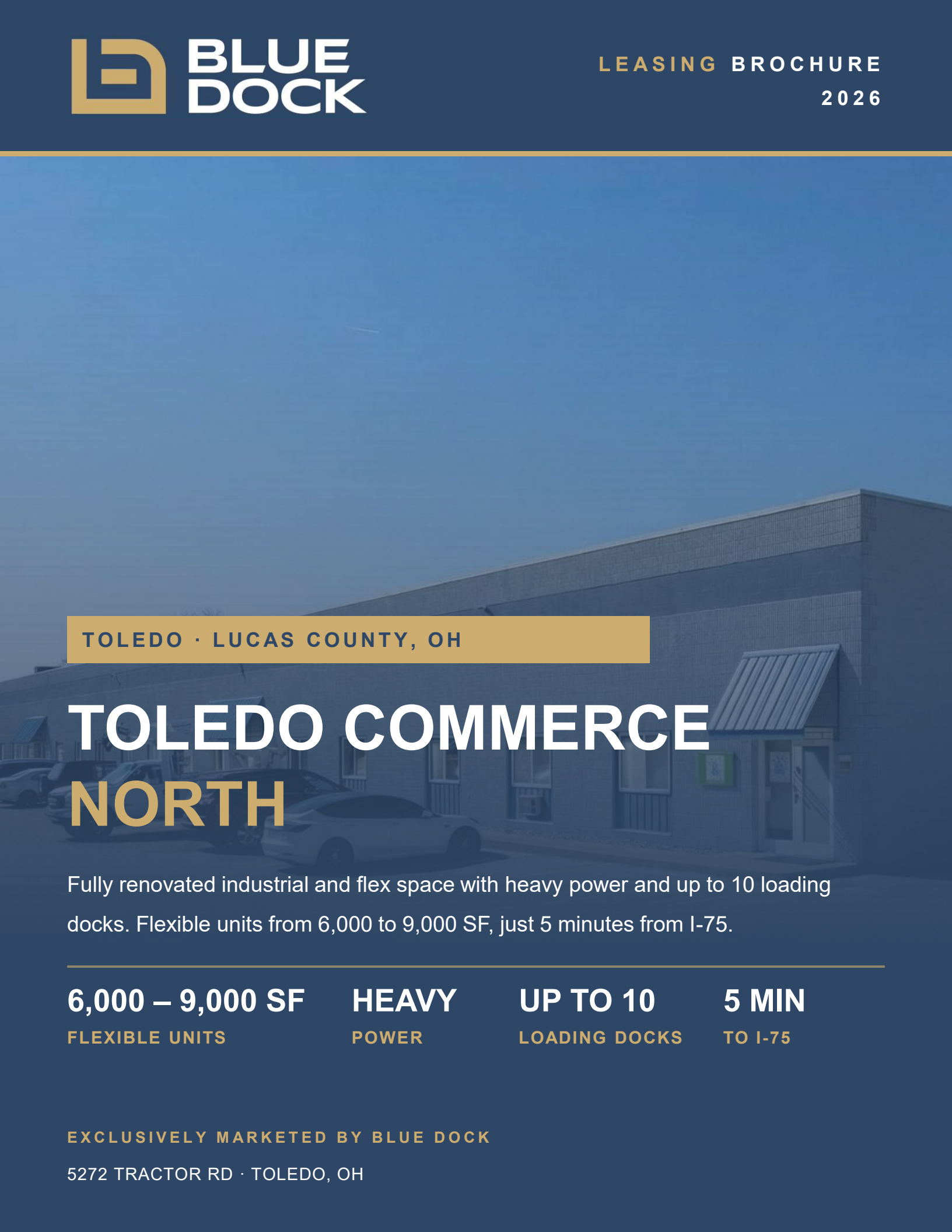




TOLEDO · LUCAS COUNTY, OH

TOLEDO COMMERCE NORTH

Fully renovated industrial and flex space with heavy power and up to 10 loading docks. Flexible units from 6,000 to 9,000 SF, just 5 minutes from I-75.

6,000 – 9,000 SF

FLEXIBLE UNITS

HEAVY

POWER

UP TO 10

LOADING DOCKS

5 MIN

TO I-75

EXCLUSIVELY MARKETING BY BLUE DOCK

5272 TRACTOR RD · TOLEDO, OH

LEASING OVERVIEW

FLEXIBLE INDUSTRIAL SPACE ON TOLEDO'S I-75 CORRIDOR.

Toledo Commerce North at 5272 Tractor Rd offers fully renovated industrial and flex units from 6,000 to 9,000 SF, with heavy power and up to 10 loading docks across the available spaces. Units can be combined or subdivided to fit your exact needs, and all upgrades are available to tailor the space to how your business runs. The Blue Dock team has worked closely with growing companies for over 35 years, delivering customized Class-A space to help them thrive.

6,000 – 9,000 SF

AVAILABLE RANGE

UP TO 10

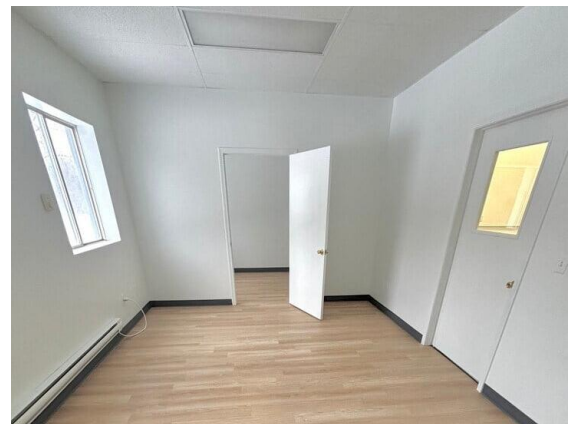
LOADING DOCKS

5 MIN

TO I-75

24/7

PRIVATE ACCESS



Toledo is one of the Midwest's most connected logistics hubs, located at the intersection of I-75 and the Ohio Turnpike (I-80/90). Businesses can reach 30% of the U.S. industrial market within 300 miles, with direct access to major cities including Detroit, Cleveland, Columbus, and Pittsburgh. The region also benefits from rail service, the Port of Toledo, and Toledo Express Airport.

DISTANCE TO

Interstate 75 **5 MIN**

Downtown Toledo **±10 MI**

Toledo Express Airport **±20 MI**

WHY TOLEDO

I-75 CORRIDOR

Critical node in the Midwest distribution network

300-MI REACH

30% of U.S. industrial market & 50% of Canada's

MULTI-MODAL

Highway, rail, port & air cargo access

SKILLED WORKFORCE

Deep manufacturing & warehousing heritage



5272 TRACTOR RD · TOLEDO, OH

AVAILABLE SPACES

Fully renovated flex units ranging from **6,000 to 9,000 SF**, built for distribution, light industrial, and manufacturing use. Each space is anchored by **4 to 6 loading docks** for high-throughput operations and includes **private offices** and **private bathrooms**, with heavy power and climate control ready from day one. Spaces can be combined or subdivided to fit your exact footprint.

6,000 – 9,000 SF

AVAILABLE RANGE

4 – 6

LOADING DOCKS

PRIVATE

OFFICES

24/7

PRIVATE ACCESS

SPACE HIGHLIGHTS

- ◆ **4 – 6 Loading Docks**
- ◆ **Private Offices**
- ◆ **Private Bathrooms**
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Custom Build-Outs Available

***Pricing and terms negotiable** to fit your business. Combine or subdivide to fit. Immediate occupancy available.*

LET'S CONNECT

BUILD YOUR BUSINESS AT TOLEDO COMMERCE NORTH.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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