



High-Visibility Industrial Space Built for Business

IMPROVED PRICING

**223 South
Fearing Blvd**

TOLEDO, OH 43609

PRESENTED BY:

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PROPERTY SUMMARY

NOW AVAILABLE FOR SALE/ IMPROVED NNN LEASE PRICING

223 S FEARING BLVD
TOLEDO, OH 43609

OFFERING SUMMARY

SALE PRICE:	\$315,000
WAREHOUSE LEASE RATE:	\$3.50 SF/yr (NNN)
OFFICE LEASE RATE:	\$5.50 SF/Yr (NNN)
BUILDING SIZE:	17,469 SF
LOT SIZE:	0.578 Acres
APN:	03-08584, 03-08587, 03-08597, 03-08694

PROPERTY SUMMARY

Improved Pricing! Well maintained 17,496 SF warehouse building situated in highly trafficked area of South Toledo. Excellent visibility with 291ft of exposure along Fearing Ave. Regional commercial zoning allows for a variety of uses. Featuring 2,730 SF of office, currently demised with 8 private offices, 4 restrooms, conference room, and kitchen.



PROPERTY HIGHLIGHTS

- Work, store, and ship -- all in one great location
- 16' warehouse ceiling height
- 1 dock door, 1 grade level door
- Fascia (both front and side) signage available
- VPD's: N Fearing Blvd- 24,491 (24), Airport Hwy- 11,257 (24)



**1 GRADE LEVEL
DOOR**



1 DOCK HIGH DOOR



**2,730 SF OFFICE
SPACE**

PROPERTY DETAILS

SALE PRICE

\$315,000

LEASE RATE

\$3.50 - 5.50 SF/YR

LOCATION INFORMATION

STREET ADDRESS	223 S Fearing Blvd
CITY, STATE, ZIP	Toledo, OH 43609
COUNTY	Lucas

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	10-CR
LOT SIZE	0.578 Acres
APN #	03-08584, 03-08587, 03-08597, 03-08694
ANNUAL TAXES	\$4,514.62

NNN LEASE INFORMATION

EST. INSURANCE	\$550/Month
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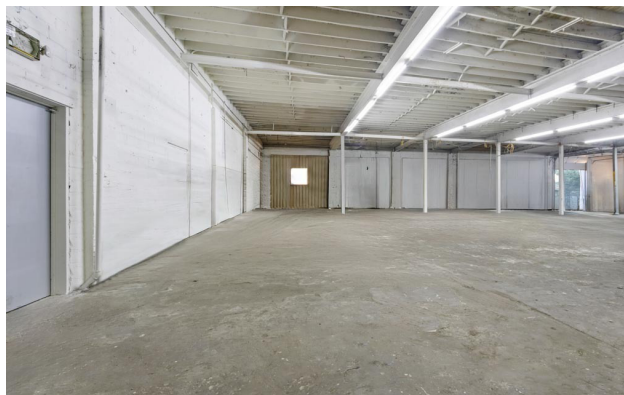
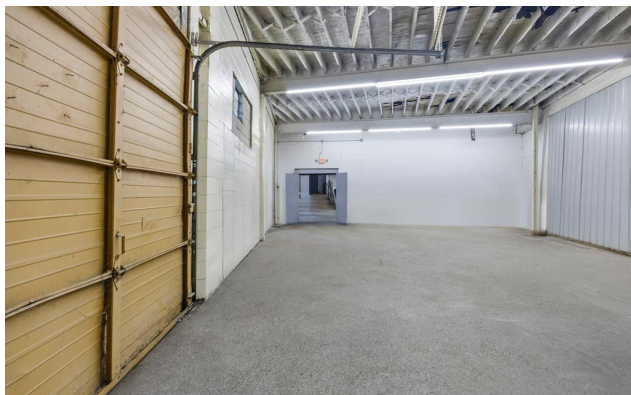
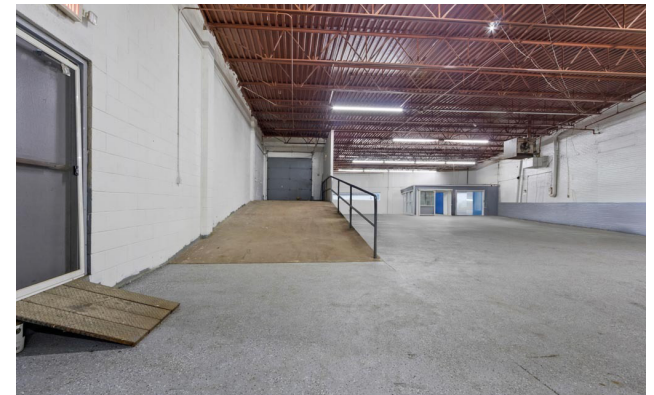
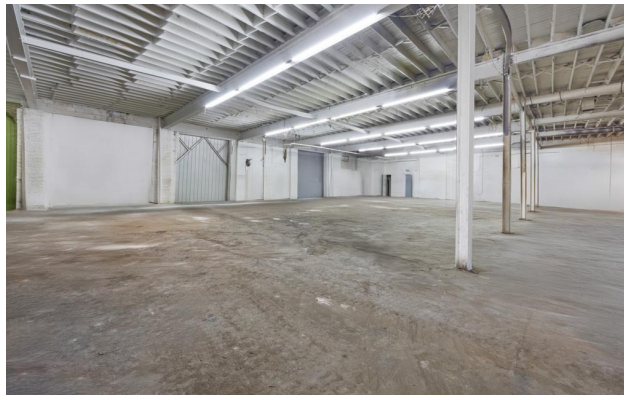
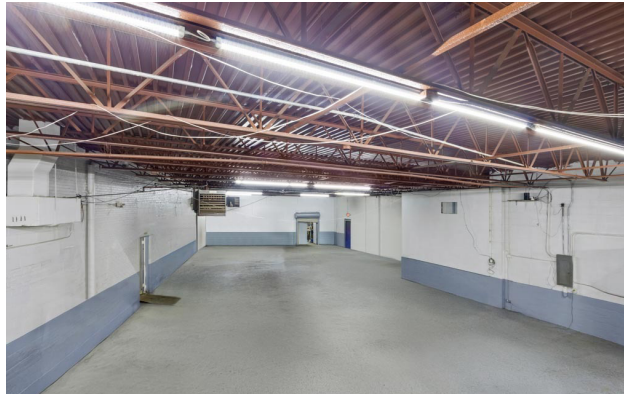
TENANT RESPONSIBILITIES

Grass/Snow removal, Taxes,
Insurance, Utilities,
Interior Maintenance

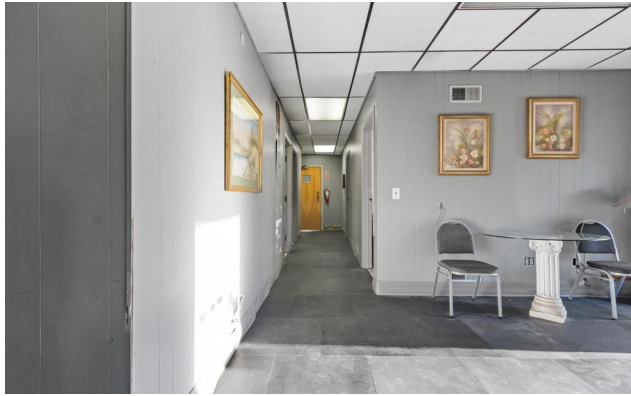
BUILDING INFORMATION

BUILDING SIZE	17,469 SF
TENANCY	Single
CEILING HEIGHT	16 ft
OFFICE SPACE	2,730 SF
FRAMING	Block & Brick
ROOF	EPDM Rubber
WALLS	Brick
CEILINGS	Steel
FLOOR COVERINGS	Laminate, Concrete
RESTROOMS	4, ADA
OVERHEAD DOORS	Grade Level: 1 Dock High: 1 (8ft x 8ft)
HVAC	Office: AC & Gas Furnace Warehouse/Storefront: Gas Heaters
ELECTRIC	Office: 100 Amps Warehouse: 200 Amps
SPRINKLER	No
SECURITY	Interior & Exterior Cameras
PARKING	Currently 11 Spots, On Site
CRANE	None

WAREHOUSE PHOTOS (REPRESENTATIVE)



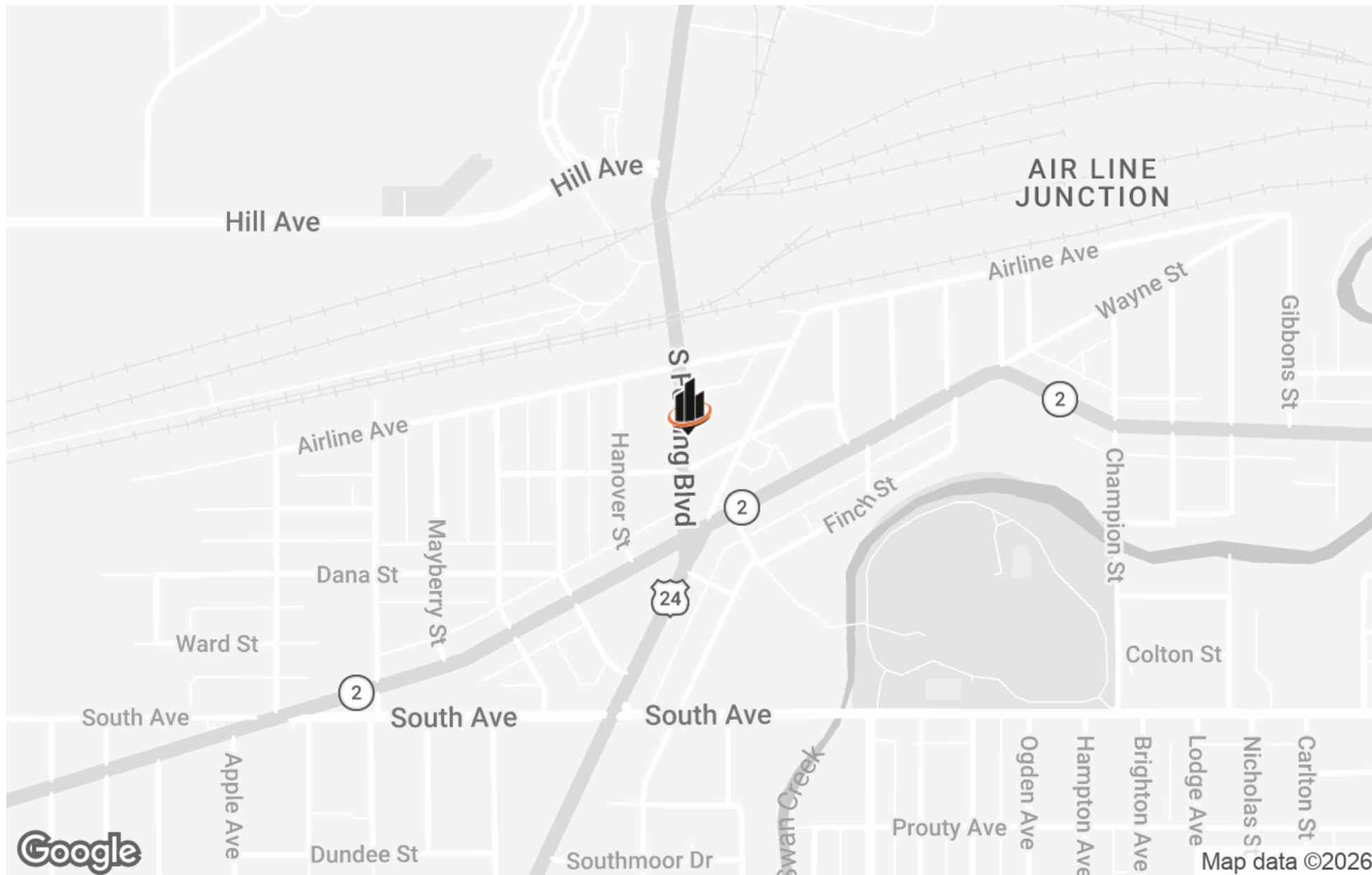
OFFICE PHOTOS



EXTERIOR & LOT PHOTOS



LOCATION MAP



IMPROVED PRIC



Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



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