



**BLUE DOCK**

**CLASS-A FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE IN TOLEDO**

# LEASING OVERVIEW

Blue Dock is fully renovating multiple industrial and flex sites in Toledo. Our sites, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

## SUMMARY OF TERMS

**Space:** Ranging from 1,400 to 15,600 SQFT

**Rate:**

- Starting at \$1,140 per month all-in for Spaces.
- \$650 per month all-in for Storage Units.

**Term:** 3-5 years

**Annual Rent Increase:** CPI or 3% bumps

**Occupancy:** Immediate

## PROPERTY HIGHLIGHTS

**Addresses:**

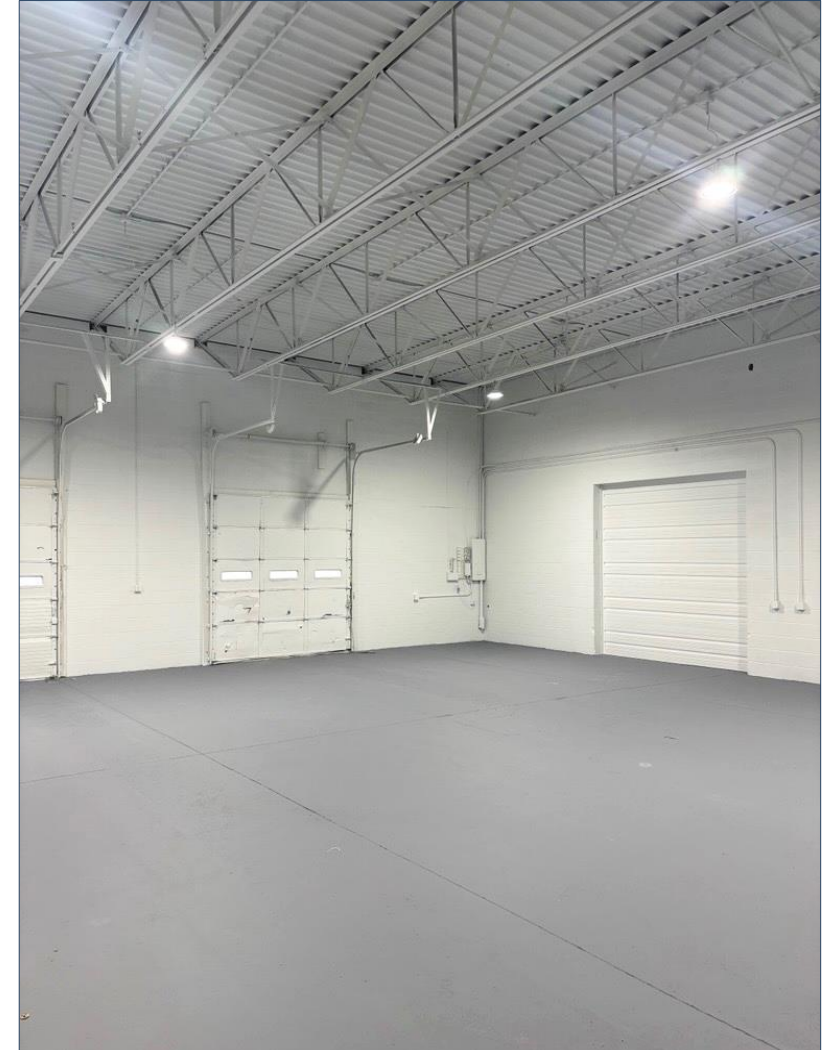
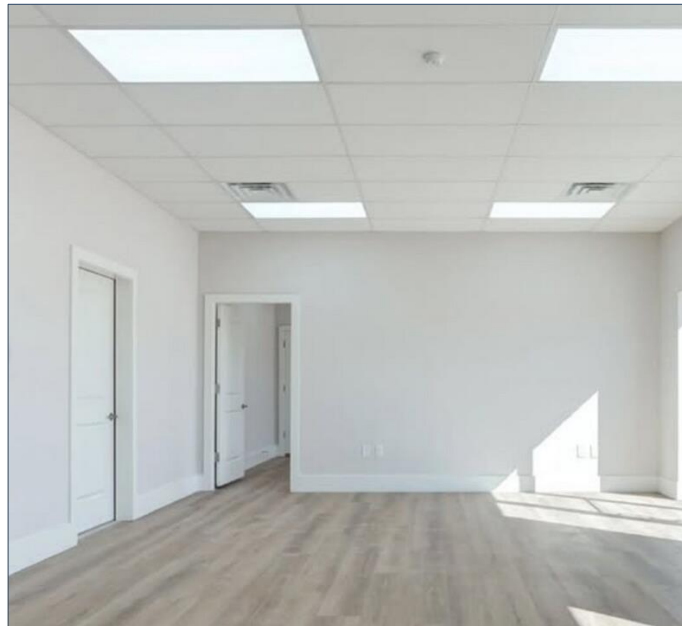
- 5222-5272 Tractor Rd, Toledo, OH
- 444 W Laskey Rd, Toledo, OH

**County:** Lucas County

**Highway:** 5-minute drive to I-75

**Amenities:**

- Private Entrance w/ 24/7 access
- Epoxy Floors in Warehouse
- LVP Floors in Office
- Private Offices and Bathrooms
- Drive-in & Dock-High Loading
- Climate Controlled & LED Lighting.



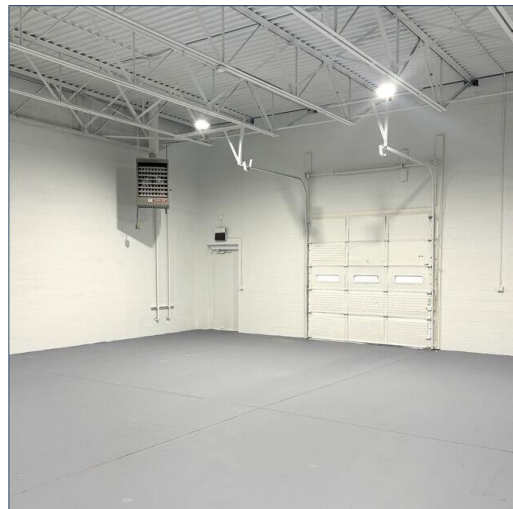
## SPACE AVAILABILITY

### AVAILABLE SPACES

Building	UNIT	SPACE SIZE (SF)	RATE (NNN)	FEATURES
5265 Tractor Rd	H	2,400	\$1,900/month all-in	Drive-in Door
	K	3,000	\$7.75	Drive-in Door
5272 Tractor Rd	M	4,800	\$7.50	Multiple Loading Docks
	K, L, M	15,600	Call for Pricing	Ten (10) Loading Docks
5222 Tractor Rd	D	1,800	\$1,463/month all-in	Drive-in Door
5242 Tractor Rd	G	3,875	\$7.50	Drive-in Door
5232 Tractor Rd		8,800	Call for Pricing	Loading Dock & Drive-in door
444 Laskey Rd	A & B	5,800	Call for Pricing	Drive-In Door
	O	1,400	\$1,138/month all-in	Drive-In Door
Storage Units		1,200	\$650/month all-in	

### UPGRADES AVAILABLE

- White Paint
- Additional loading docks
- Drive-in loading
- Other upgrades available



# TOLEDO COMMERCE NORTH

## 5265 TRACTOR RD

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT I	UNIT J	UNIT K	UNIT L & M	UNIT N
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available	LEASED	LEASED	Available	LEASED	LEASED
3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,900 sf	3,360 sf	3,000 sf	4,300 sf	4,100 sf

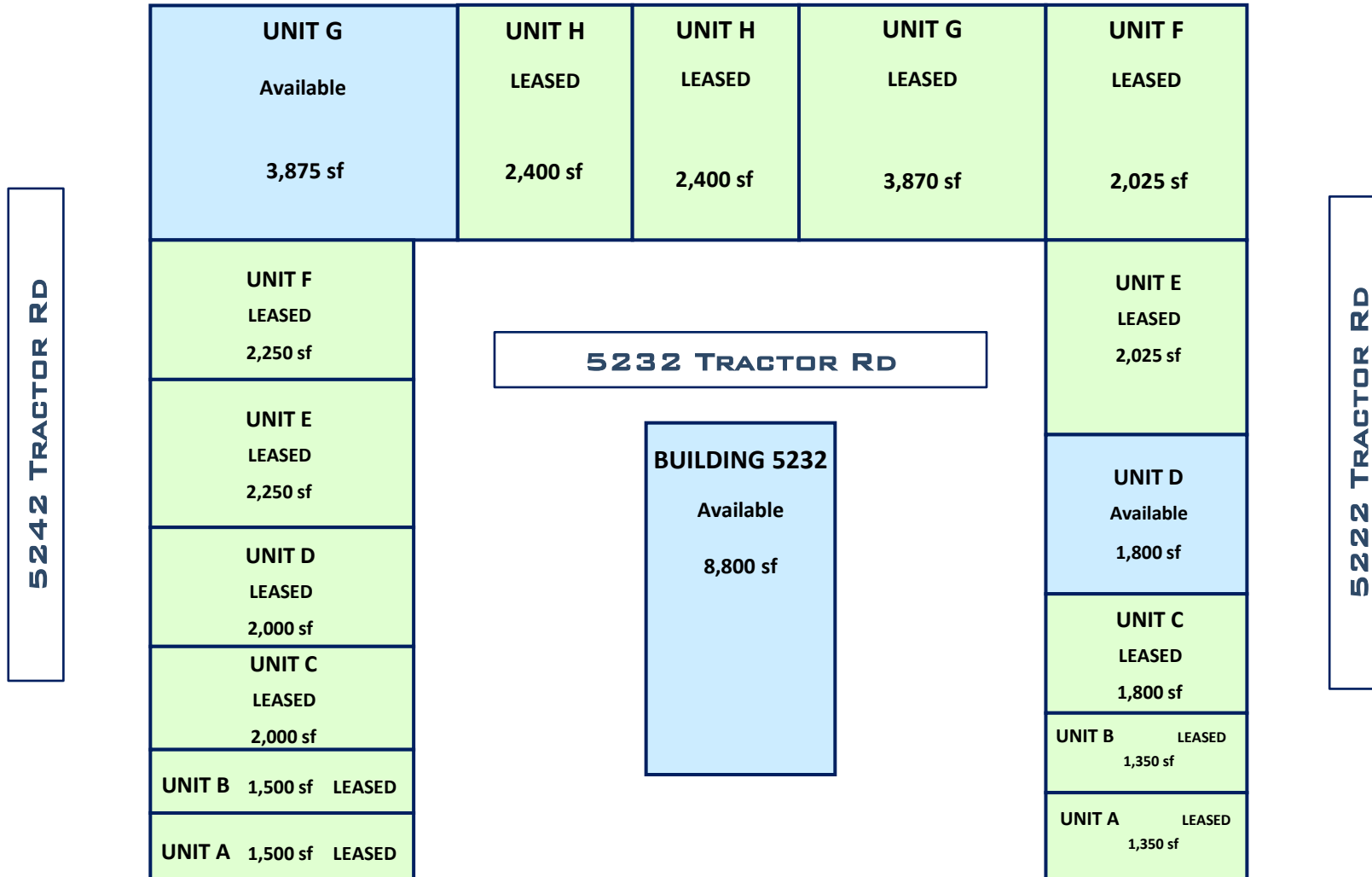
## 5272 TRACTOR RD

UNIT A & B & C	UNIT D	UNIT E	UNIT G	UNIT H	UNIT F	UNIT J	UNIT K	UNIT L	UNIT M	UNIT N & O
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available	Available	LEASED
9,000 sf	3,600 sf	6,000 sf	4,800 sf	4,800 sf	3,900 sf	3,600 sf	4,800 sf	6,000 sf	4,800 sf	12,000 sf

Available spaces can be combined or subdivided

■ Available  
■ Leased

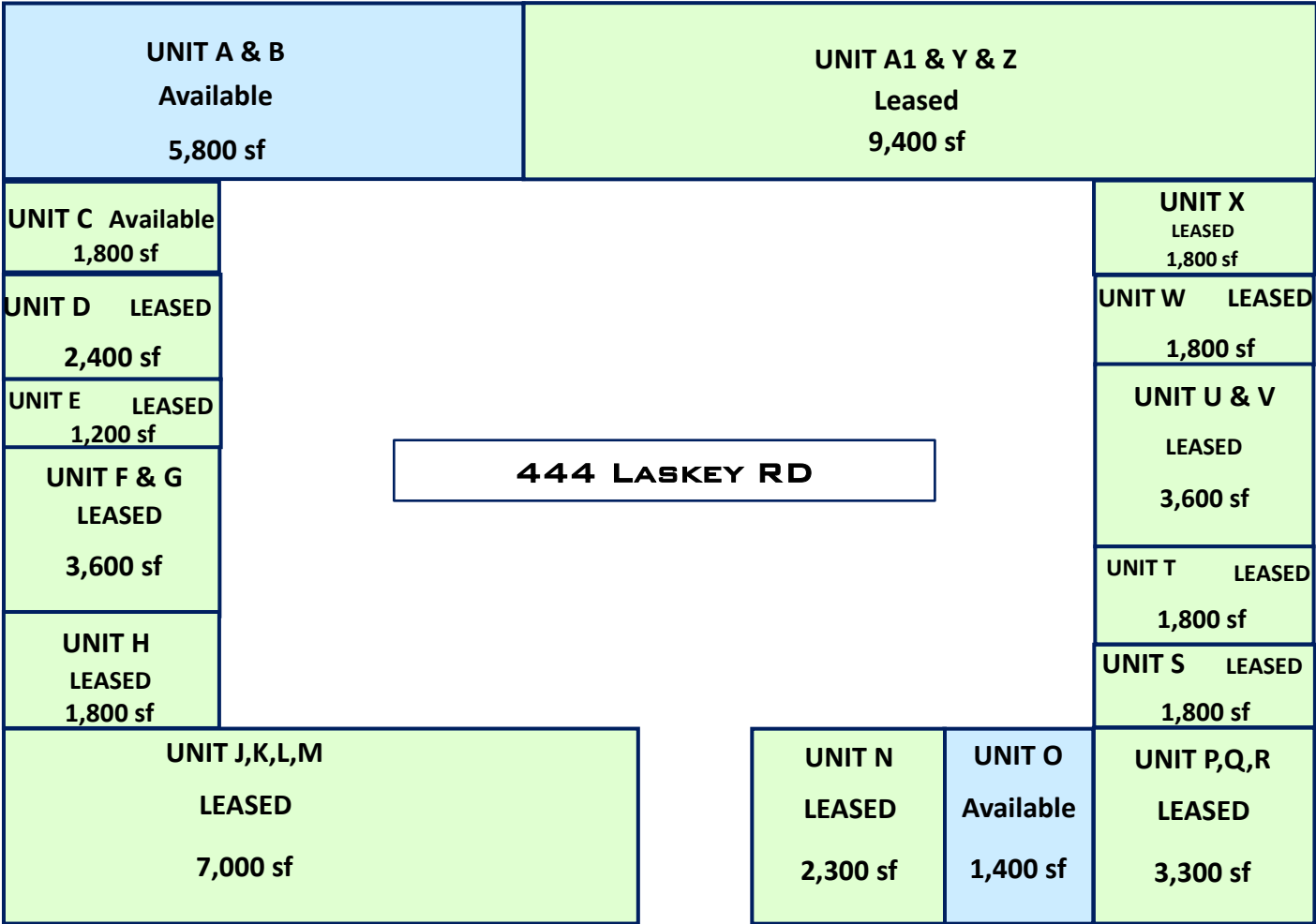
# TOLEDO COMMERCE SOUTH



Available spaces can be combined or subdivided

■ Available  
■ Leased

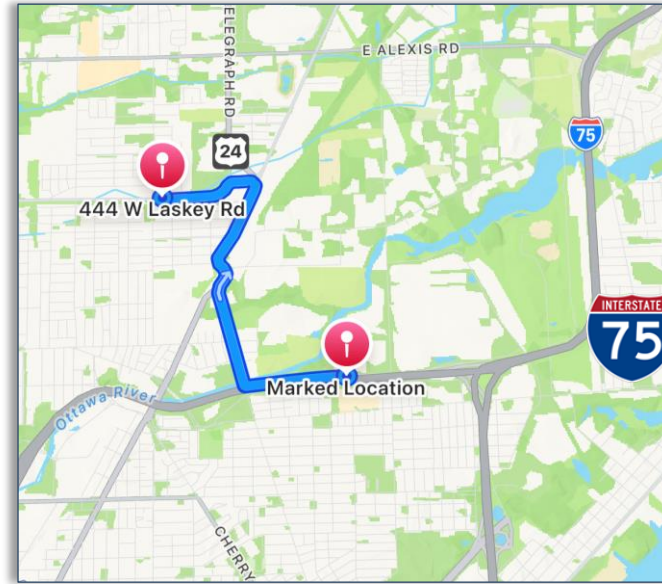
# LASKEY COMMERCE CENTER



Available spaces can be combined or subdivided

■ Available  
■ Leased

# LOCATION



All three properties are 6 min from I-75



## CONTACT INFORMATION

David Ellis  
317.250.6633  
david@bluedockholdings.com

Cam Schilling  
317.490.9334  
cam@bluedockholdings.com

Ted Hilentzaris  
313.775.8400  
ted@bluedockholdings.com

Hannah Lawrence  
248.671.4377  
hannah@bluedockholdings.com



ESTABLISHED DEVELOPER

