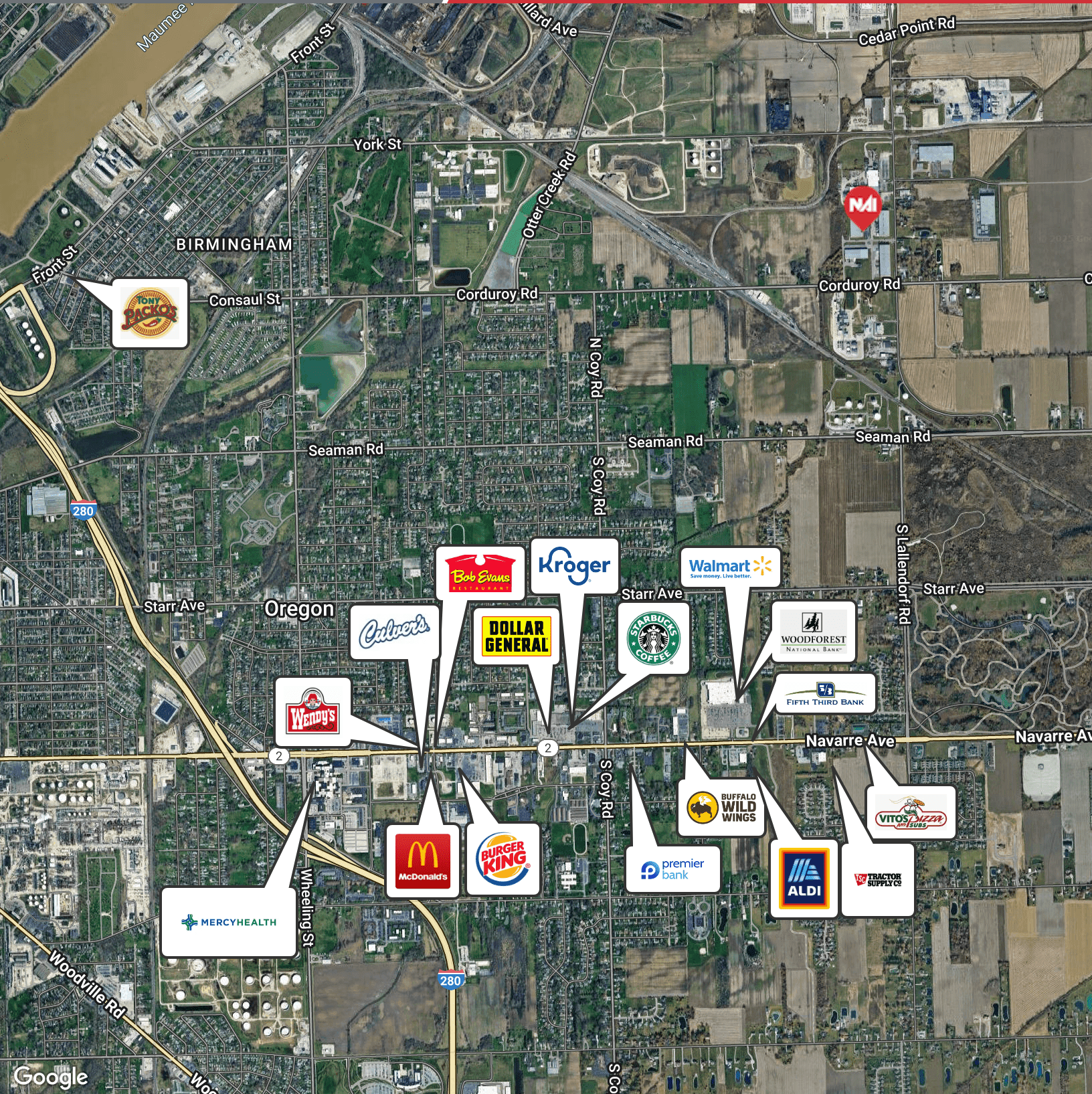
Real Estate Tax Year	2025
Estimated	\$59,282.28 +/-





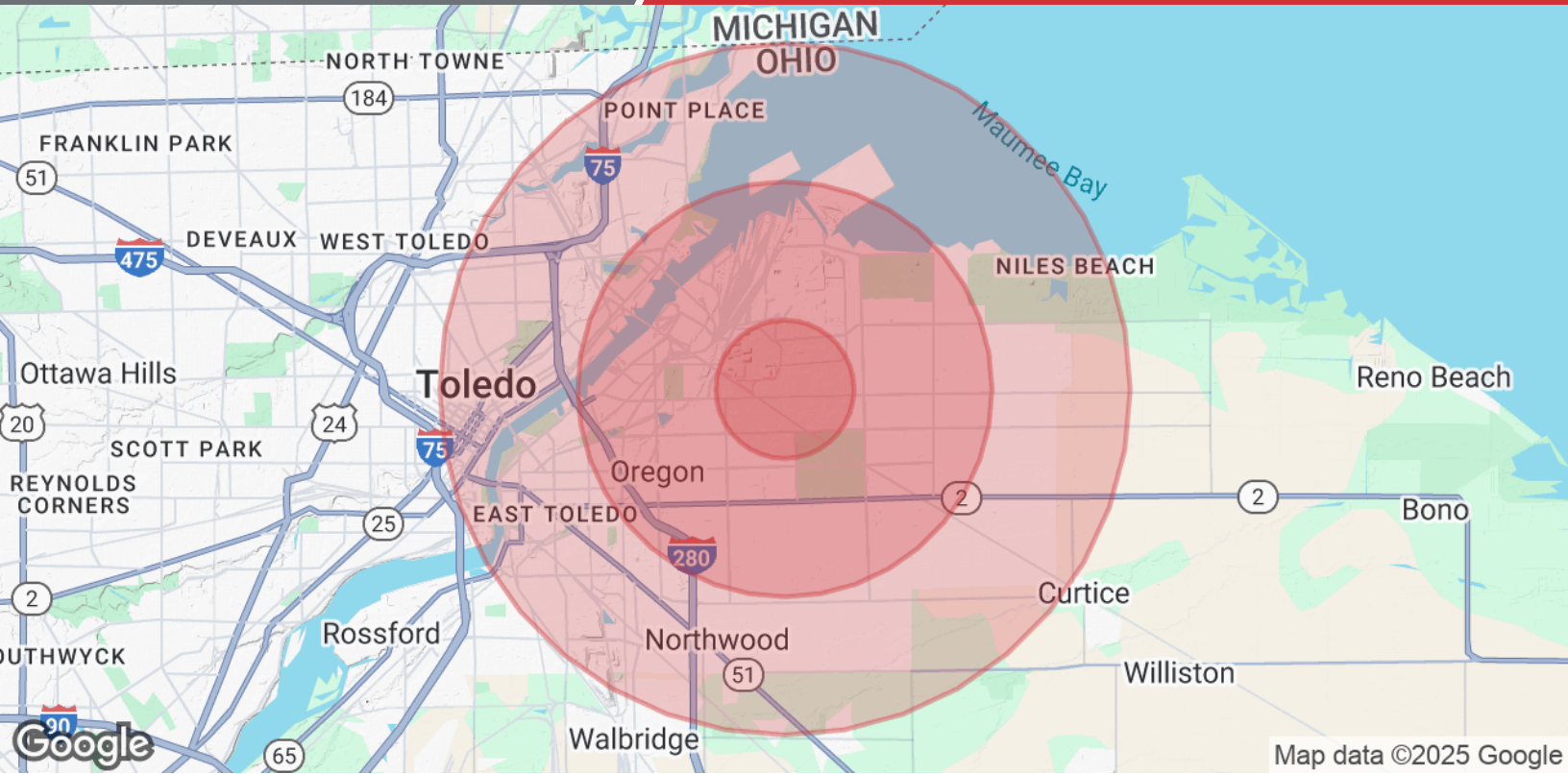






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Population	1 Mile	3 Miles	5 Miles
Total Population	552	24,755	85,489
Average Age	44	42	40
Average Age (Male)	44	41	39
Average Age (Female)	44	43	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	223	10,092	35,648
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$110,803	\$79,478	\$64,458
Average House Value	\$247,787	\$172,260	\$138,278

Demographics data derived from AlphaMap