



5160 Railroad St

Sylvania, Ohio 43560

Property Highlights

- 11,000 SF available for lease (Dimisable)
- Entire building (21,000 SF) for sale
- Less than a mile from Downtown Sylvania
- Ample parking on site

Property Overview

Currently divided into 6 units (4 heated) with the flexibility to combine units or keep separate. This property sits on 2 acres (providing outdoor storage potential) along with 1 grade level door and 3 dock high doors.

Offering Summary

Sale Price:	\$675,000
Lease Rate:	\$4 - 6 SF/yr (NN)
Building Size:	21,000 SF
Available SF:	3,000 - 11,000 SF
Lot Size:	1.98 Acres

For More Information



Kevin Carr

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Location Information

Street Address	5160 Railroad St
City, State, Zip	Sylvania, OH 43560
County	Lucas
Market	Toledo
Sub-market	Sylvania
Cross-Streets	Convent Blvd and Railroad St
Signal Intersection	No
Road Type	Gravel
Market Type	Small
Nearest Highway	Interstate 475/US 23
Nearest Airport	Detroit Metro and Toledo Express

Building Information

Building Size	21,000 SF
Building Class	C
Occupancy %	48.0%
Number of Grade Level Doors	1 (12' x 12')
Number of Dock High Doors	3
Number of Floors	1
Average Floor Size	21,000 SF
Year Built	1952
Gross Leasable Area	11,000 SF
Construction Status	Existing
Roof	Steel pitched
Floor Coverings	Concrete

Sale Price	\$675,000
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Lease Rate	\$4 - 6 SF/Yr (NN)
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Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	B-2 General Business District
Lot Size	1.98 Acres
APN #	8204220
Traffic Count	7,920 VPD
Traffic Count Street	Main St (north of location, closer to downtown Sylvania)
Power	240V 3 phase

Parking & Transportation

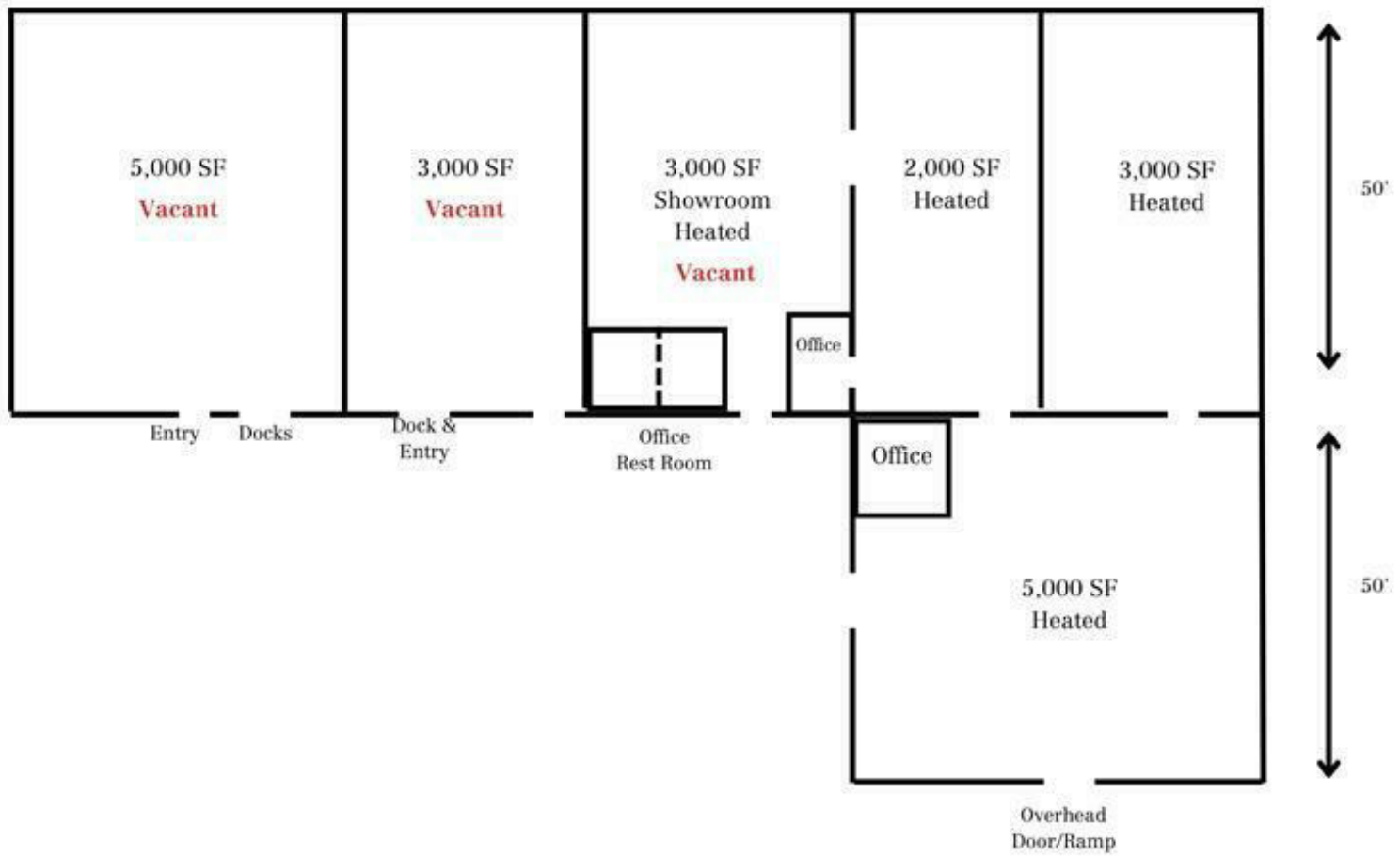
Ample parking on site

Utilities & Amenities

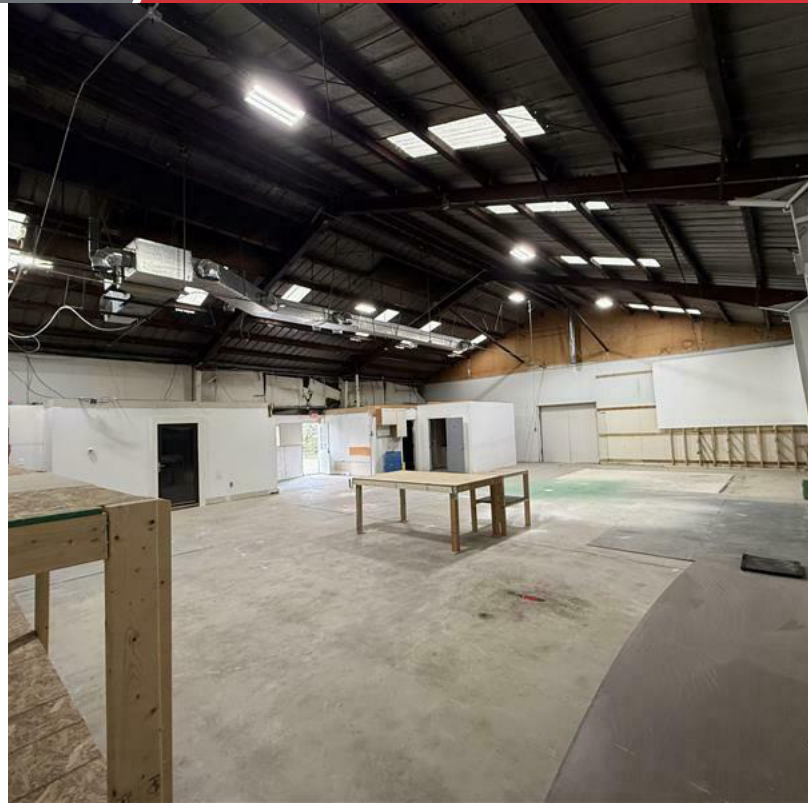
Security Cameras	Yes
Handicap Access	No
Restrooms	1
Electric	First Energy
Gas	Columbia Gas
Water	City of Sylvania

Taxes & Valuation

2025 Taxes	\$15,378.38
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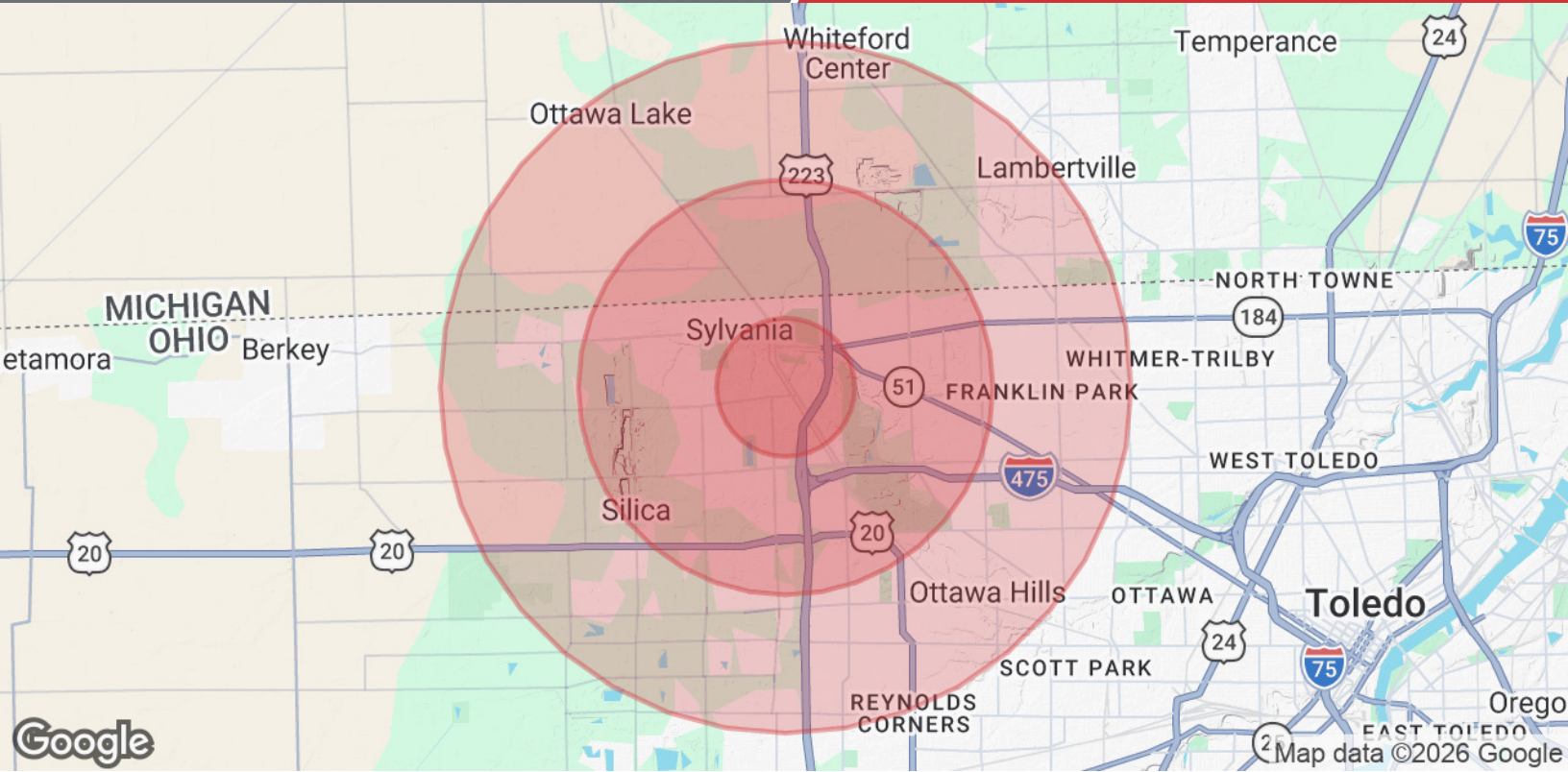






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Population	1 Mile	3 Miles	5 Miles
Total Population	7,551	49,056	122,299
Average Age	40.4	42.6	41.2
Average Age (Male)	36.2	40.3	40.2
Average Age (Female)	43.9	45.0	43.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,968	19,902	51,438
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$115,881	\$129,944	\$111,800
Average House Value	\$253,284	\$255,067	\$226,010

2023 American Community Survey (ACS)