



5225 Telegraph Rd

Toledo, Ohio 43612

Property Highlights

- Enclosed loading docks (10)
- Demiseable spaces (25,080 SF & 52,461 SF)
- Potential to expand into additional 60,000 SF
- Outdoor storage / Laydown yard
- Fenced-in property
- Close to the Toledo Jeep Assembly Complex and Toledo Trade Center
- 3 acres of outdoor storage available on site

Offering Summary

Lease Rate:	\$4.25 SF/yr (NNN)
Building Size:	389,812 SF
Available SF:	77,541 SF
Lot Size:	66.2 Acres

For More Information



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Lease Rate	\$4.25 SF/Yr
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Location Information

Street Address	5225 Telegraph Rd
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo
Sub-market	North Toledo
Cross-Streets	Laskey Rd and Telegraph Rd
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro Airport

Building Information

Building Size	389,812 SF
Building Class	C
Tenancy	Multiple
Year Built	1941
Roof	Flat, membrane
Floor Thickness	12"-18"
Floor Drains	Loading Dock area only
Type of Fire Suppression	Wet sprinkled
HVAC	Gas Forced Air & Boiler
Demiseable Space	Yes, (25,080 SF & 52,461 SF)
Power	480v 3 phase 1200 amps
Column Spacing	Varies
Clear Height	12' office; 14'-20' warehouse
Truck Docks	10 (enclosed)
Office Space	10,000 SF
Cranes	No
Rail	No

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IG
Lot Size	66.2 Acres
APN #	02904037
Lot Frontage	623 ft
Lot Depth	2,359 ft
Traffic Counts	12,718 (Telegraph Rd), 4,150 (Crabb Rd), 8,350 (W Laskey Rd)
Lay Down Yard Available	Yes
Tractor Trailer Accessible	Yes

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	150

Utilities

Electric	Toledo Edison
Gas	Columbia Gas
Water/Sewer	City of Toledo



Location Description

North Toledo is a highly industrious part of the city, home to automotive manufacturers/suppliers, solar companies, logistics firms, and many other industries. The property is strategically located to provide quick access to I-75, I-280, I-80/90, Port of Toledo, Detroit Metro Airport and Toledo Express Airport.

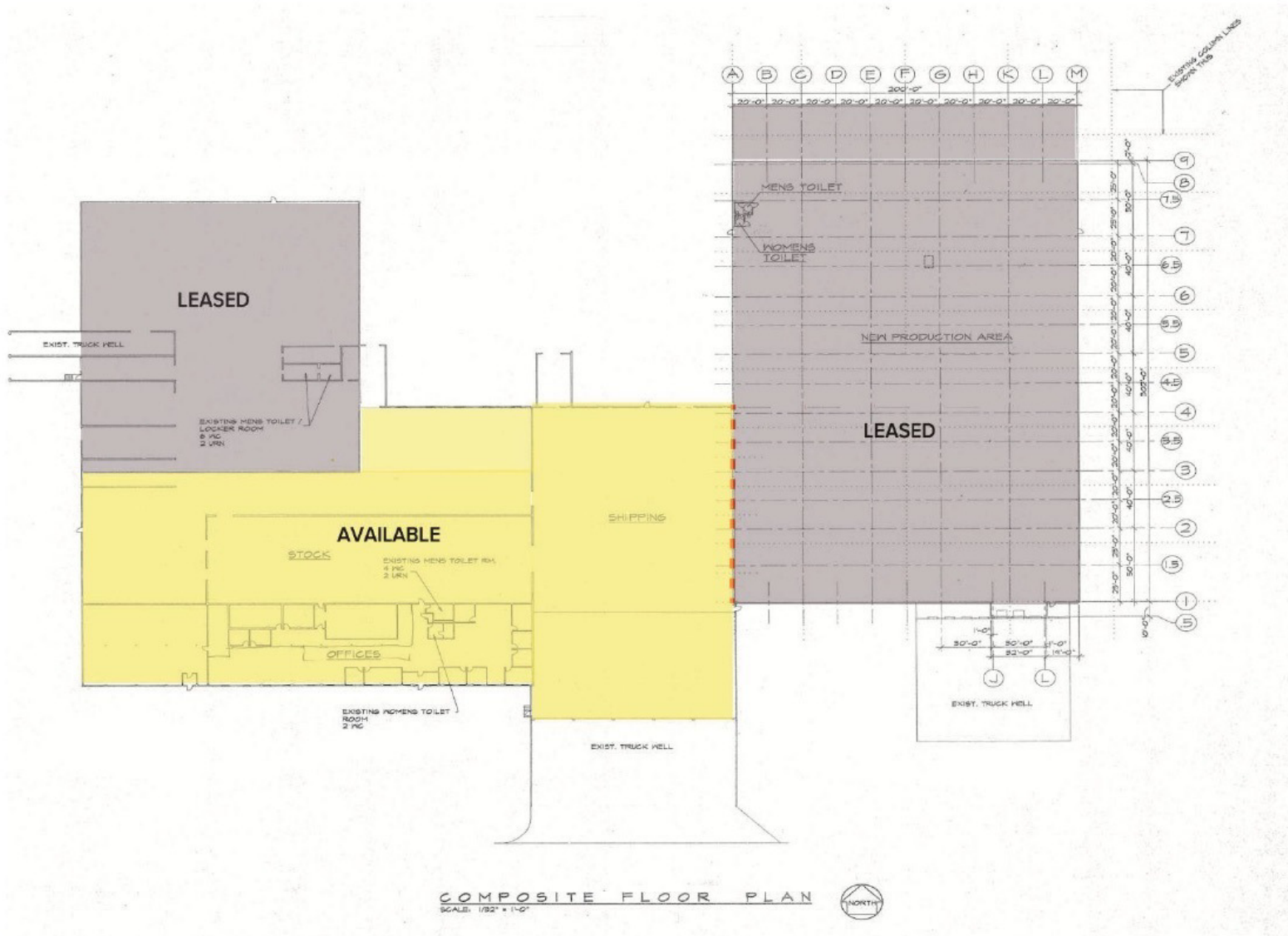
This location is ideal for distribution, manufacturing, storage, among other industrious businesses. Given the location and surrounding businesses these users are set up to thrive.

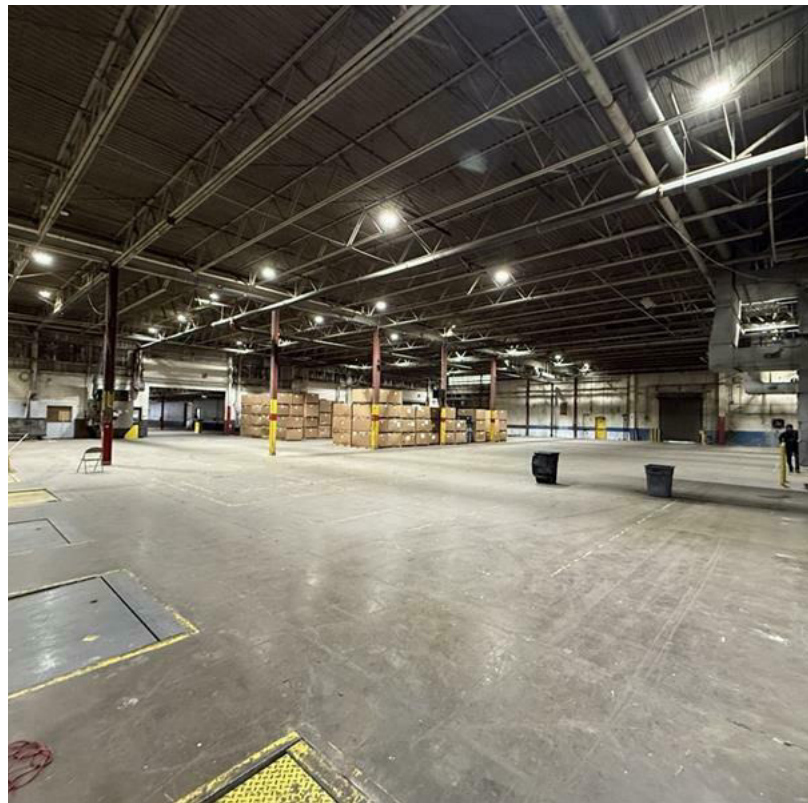
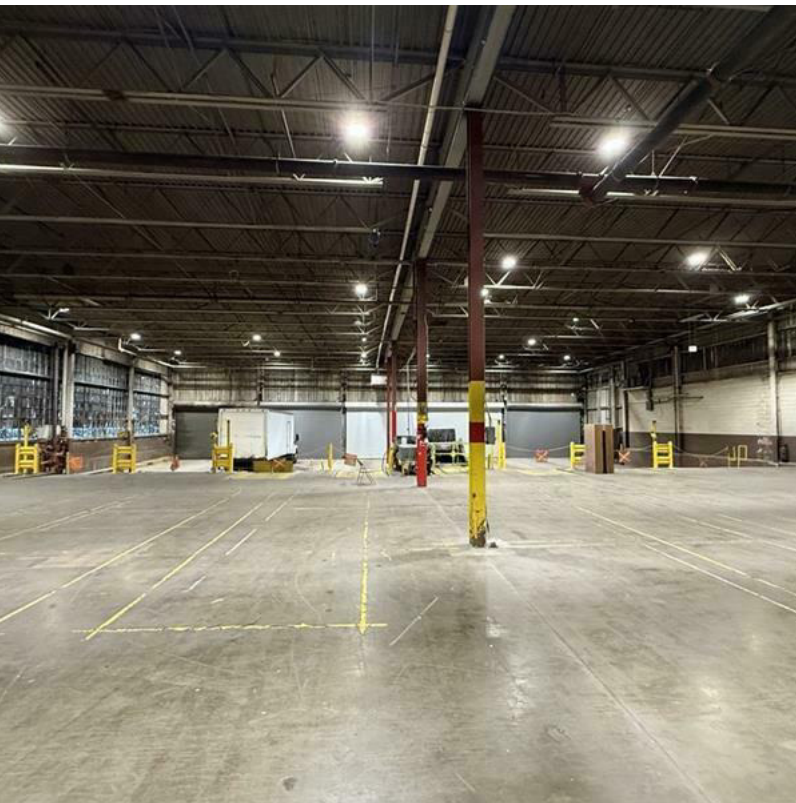
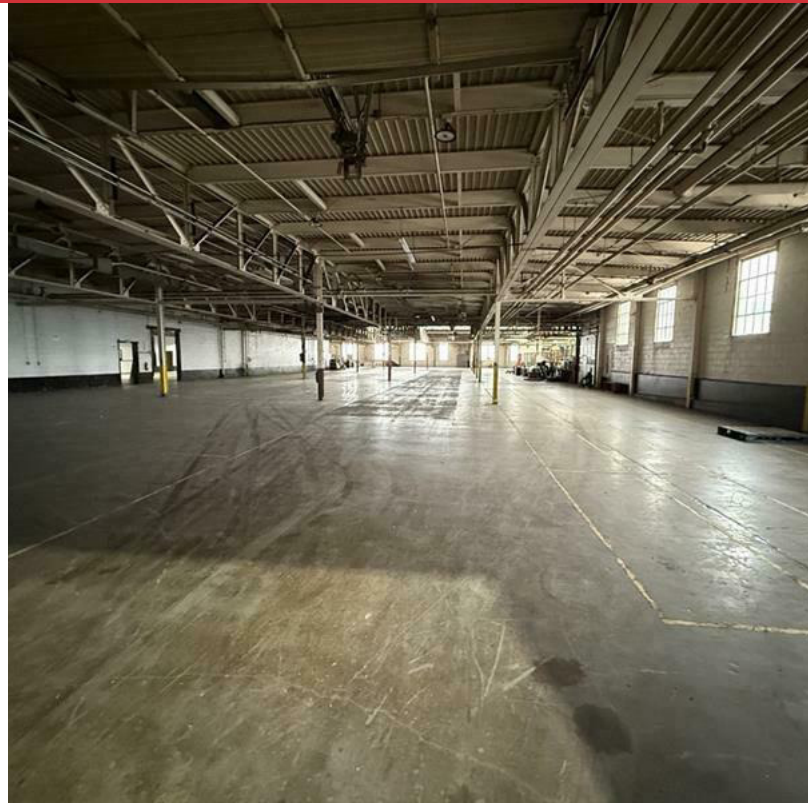
There has been a lot of activity to revitalize this part of Toledo. For example, Stellantis is investing \$400 million into the Toledo Jeep Assembly Complex bringing roughly 900 new jobs and this is only a couple miles away. Toledo's largest and newest industrial park (Toledo Trade Center) is only one mile away. This site will host three 285,000 SF speculative industrial buildings, one of them already being occupied. The former Spicer-Dana manufacturing facility, consisting of 400,000 SF, was recently renovated to put back to use.

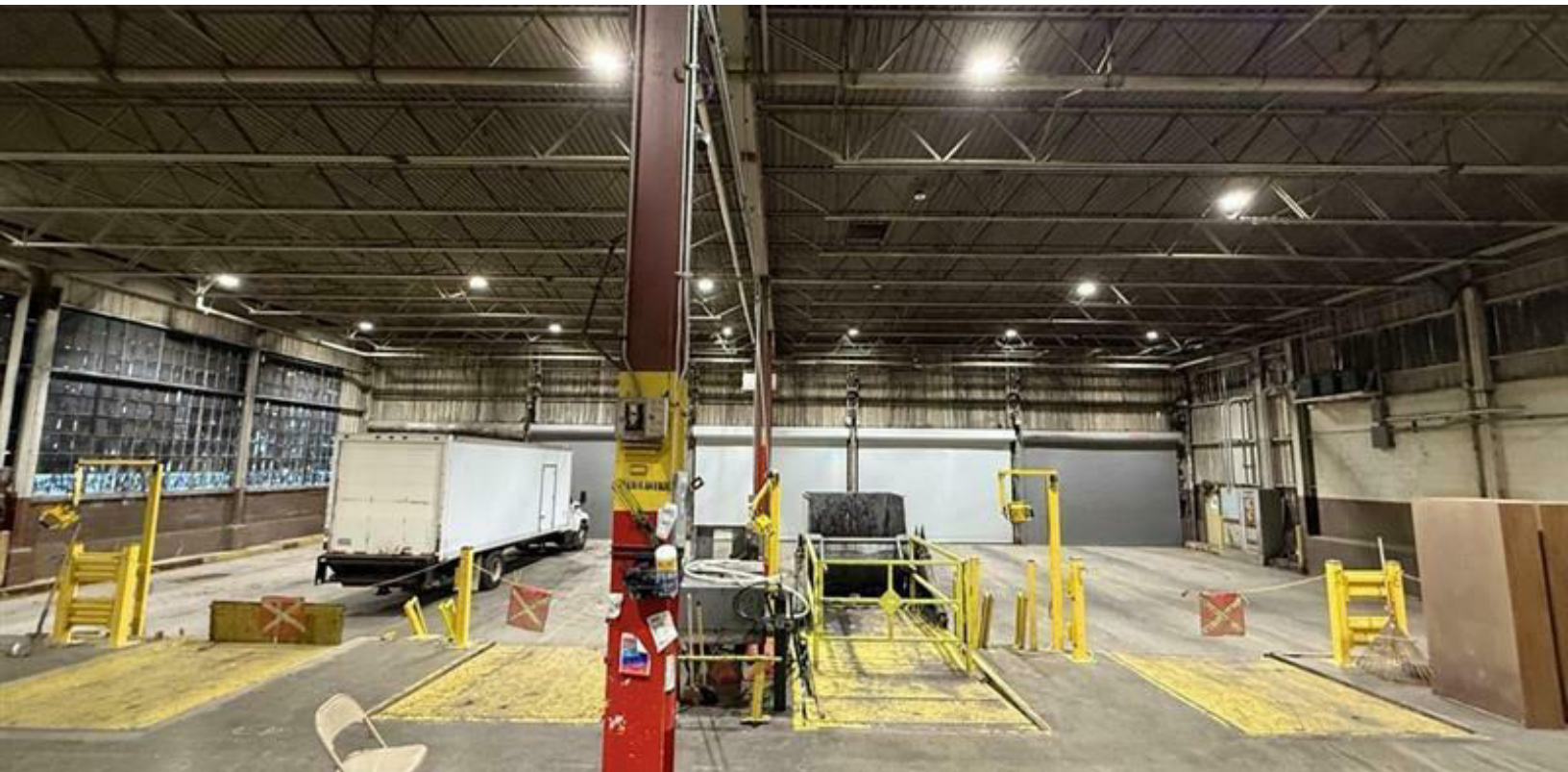
Drive Times

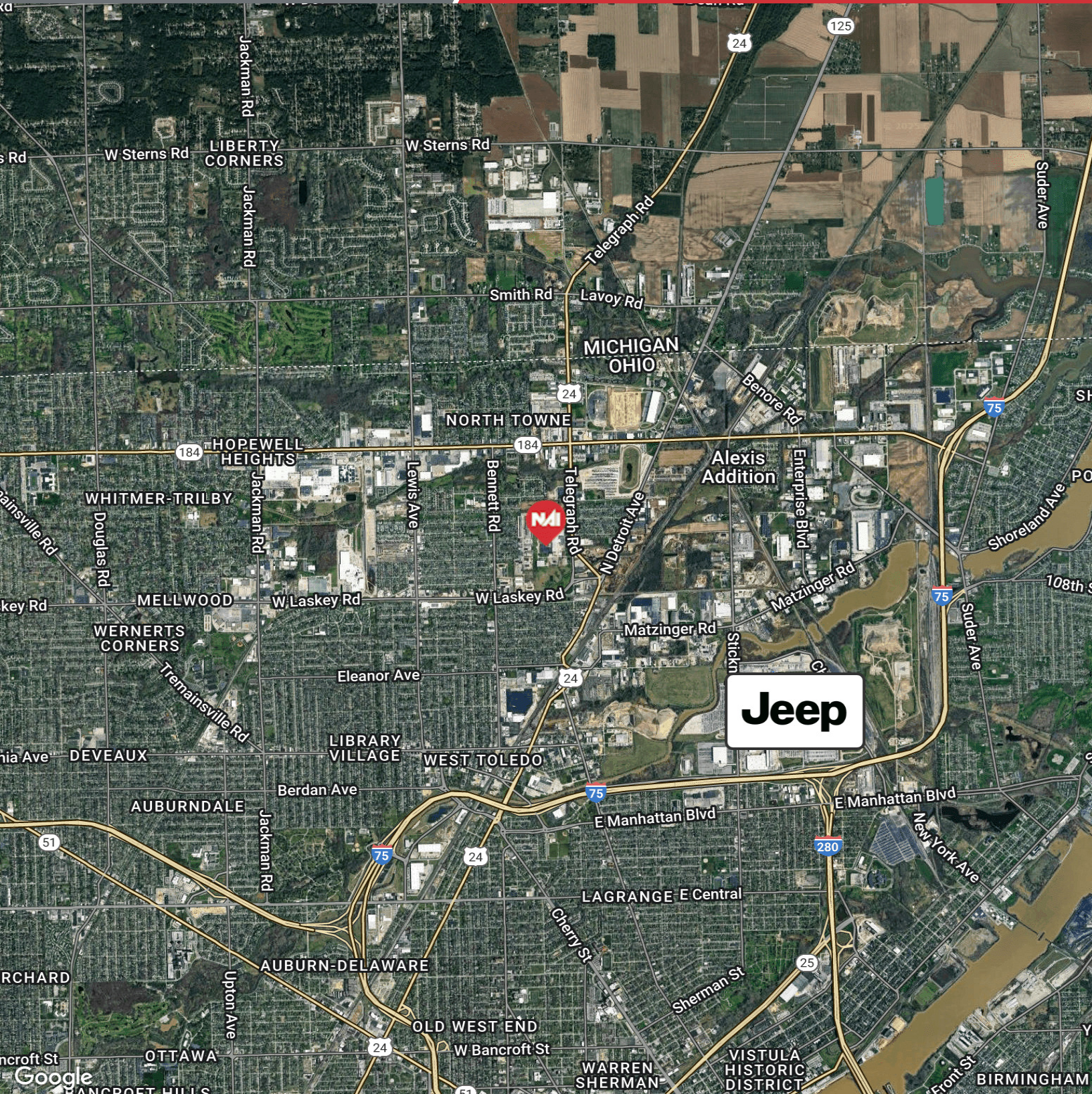
Interstate 75	2.8 miles, 5 minutes
Interstate 280	5.5 miles, 9 minutes
Ohio Turnpike (I-80/90)	13.5 miles, 17 minutes
DTW Airport	40.4 miles, 40 minutes
Toledo Express Airport	21.8 miles, 28 minutes

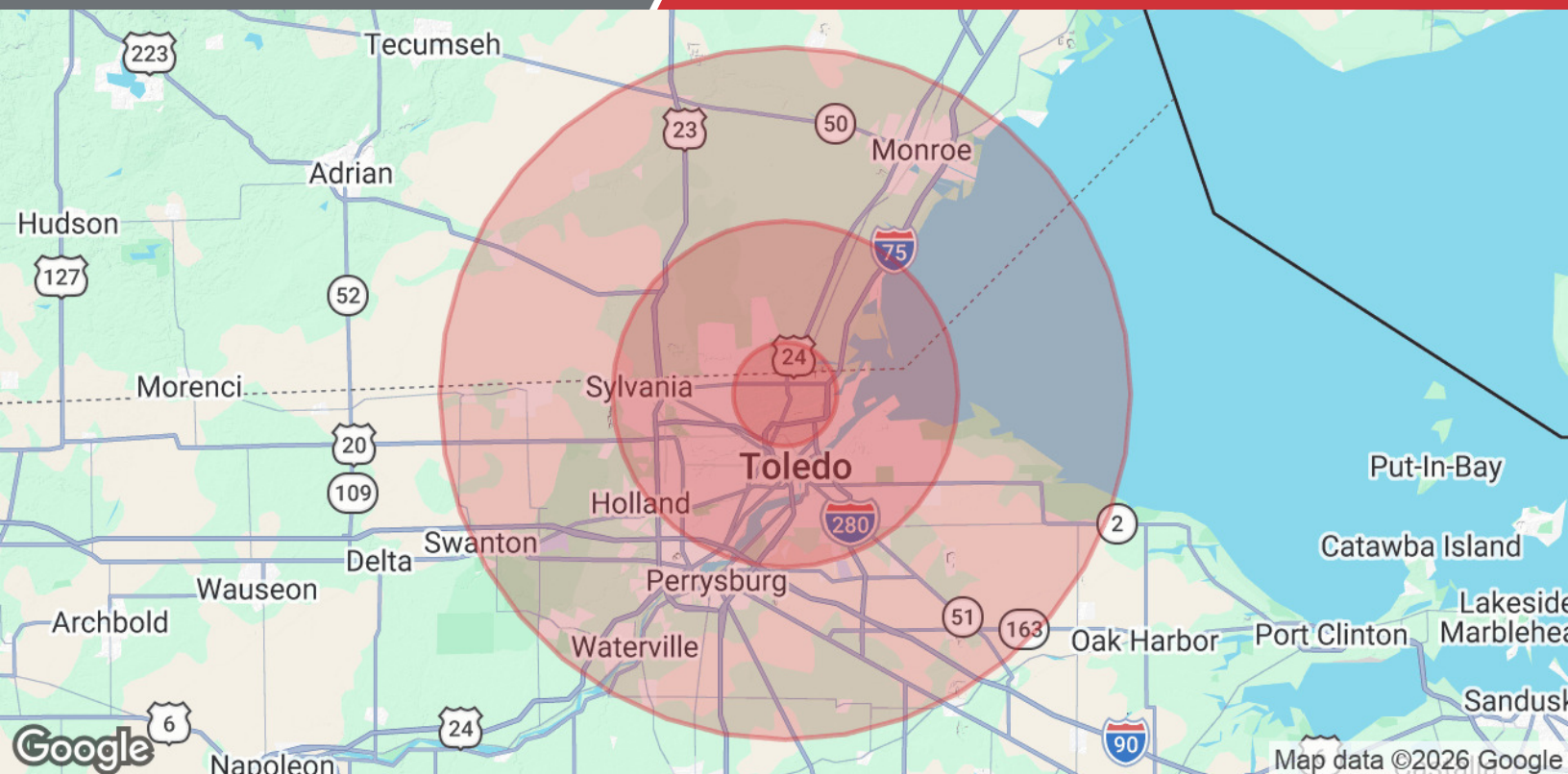
Floor Plan











Population	3 Miles	10 Miles	20 Miles
Total Population	72,624	392,755	629,869
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	30,620	169,419	265,083
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$62,541	\$76,106	\$88,623
Average House Value	\$128,196	\$172,344	\$210,229

2020 American Community Survey (ACS)