



1635 Coining Dr

Toledo, Ohio 43612

Property Highlights

- 65,376 SF flex/industrial
- 22,976 SF of office space
- 2,500A 480V heavy electric
- (6) 8x8 dock-high doors, (1) grade-level 10x10 at 28", and (1) drive-in bay 8x8 at 28"
- General industrial zoning
- Wet sprinkler system in warehouse/production; office partial
- 2.924 Acres/ 20+ parking
- SR 184 (3/4 mile), US 24 (2 miles), I-75 (2.5 miles)

Property Overview

65,376 SF flex/industrial building for sale in Coining Industrial Park, North Toledo. Recently updated with heavy electric, heavy HVAC, wet sprinkler, and 22,976 SF of office.

Offering Summary

Sale Price:	Negotiable
Lease Rate:	\$6.25 SF/yr (NNN)
Building Size:	65,376 SF
Available SF:	65,376 SF
Lot Size:	2.924 Acres

For More Information

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Location Information

Street Address	1635 Coining Dr
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo MSA
Sub-market	North Toledo
Cross-Streets	Coining Dr off of Jackman Rd
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express and Detroit Metro Airport

Building Information

Building Size	65,376 SF
Building Class	C
Foundation	Concrete Slab
Tenancy	Single
Number of Dock High Doors	6
Number of Drive in Bays	6
Number of Floors	1 with offices on partial second floor
Year Built	1967
Year Last Renovated	2005
Gross Leasable Area	65,376 SF
Construction Status	Existing
Condition	Good
Roof	Rubber membrane and PVC
Free Standing	Yes
Floor Coverings	Tile, Carpet, Concrete
Mezzanine	yes, overlooking the warehouse
Ceiling Height	Variable 14 ' to 20'

Sale Price

Negotiable

Lease Rate

\$6.25 SF/Yr

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	IG
Lot Size	2.924 Acres
APN #	2223007, 22-23004, 22-23011
Traffic Count	12,491 VPD
Traffic Count Street	Jackman Rd
Amenities	Monument signage, 20+ paved parking spaces, mezzanine overlooking production/ warehouse
Power	Yes, 2500A 480Y/277V service, 400A

Parking & Transportation

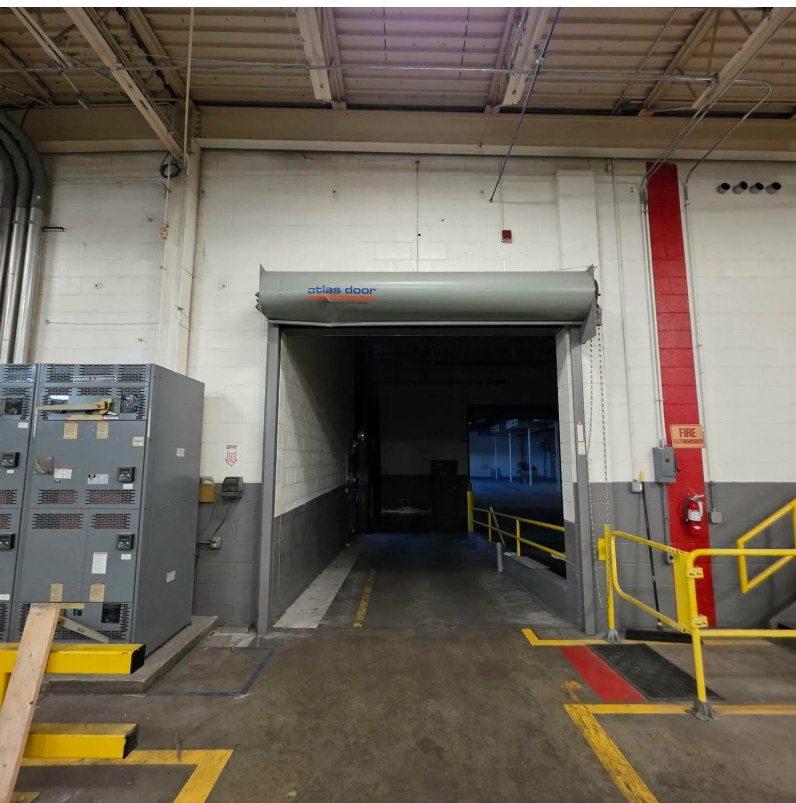
Street Parking	No
Parking Type	Paved surface lot
Number of Parking Spaces	20+

Utilities & Amenities

Central HVAC	Yes, RTUs
Restrooms	6
Gas / Propane	Yes, 2x gas service connections



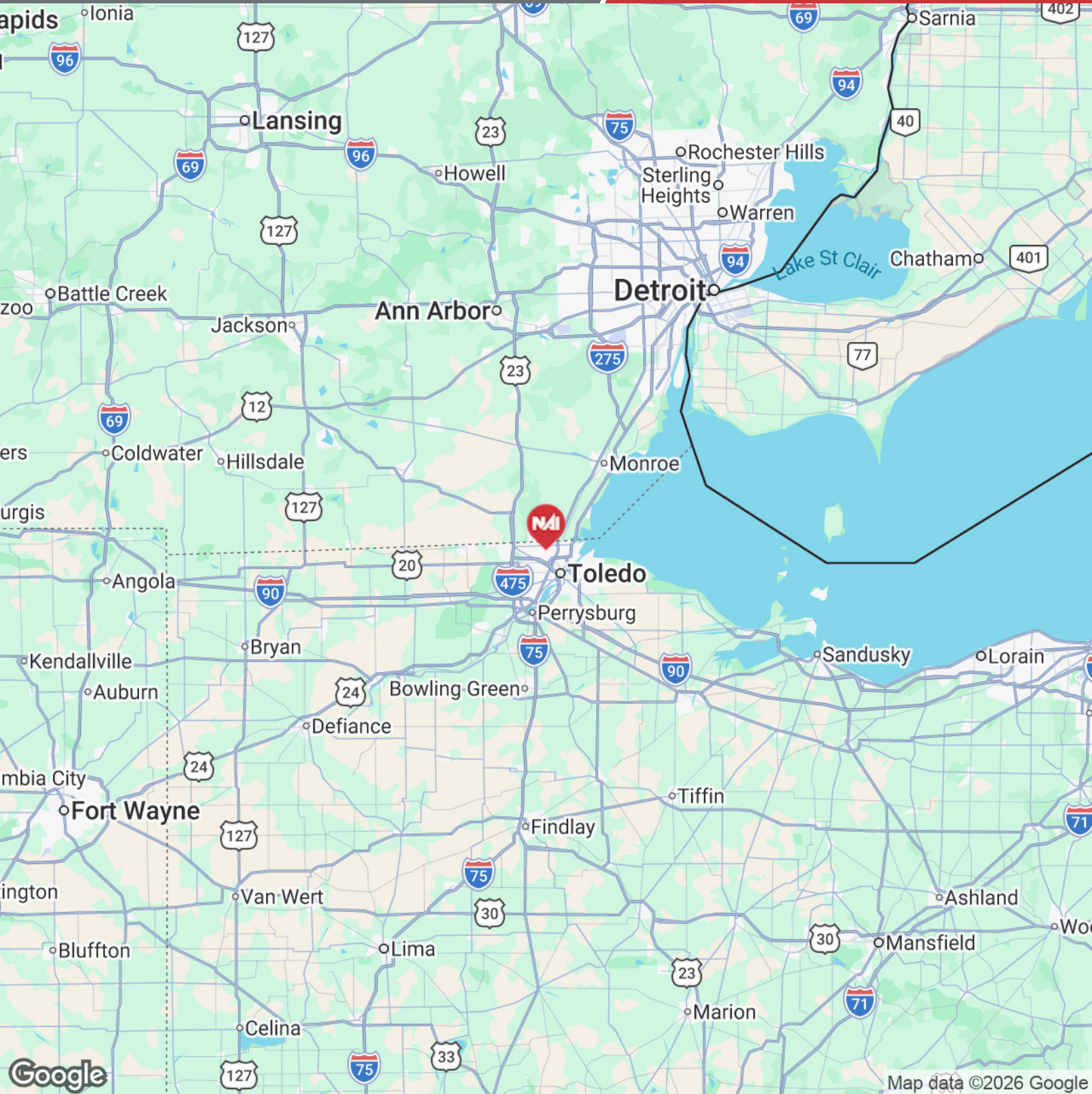
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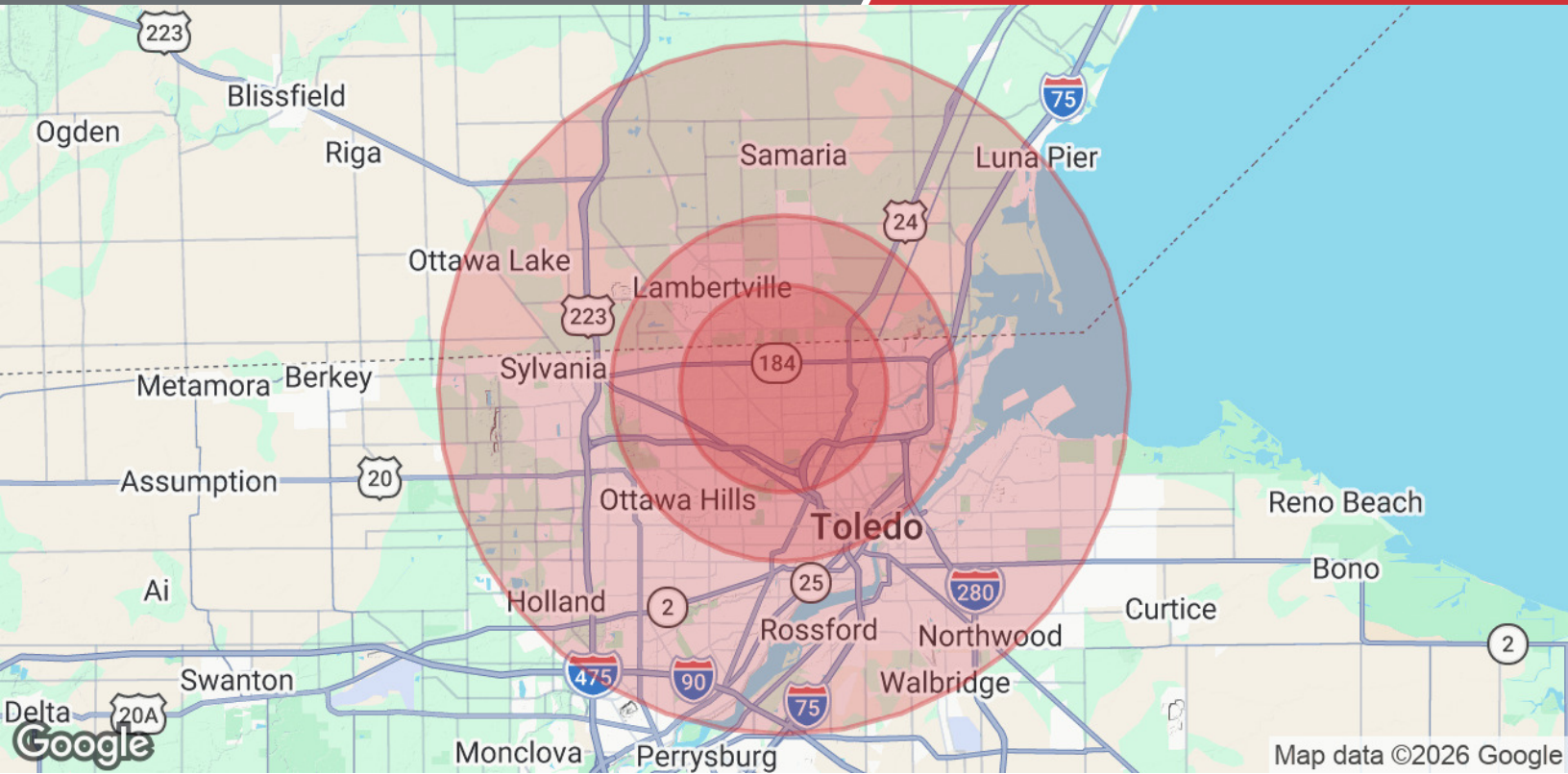
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Population	3 Miles	5 Miles	10 Miles
Total Population	94,547	192,346	434,405
Average Age	38.4	38.6	39.5
Average Age (Male)	36.0	36.8	38.3
Average Age (Female)	39.3	40.1	41.0
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	41,226	82,298	185,838
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$69,653	\$73,697	\$81,514
Average House Value	\$135,990	\$155,601	\$174,431

2023 American Community Survey (ACS)

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