

TOLEDO · LUCAS COUNTY, OH

TOLEDO COMMERCE

Class-A Flex Industrial Space available for lease. Move-in ready units from 1,400 to 15,600 SF, just 6 minutes from I-75.

EXCLUSIVELY MARKETED BY BLUE DOCK

5222-5272 TRACTOR RD · 444 W LASKEY RD · TOLEDO, OH ·
BLUEDOCK.FLYWHEELSITES.COM

— LEASING OVERVIEW

Move-In Ready Industrial & Flex Space in Toledo.

Blue Dock is fully renovating multiple industrial and flex sites across Toledo's premier commerce corridor. Conveniently located off I-75, our properties offer a centralized base on a major Midwest freight route. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive, perfect for contractors, HVAC, plumbing, logistics, manufacturing, landscaping, and more.

1,400 – 15,600

SF AVAILABLE

3 SITES

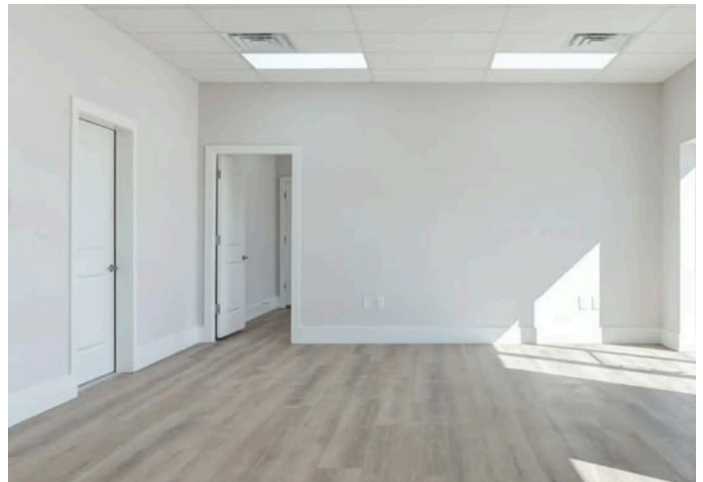
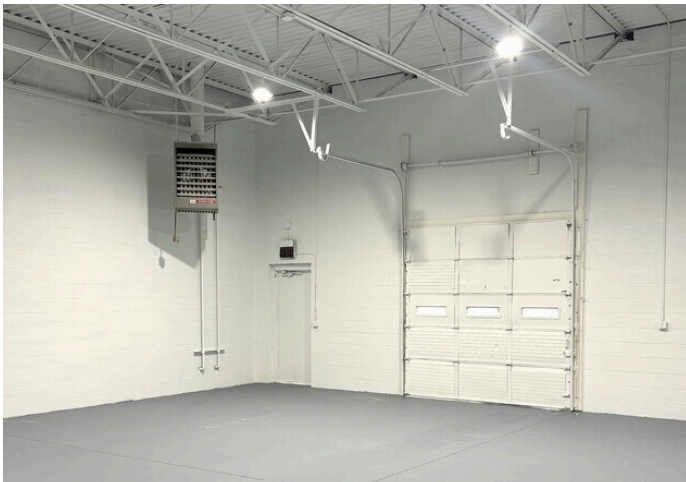
TOLEDO LOCATIONS

6 MIN

TO I-75

24/7

PRIVATE ACCESS



SPACE HIGHLIGHTS

- ◆ Drive-In & Dock-High Loading
- ◆ Private Entrance w/ 24/7 Access
- ◆ Private Offices & Bathrooms
- ◆ Climate Controlled
- ◆ LED Lighting Throughout
- ◆ Combinable / Subdivisible Units

FINISHES & UPGRADES

- ◆ Epoxy Floors in Warehouse
- ◆ LVP Flooring in Office
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading Conversions
- ◆ Custom Build-Outs Available

LOCATION

STRATEGICALLY POSITIONED ON THE I- 75 CORRIDOR.

Toledo sits at the convergence of two transcontinental highways, I-75 running north–south and the I-80/90 Ohio Turnpike running east–west, making it one of the most strategically connected logistics hubs in the Midwest.

From this location, businesses can reach 30% of the U.S. industrial market within a 300-mile radius, and access major distribution markets like Detroit, Cleveland, Columbus, and Pittsburgh inside a one-day truck trip.

Multi-modal logistics include rail service via CSX and Norfolk Southern, the Port of Toledo on Lake Erie, and Toledo Express Airport, used by UPS, FedEx, Amazon, Menards, and Best Buy for regional distribution.

DISTANCE TO

Interstate 75	6 MIN
Downtown Toledo	±10 MI
Toledo Express Airport	±20 MI
Detroit, MI	±60 MI
Cleveland, OH	±115 MI
Columbus, OH	±145 MI

WHY TOLEDO

I-75 CORRIDOR

Critical node in the Midwest distribution network

300-MI REACH

30% of U.S. industrial market & 50% of Canada's

MULTI-MODAL

Highway, rail, port & air cargo access

SKILLED WORKFORCE

Deep manufacturing & warehousing heritage

LET'S CONNECT

BUILD OR EXPAND YOUR BUSINESS IN TOLEDO.



Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Spaces can be combined or subdivided to fit your exact needs. Pricing and terms negotiable.



EXCLUSIVE LEASING CONTACT

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