

2555 DORR STREET
TOLEDO, OHIO 43607

INDUSTRIAL/RETAIL PROPERTY FOR SALE
34,650 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER TIREMAXX



GENERAL INFORMATION

Sale Price:	\$1,250,000
Building Size:	34,650 SF
Number of Stories:	1
Year Constructed:	1936, 1958
Condition:	Fair
Acreage:	2.88 AC
Land Dimensions:	261' x 92' & 89' x 345'
Closest Cross Street:	Westwood
County:	Lucas
Zoning:	General Industrial
Parking:	22 ± spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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2555 Dorr Street, Toledo, OH 43607

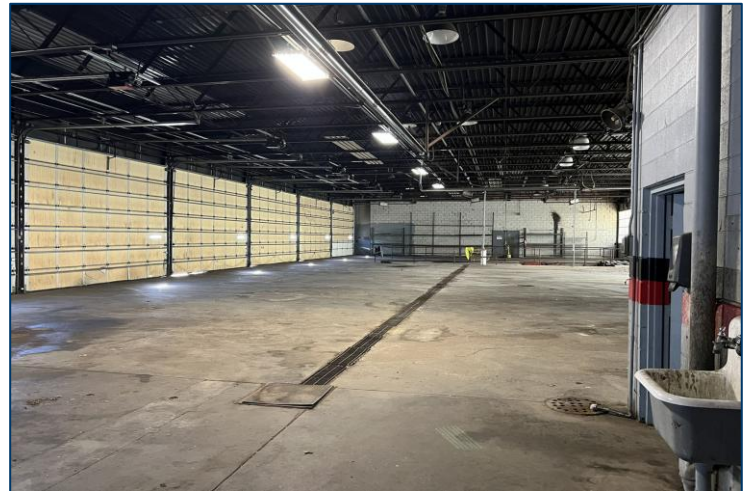
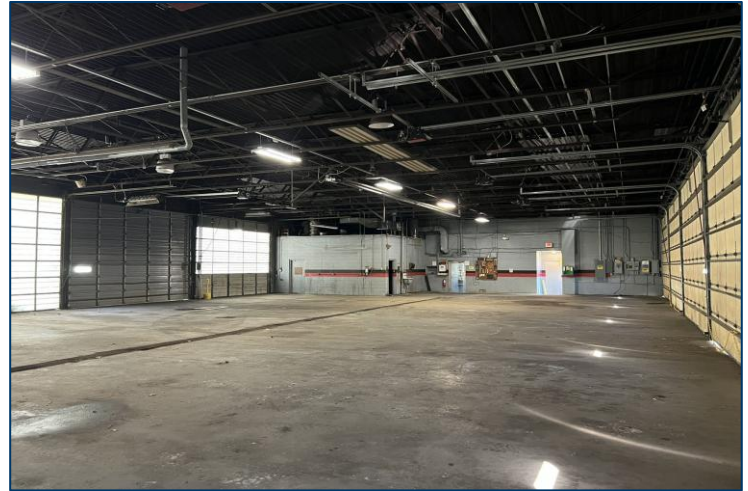
Industrial Building For Sale

34,650
Square Feet
AVAILABLE

Retail/Repair Facility

BUILDING SPECIFICATIONS

Shop Space:	21,450 SF
Exterior Walls:	Masonry
Structural System:	Steel joist
Roof:	Flat
Floors/Coverings:	Concrete
Ceiling Height:	18'-20'
Basement:	No
Heating:	GFA
Air Conditioning:	Yes
Power:	240V 3 phase
Security System:	Yes
Restrooms:	Yes
Overhead Doors:	13 (14' height)
Truck Well/Dock:	No
Sprinklers:	N/A
Signage:	Pylon
Cranes:	No
Floor Drains:	Yes



Comments:

- Functional retail frontage with strong visibility along Dorr Street, ideal for customer-facing auto or service users
- Multiple oversized overhead doors support efficient vehicle flow and repair operations
- Existing layout suits owner-user automotive, tire, or service retail concepts with minimal repositioning needed

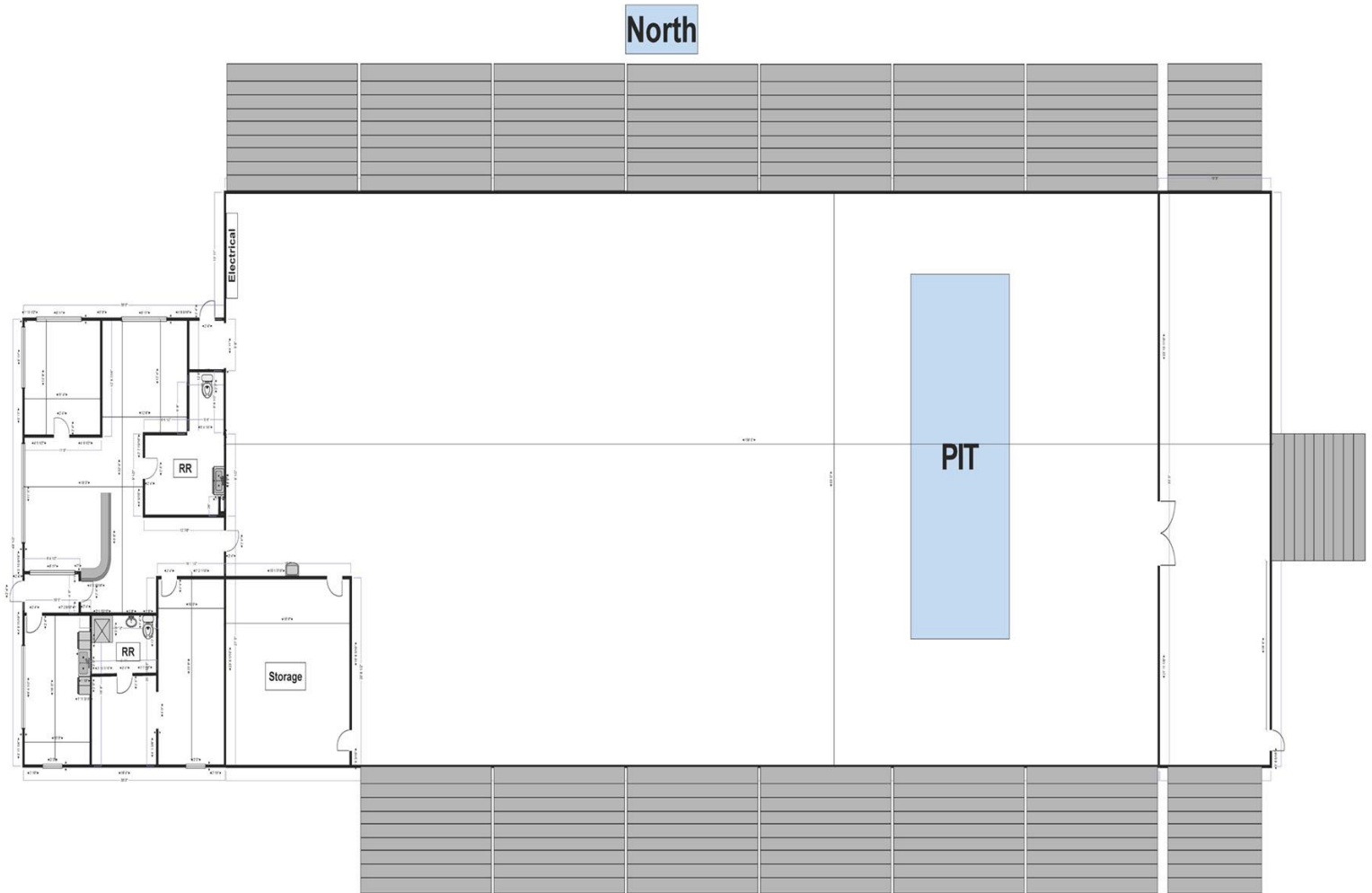
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Floorplan – Retail/Repair Facility



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Industrial Building For Sale

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Warehouse/Office Building

BUILDING SPECIFICATIONS

Office Space:	1,500 sf
Warehouse Space:	11,700 sf
Exterior Walls:	Masonry
Structural System:	Steel joist
Roof:	Flat/Bow Truss
Floors/Coverings:	Concrete
Ceiling Height:	18' eave, 25' peak
Basement:	No
Heating:	GFA
Air Conditioning:	Yes
Power:	240V 3 phase
Security System:	Yes
Restrooms:	Yes
Overhead Doors:	13 (14' x 12') & 2 (12' x 10')
Truck Well/Dock:	No
Fire Suppression:	Yes
Signage:	Pylon
Cranes:	No
Floor Drains:	No



Comments:

- High-clear warehouse space with multiple grade-level doors for flexible industrial use
- Small office component supports front-end operations, dispatch, or light administrative needs
- Well-suited for contractor, storage, or light manufacturing users

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Commercial Building For Lease

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Floorplan - Warehouse/Office Building



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Industrial Building For Sale

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2025 REAL ESTATE TAXES

TD:	18
Parcels:	05397 & 05431
Assessor Number:	05147003 & 05417004
Total Annual Taxes:	\$18,587.42

UTILITIES

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

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