



Seneca Warehouse

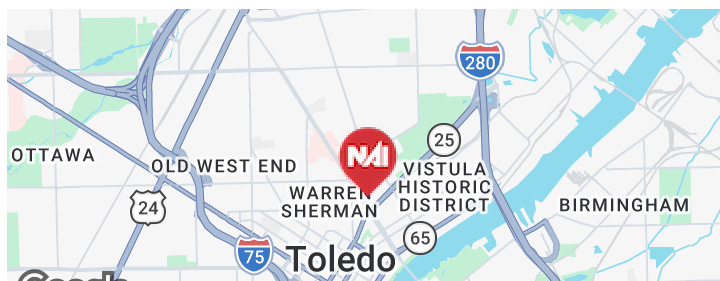
1120 Cherry St.
Toledo, Ohio 43608

Property Highlights

- Well-maintained industrial building and warehouse space
- Newer pavement, fresh paint on exterior, renovated interior bays, and new roof
- Easily accessible to Greenbelt Parkway and Interstate 280
- 20' clear ceiling height
- Can be single or multi-tenant
- Has outside laydown area

Property Overview

Well maintained industrial building with concrete construction. Ideally suited for contractor's storage, distribution and warehousing, light manufacturing, and general storage.



Offering Summary

Lease Rate:	\$6.00 SF/yr (Gross + Utilities)
Available SF:	8,800 SF
Lot Size:	1.61 Acres

For More Information



Dallas Paul

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Lease Rate	\$6.00 SF/Yr Gross + Utilities
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Location Information

Building Name	Seneca Warehouse
Street Address	1120 Cherry St.
City, State, Zip	Toledo, OH 43608
County	Lucas
Market	Downtown
Cross-Streets	Seneca St and Cherry St
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 75 and Interstate 280
Nearest Airport	Detroit Metro Airport, Toledo Express Airport

Building Information

Building Size	39,000 SF
Occupancy %	90.0%
Tenancy	Multiple
Ceiling Height	20 ft
Number of Floors	1
Year Built	1977
Gross Leasable Area	8,800 SF
Construction Status	Existing
Roof	New Membrane
Floor	Concrete
Lighting	Fluorescent
Restrooms	Two in each unit
Sprinklers	No
Security System	No

Parking & Transportation

Street Parking	No
Parking Type	Surface

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	10-IG
Lot Size	1.61 Acres
APN #	1853227
Corner Property	Yes
Traffic Count	16,392 VPD (Cherry St)
Amenities	Utilities available on location. Easily accessible to Greenbelt Parkway/I-280 Well maintained warehouse space with 20' clear ceiling Can be single or multi-tenant Has outside lay down area

Utilities & Amenities

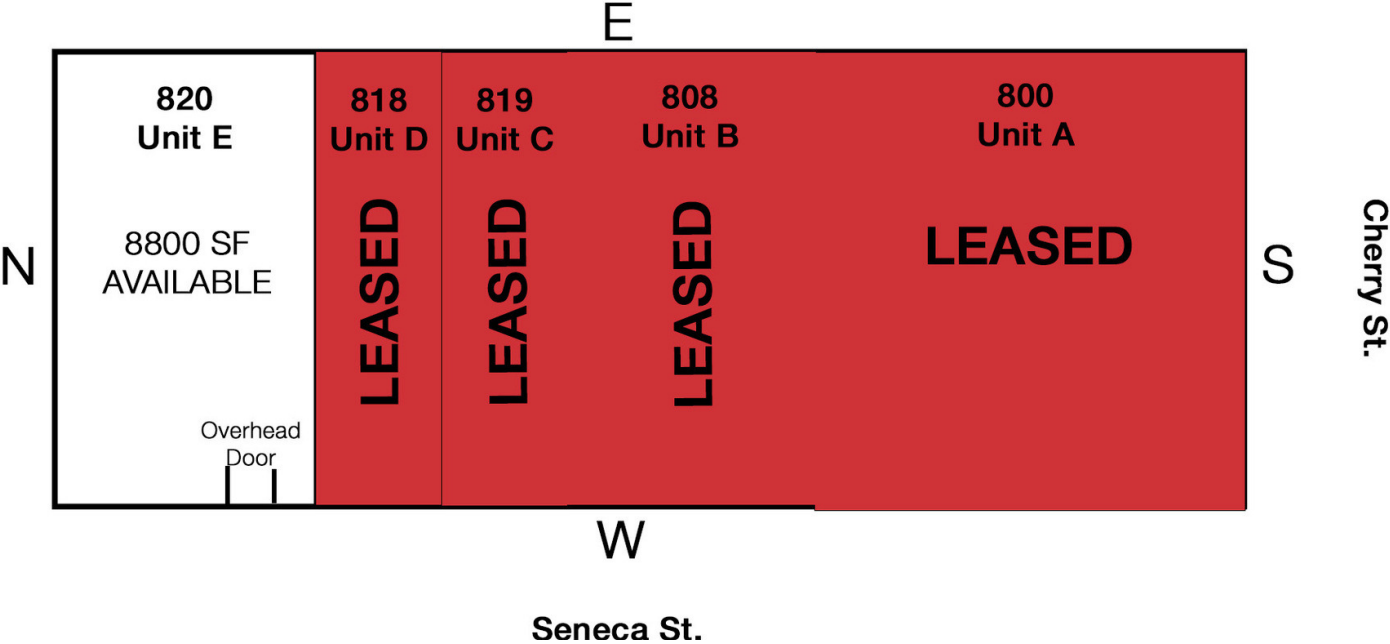
Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Storm Sewer	City of Toledo
Electric	Toledo Edison

Real Estate Tax Information

Real Estate Tax Year	2022
1st Half Taxes	\$ 14,626.58
2nd Half Taxes	\$ 14,626.58
Total Annual Taxes	\$ 29,253.11



SENECA WAREHOUSE BAY LAYOUT



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Service Man Door



Knock Out Connecting Adjacent Bay



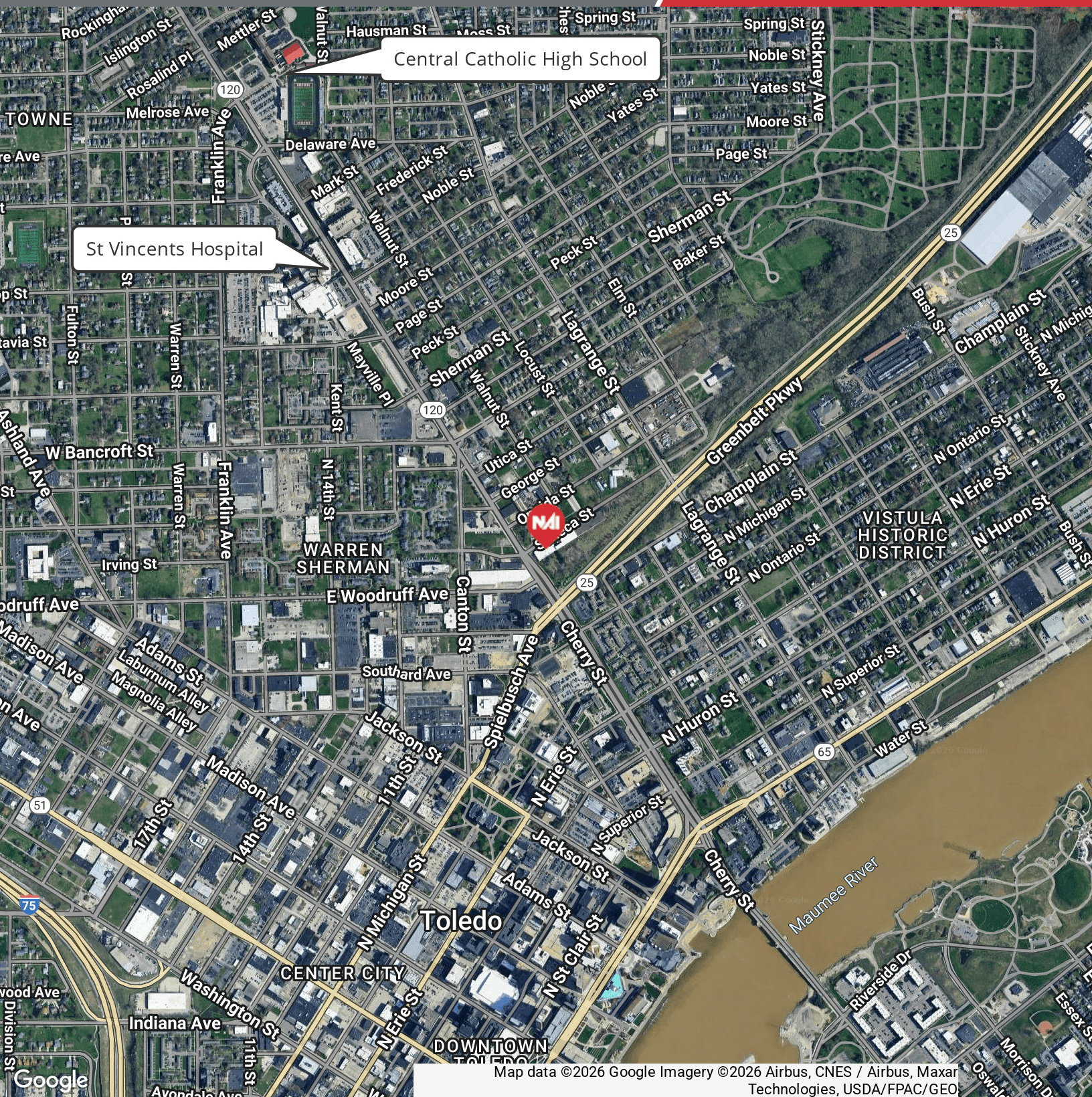
Newly Renovated Interior Warehouse Featuring LED Lights, New Heaters

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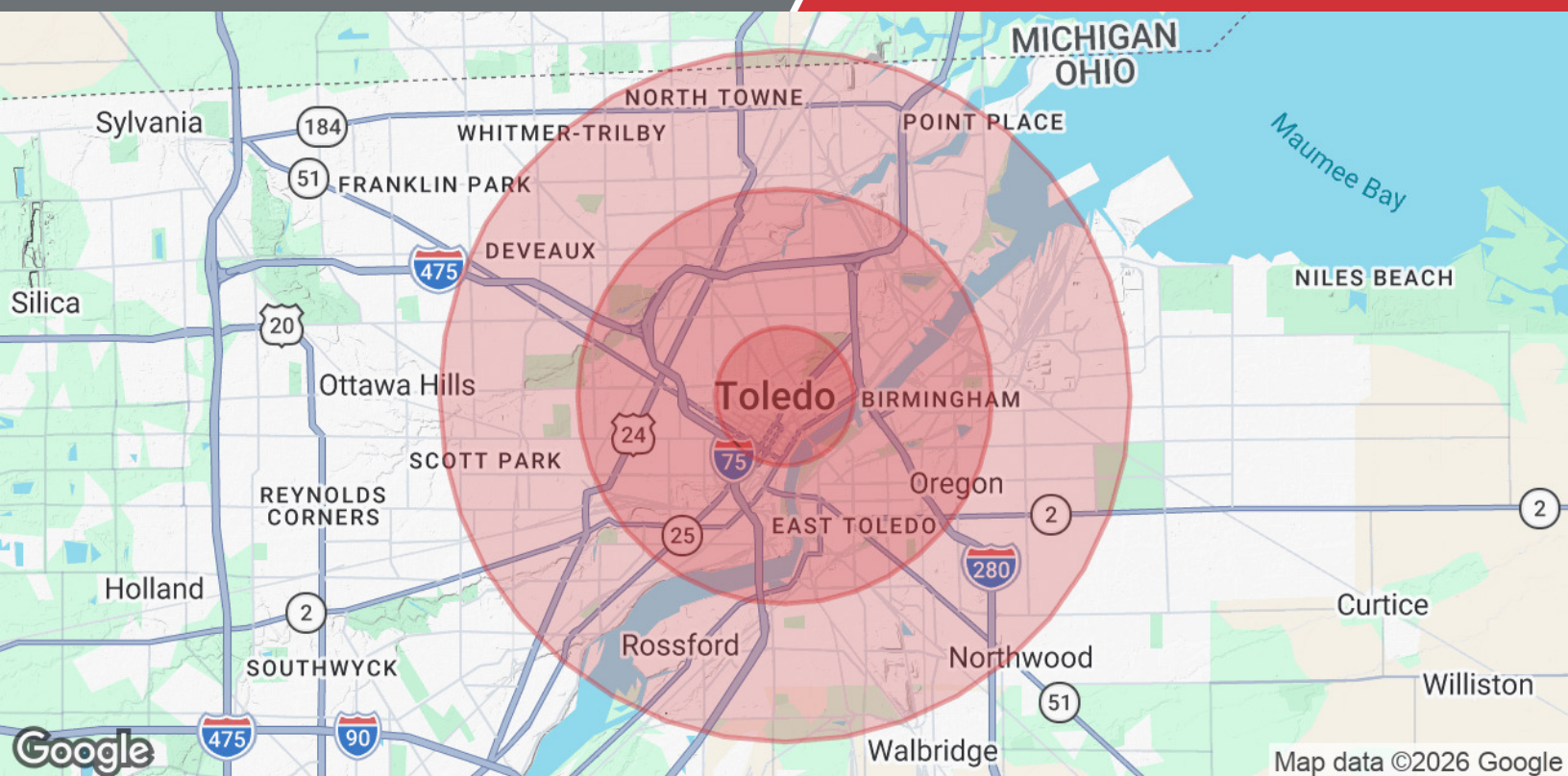
Newer Pavement, Fresh Paint On Exterior, And New Roof

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Population	1 Mile	3 Miles	5 Miles
Total Population	14,180	106,284	234,904
Average Age	31.8	32.2	33.5
Average Age (Male)	31.6	29.9	31.8
Average Age (Female)	33.2	34.2	35.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,091	42,126	92,868
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$21,923	\$30,707	\$40,914
Average House Value	\$84,231	\$91,585	\$103,876

* Demographic data derived from 2020 ACS - US Census