

MANUFACTURING / DISTRIBUTION WAREHOUSE

FOOD PROCESSING • PLASTIC INJECTION MOLDING CAPABLE

1015 New York Ave
Toledo, OH 43611



Property Highlights

Square Feet 60,804 SF

Acreage 10 Acres (+6 Expandable)

Sale Price \$7,200,000

Lease Rate \$10.00 NNN SF/YR

✓ 27 Docks (9 Refrigerated)

✓ 3,000 Amp, 3-Phase Heavy Power

✓ Rail-Served: 4 Docks

✓ Two 55-Ton Pneumatic Silos

✓ 700-Pallet Freezer (-10°F)



Tim Echemann

Principal Broker

C: 937.658.4403 P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Chris Markho

Sales Associate

P: 419.473.5587

cmarkho@ipbindustrial.com

www.ipbindustrial.com

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1015 New York Ave · Toledo, OH 43611

SALE PRICE

\$7,200,000

Location Information

Street Address	1015 New York Ave
City, State, Zip	Toledo, OH 43611
County	Lucas
Nearest Highway	I-280
Nearest Airport	Toledo Express

Building Information

Building Size	60,804 SF
Clear Height	26 ft
Number of Floors	2
Roof Condition	Good
Free Standing	Yes
Construction Type	Masonry
Multiple Entrances	Yes
Docks	27; 9 with refrigeration
Refrigeration System	R-507A
Hot Water / Steam	60 HP Boiler Capacity
Air Compressors	Two (2) 200 HP

Glycol water chiller system for product mix temperature control.

LEASE RATE

\$10.00 NNN SF/YR

Property Information

Property Type	Manufacturing / Distribution
Property Subtype	Food Processing / Light Mfg.
Lot Size	10 Acres; 6 Expandable
Power	3,000 Amp, 3-Phase

Parking & Transportation

Parking Type	Asphalt
Rail Access	Yes; 4 Docks (Watco)

Utilities & Amenities

Utilities	City Water & Sewage
Sprinkler System	Wet & Dry
Bulk Silos	Two; 55-Ton Pneumatic

Epoxy-coated steel with bag houses on top and sifters inside.

Pneumatic conveying suits food-grade ingredients or plastic resin feed for injection molding.

Floor Areas

Dry Storage	26,261 SF
Dry Storage / Shipping	11,920 SF
Freezer	7,776 SF
Freezer / Refrigerated Dock	4,743 SF
Cooler	3,600 SF
Office	4,176 SF
Ops Office	528 SF



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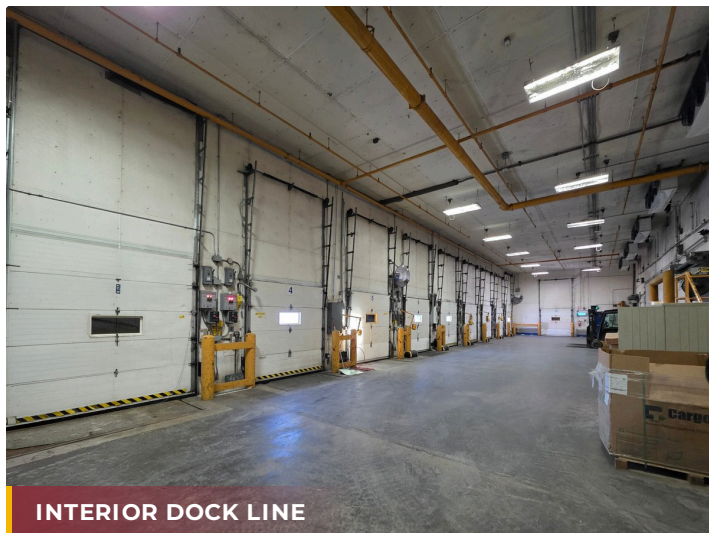
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OPEN PRODUCTION FLOOR



INTERIOR DOCK LINE



RAIL-SERVED SITE • 10 ACRES (+6 EXPANDABLE)



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BOILER & PROCESS MECHANICAL



FINISHED OFFICE



27-DOCK LOADING APRON



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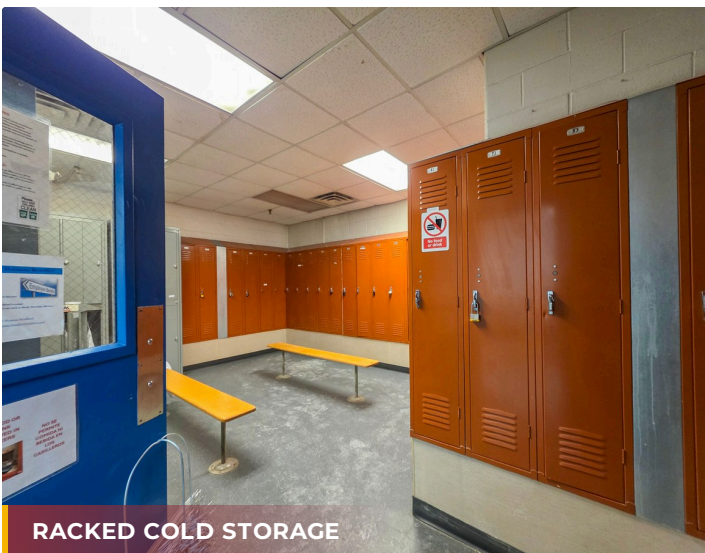
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3,000A ELECTRICAL SERVICE



EMPLOYEE LOCKER ROOM



RACKED COLD STORAGE



TWO 55-TON PNEUMATIC SILOS



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Building Floor Plan

Production / dry storage core with freezer, refrigerated dock, palletizing, maintenance shop and office areas.



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