



PROPERTY HIGHLIGHTS

- Well-maintained flex space units
- Grade level doors in all suites
- New roof
- Four access points
- Heated warehouse
- Separately metered
- Fenced rear lot
- Ample parking
- Highway access nearby

SPACES	LEASE RATE	SPACE SIZE
Suite 85	\$7.25 SF/yr	1,724 SF

BUILDING SPECIFICATIONS

Total Building Size:	25,668 SF
Construction:	Block
Ceiling Height:	14' clear in warehouse
Roof:	Flat Membrane
Restrooms:	1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,210	34,349	76,095
Total Population	9,385	73,191	173,823
Average HH Income	\$57,264	\$70,137	\$87,593

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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OFFERING SUMMARY

Building Size:	25,668 SF
Lot Size:	2.2145 acres
Year Built:	1977
Zoning:	General Industrial
County:	Lucas
Parking Spaces:	50

LEASE DETAILS

Term:	3 years
Improvements:	Negotiable
Tenant Responsibilities:	Electric, Gas, and Water (separately metered)
NNN:	\$1.50 SF/yr

UTILITIES

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

REAL ESTATE TAXES

Tax Year:	2024
Net General:	\$29,296.54
Special Assessments:	\$1,584.61
Total Annual Taxes:	\$30,881.15



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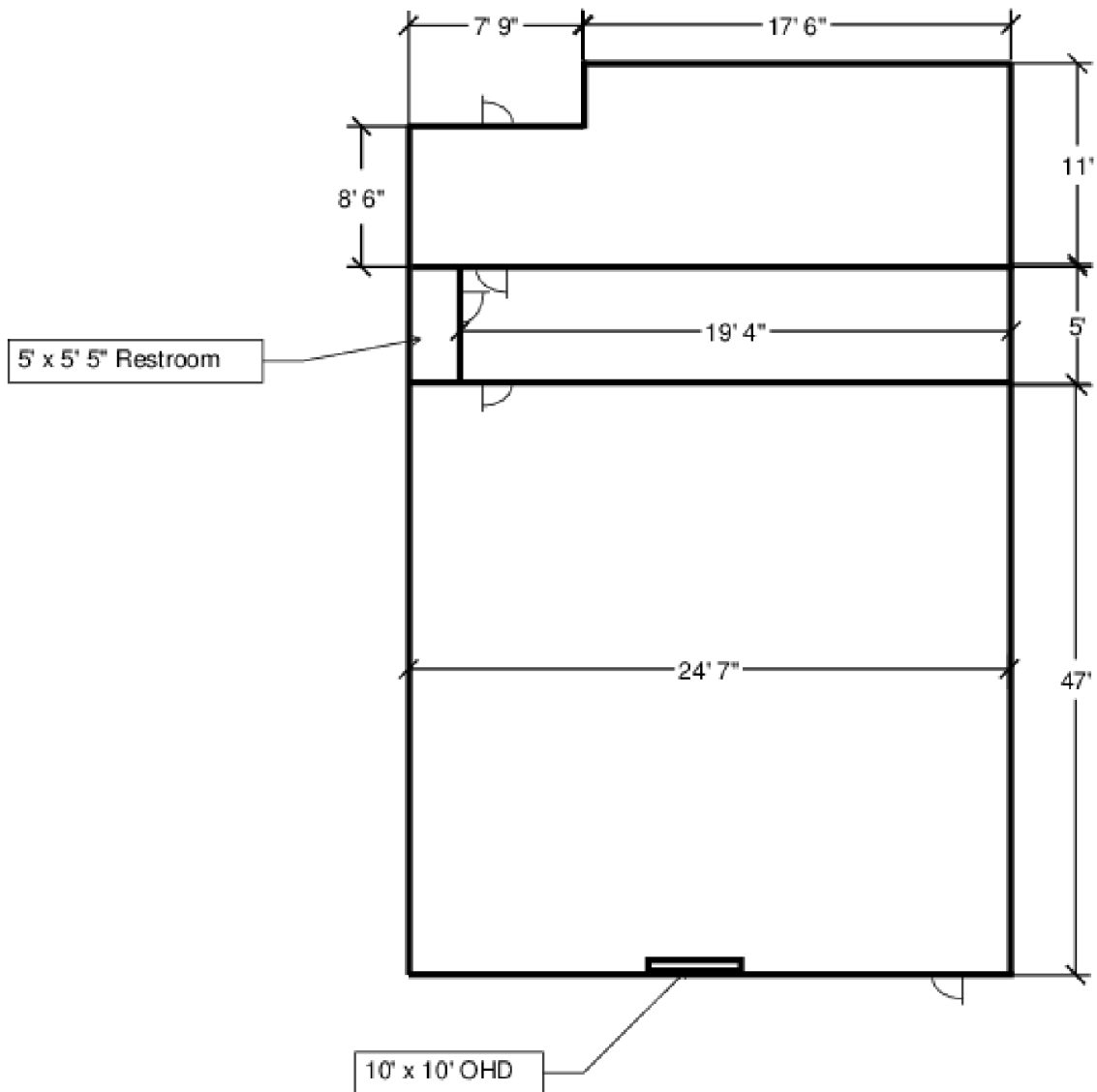




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5242 Angola Road Unit #85

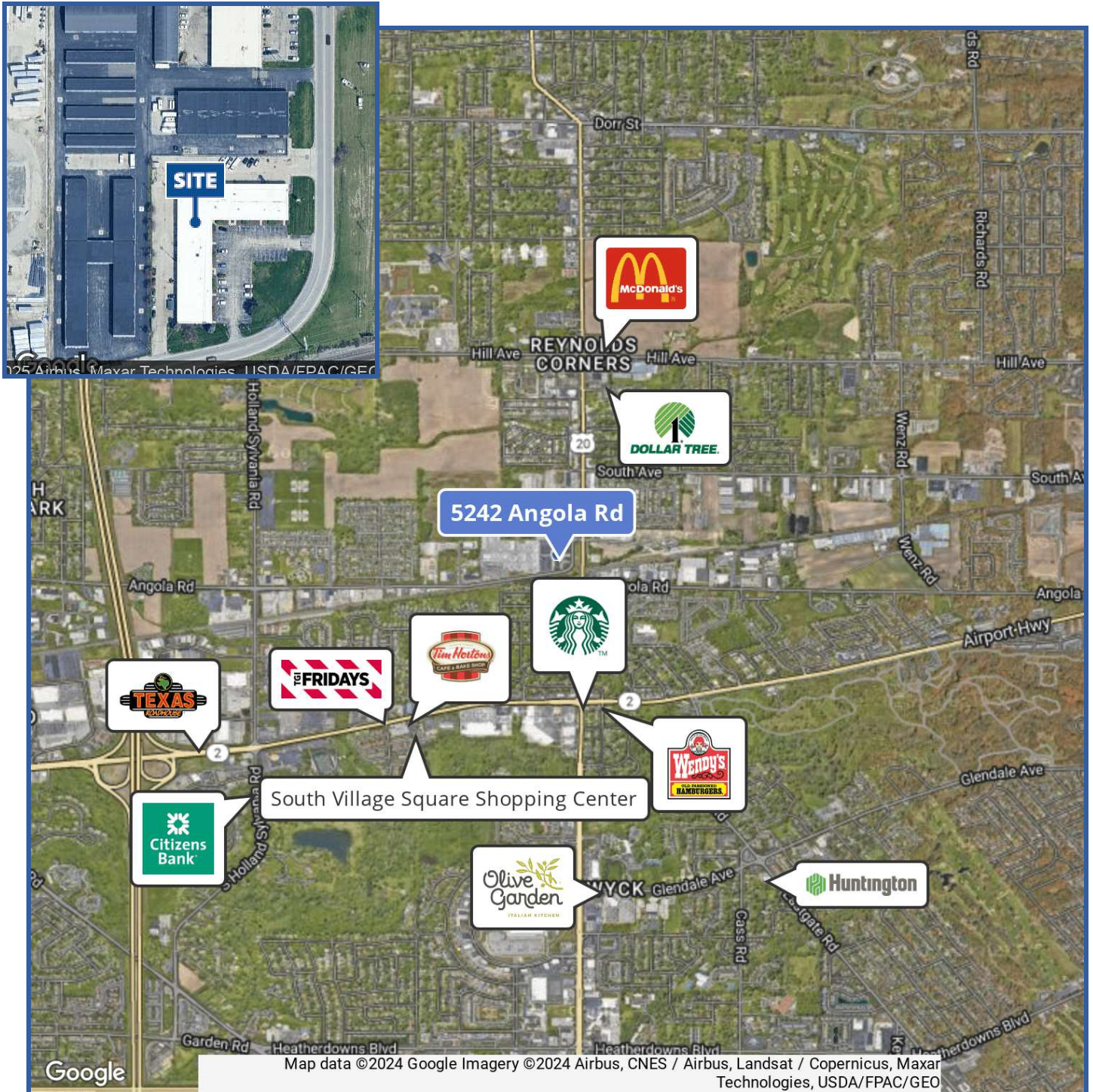


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