

6255 SUDER AVENUE
TOLEDO, OHIO 43611

INDUSTRIAL BUILDING FOR SALE & LEASE
45,320 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

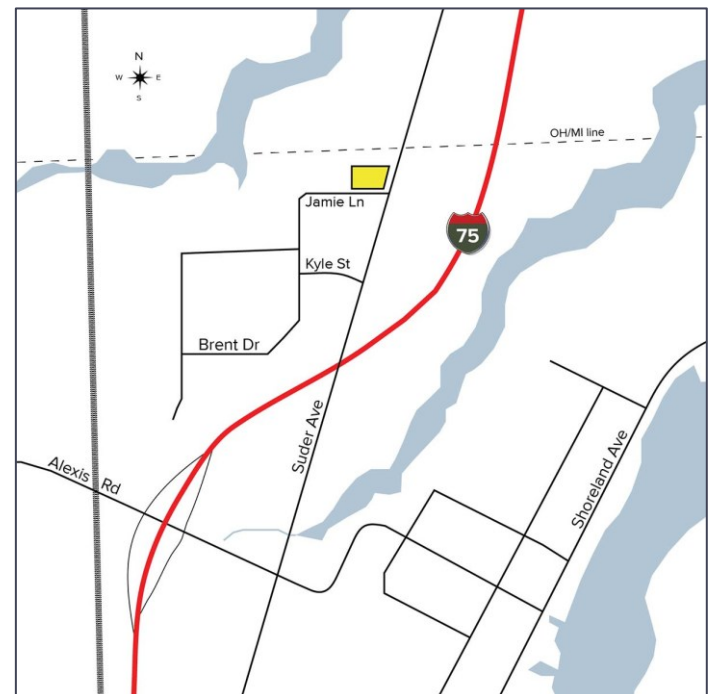
NORTH-CROSS IND. PARK

PRICE REDUCED



GENERAL INFORMATION

Sale Price:	\$4,495,000
Lease Rate:	\$6.95/SF NNN
Available Space:	45,320 SF
Building Size:	45,320 SF
Number of Stories:	2
Year Constructed:	1998
Condition:	Great
Acreage:	4.98 AC
Closest Cross Street:	Jamie Lane
County:	Lucas
Zoning:	10-IL Limited Industrial
Parking:	60 striped spaces
Curb Cuts:	2
Street:	2 lanes, 2 way



For more information, please contact:

KEENAN FIELDS, SIOR
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BUILDING SPECIFICATIONS

Office Space:	5,235 SF ± - 1 st floor
Shop Space:	40,085 ± SF
Second Story Mezzanine:	10,800 SF
Exterior Walls:	Decorative block
Structural System:	Steel truss + joists
Roof:	Pitched metal roof
Floors/Coverings:	6" to 8" thick concrete/LVP + carpet in office
Ceiling Height:	26' center beam – 23'
Heating:	GFA, suspended heaters in warehouse
Air Conditioning:	Central air (office only)
Power:	480V/277 3phase 1600-amp with 800-amp extension
Security System:	Yes
Restrooms:	4 total
Column Spacing:	49' x 26'
Overhead Door:	(2) 16' x 14' (2) 8' x 8'
Truck Well/Dock:	(1) 9' x 9'
Sprinklers:	Yes (wet system)
Signage:	Facade + monument
Cranes:	(4) 10 ton 16' 3" under hook + (1) 1 ton N. bay - 26' x 100' S. Bay - 26' x 75'
Floor Drains:	2 by overhead doors
Heavy Haul Route:	Alexis Road/I-75

2025 REAL ESTATE TAXES

TD:	22
Parcel Number:	88884
Assessor Number:	10256001
Total Annual Taxes:	\$54,073.36

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Closing or lease execution
Sign on Property:	Yes
Showing Instructions:	Call agents

LEASE DETAILS

Term:	5 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM, utilities, suite janitorial, (all NNN costs)

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

Comments:

- Heavy power with existing cranes
- Gas lines and compressor lines throughout
- 2 air compressor/dryers
 - Primary - 50 Hp 6,100 hours
 - Secondary - 25 Hp 3,000 hours
- Located on Ohio and Michigan border
- Distance to I-75 – 1.08 miles and I-80/90 – 17 miles

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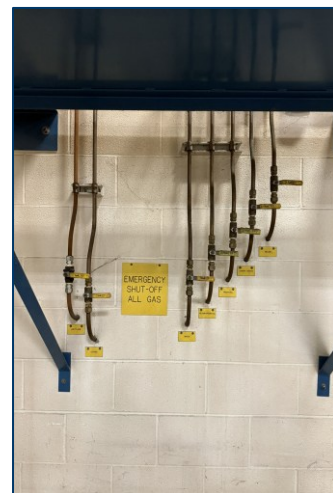
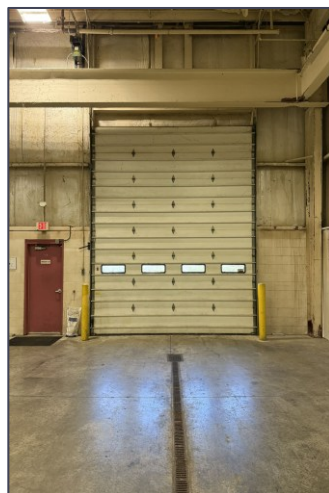
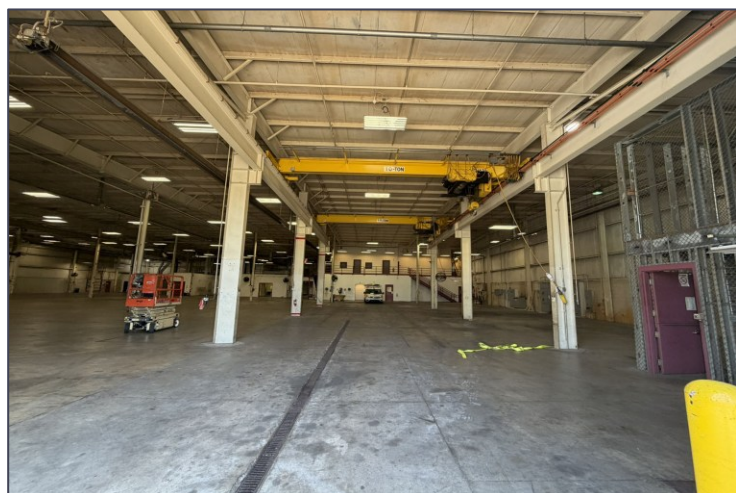
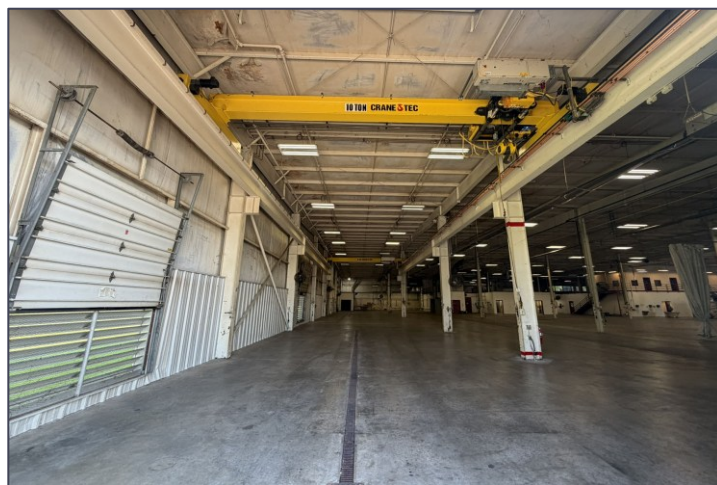
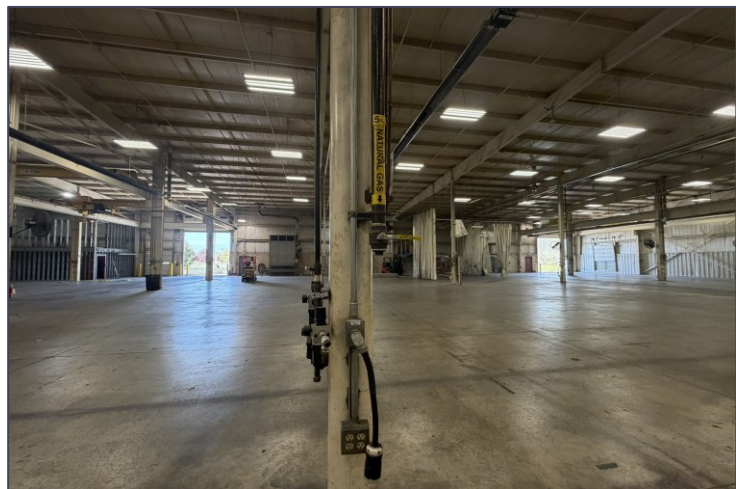
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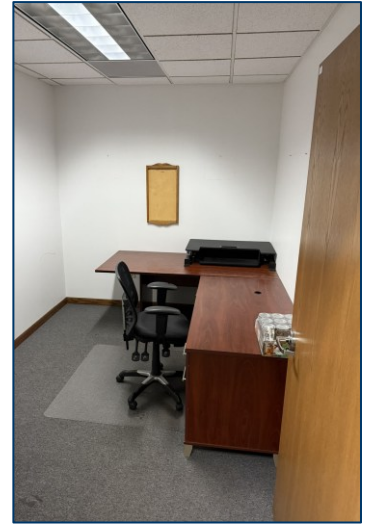
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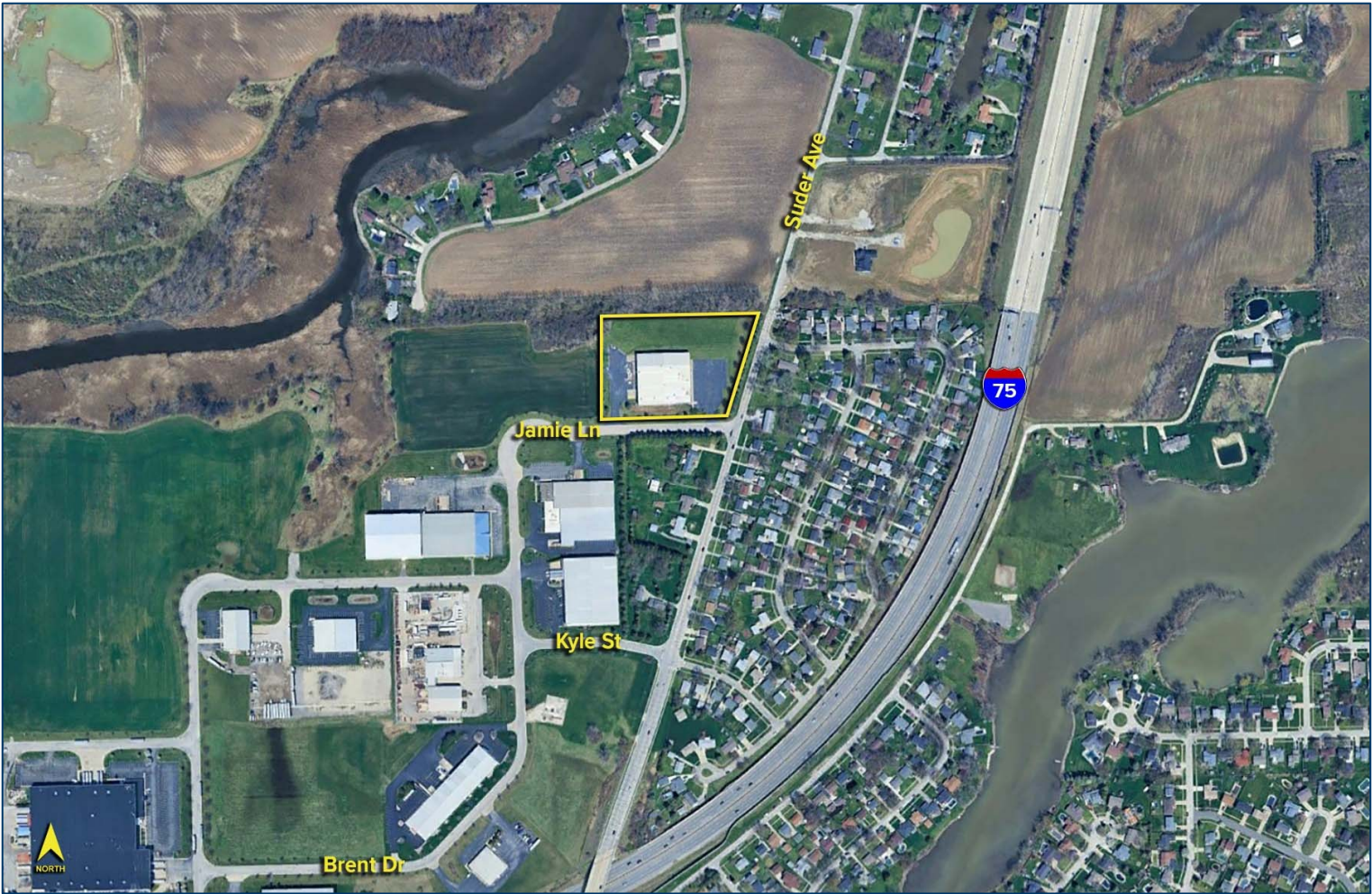
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	3,493	\$84,832
3 MILE	19,321	\$63,499
5 MILE	77,629	\$56,163

TRAFFIC COUNTS (TWO-WAY)	
56,103	I-75
6,500	Suder Avenue
17,466	Alexis Road



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