



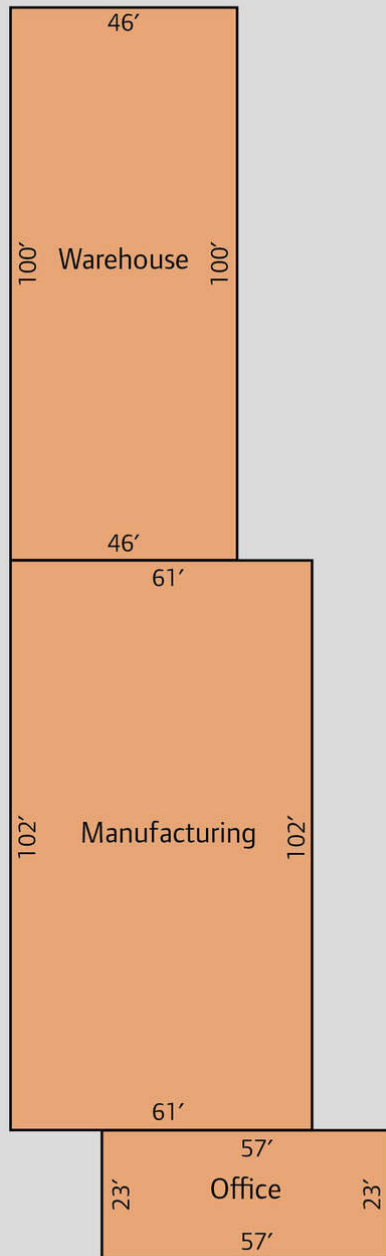
AVAILABLE FOR LEASE | INDUSTRIAL

1230 S EXPRESSWAY DRIVE | TOLEDO, OH 43608

12,070 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



1230 S EXPRESSWAY DRIVE

Offering Summary

Lease Rate: **\$6.00 SF/yr (Net)** Available SF: **12,070 SF**

Building Size: **12,070 SF** Year Built: **1957**

Lot Size: **0.727 Acres** Lease Term: **Negotiable**

Property Overview

- Great exposure and accessibility to I-75/I-280 exchange
- Fenced outside storage
- 3-ton bridge crane
- (2) 14' x 14' grade level doors
- 800A/480V 3-Phase power
- New furnace & flooring in office/kitchenette area

Contact us for additional information!
rkgcommercial.com

RK



1230 S EXPRESSWAY DRIVE

Property Details

Crane
3-ton bridge

County
Lucas

Roof System
TPO

Secondary Property Type
Manufacturing

Cross Street
E Manhattan Blvd

Office Size
1,344 SF

Ceiling Height
14 ft

Annual Real Estate Taxes
\$10,293.95

Zoning
10-IG

Construction Description
Cement Block/Brick

Restrooms
(1) Shop (2) Office

Annual Real Estate Taxes Per
SF
\$0.85

Submarket
North Toledo

Tenancy
Single

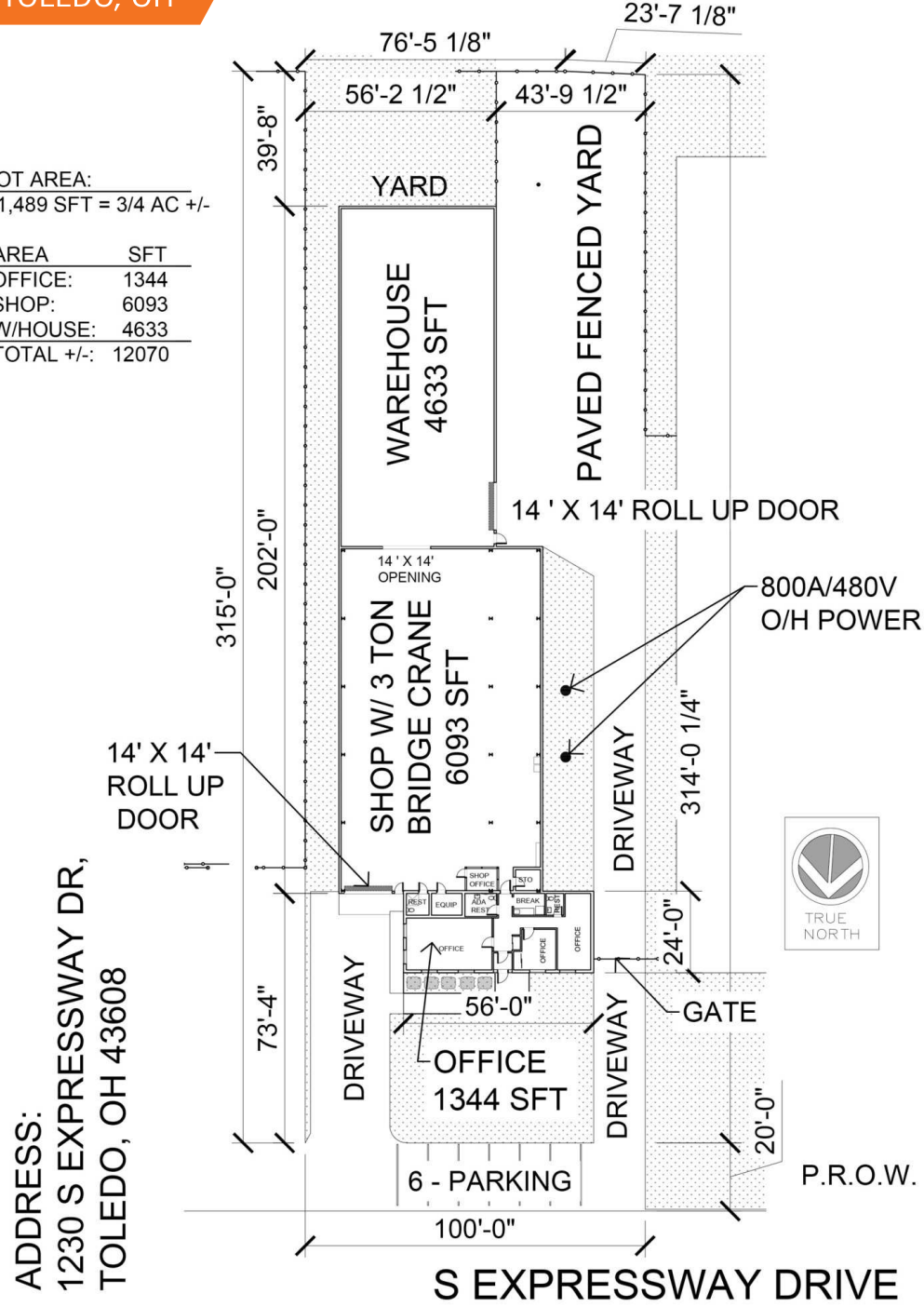
Of Grade Level Doors
(2) 14'x14'

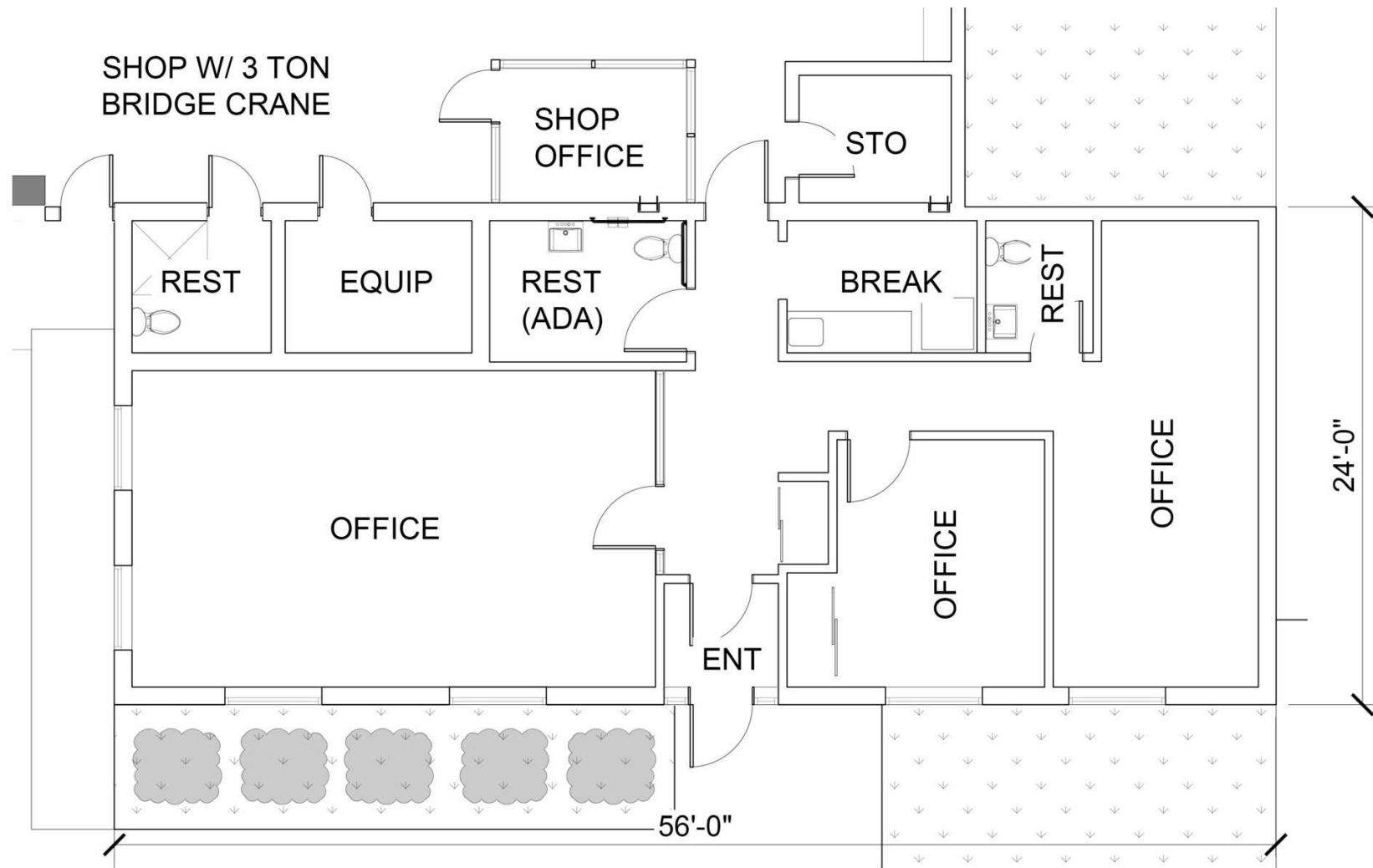
Parcel Nos.
0464001



LOT AREA:
31,489 SFT = 3/4 AC +/-

AREA	SFT
OFFICE:	1344
SHOP:	6093
W/HOUSE:	4633
TOTAL +/-:	12070

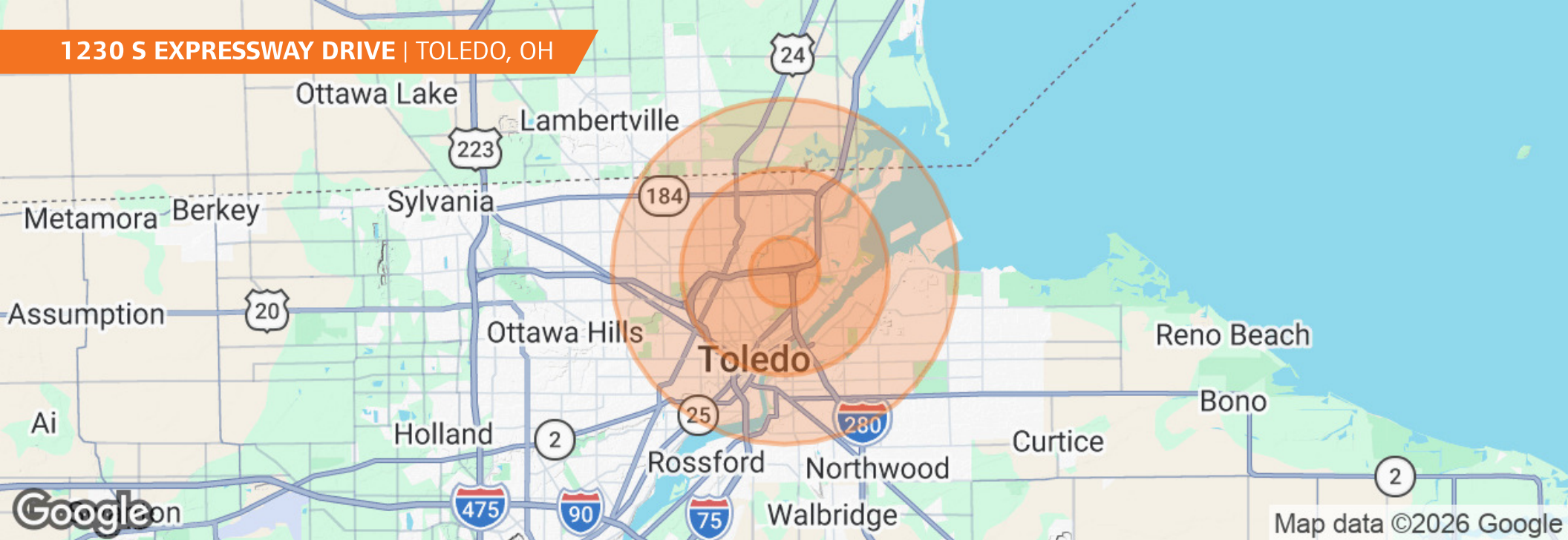




1230 S EXPRESSWAY OFFICE LAYOUT



1230 S EXPRESSWAY DRIVE | TOLEDO, OH



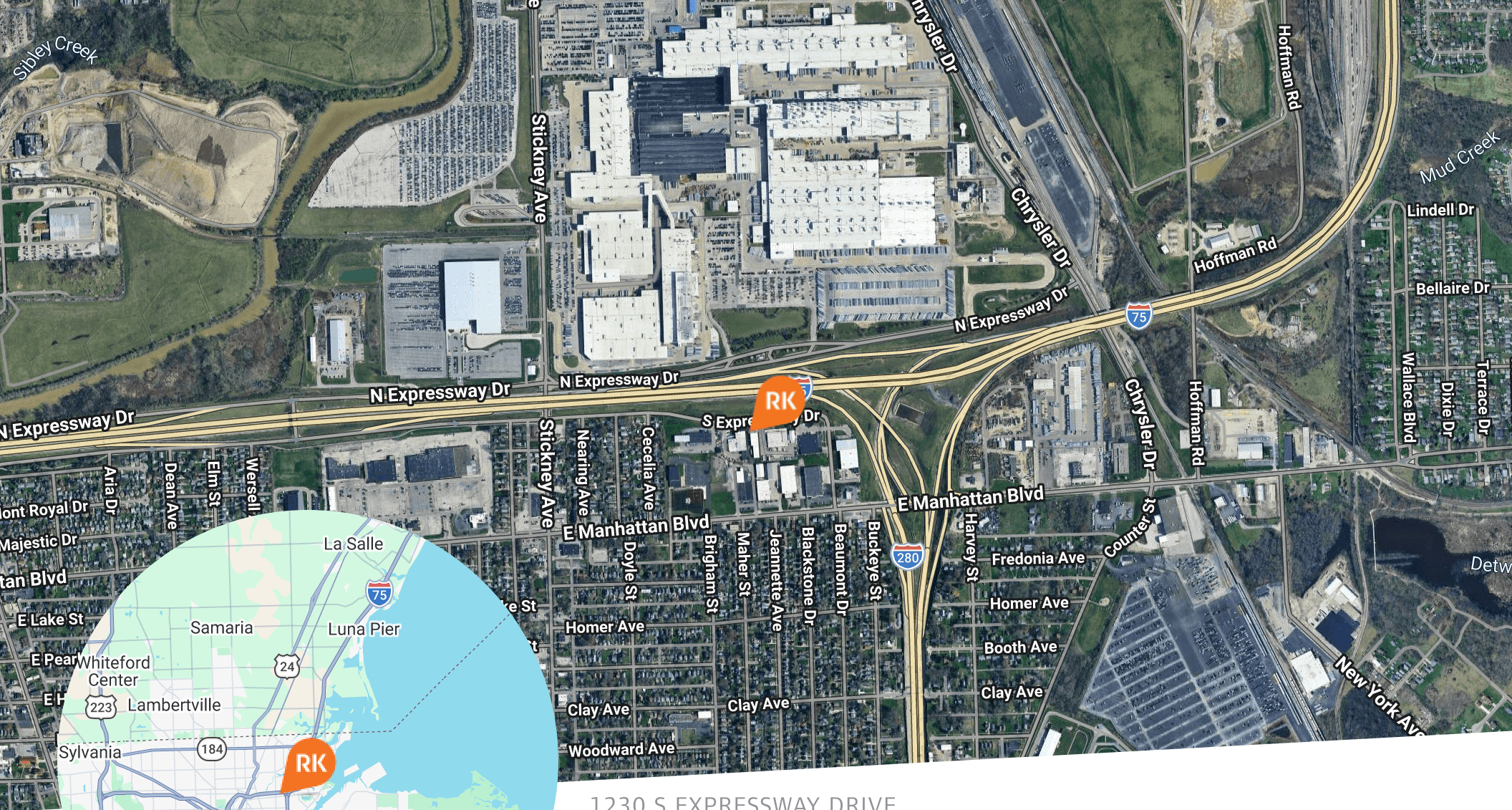
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,258	68,028	179,367
Average Age	33.8	37.1	37.1
Average Age (Male)	33.2	35.8	35.7
Average Age (Female)	36.0	38.0	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,737	29,395	76,466
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$44,022	\$54,301	\$59,900
Average House Value	\$123,823	\$102,107	\$111,481

2023 American Community Survey (ACS)



1230 S EXPRESSWAY DRIVE

Location Benefits

- Less than 1 mile to both I-75 and I-280
- Less than 5 miles to the Michigan/Ohio border



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***Ron Jurgenson, CCIM, SIOR
Senior Vice President***

Ron Jurgenson, CCIM, SIOR

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OUR PURPOSE

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

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK