



AVAILABLE FOR LEASE | INDUSTRIAL

BUILDING 200 | 302 S. BYRNE ROAD, TOLEDO, OH 43615

40,000 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



302 S. BYRNE ROAD

Offering Summary

Lease Rate: Available SF:
\$4.75 SF/yr (NET) **40,000 SF**

Building Size: Year Built:
40,000 SF **1964**

Lot Size: Lease Term:
10.17 Acres **Negotiable**

Property Overview

- 40,000 SF
- 3,000 SF office
- Four (4) docks
- One (1) grade-level access
- 28' clear
- Entire warehouse is climate controlled

Contact us for additional information!
rkgcommercial.com



Lease Rate	\$4.75 SF/YR
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LOCATION INFORMATION

Building Name	Building 200
Street Address	302 S. Byrne Road
City, State, Zip	Toledo, OH 43615
County	Lucas
Market	Toledo
Sub-market	South/Southwest
Cross-Streets	South Avenue

BUILDING INFORMATION

Tenancy	Single
Number of Grade Level Doors	1
Number of Dock High Doors	5
Number of Cranes	0
Ceiling Height	28 ft
Minimum Ceiling Height	28 ft
Office Space	3,000 SF
Number of Floors	1
Column Space	37 ft
Condition	Excellent
Roof	Rubber Membrane
Free Standing	Yes
Construction Description	Cement Block
Lighting	Fluorescent

TAXES & VALUATION

Annual Real Estate Taxes / SF	\$0.64/SF
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IL
APN #	20-05057
Rail Access	No
Availability Date	4/1/2026

PARKING & TRANSPORTATION

Number of Parking Spaces	34
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UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Gas-forced air
Restrooms	2
Fire Suppression Description	Wet
Internet Provider	Various
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo
Sewage Provider	City of Toledo

MISC.

Bldg. 200
40,000 SF

**AVAILABLE
FOR
LEASE**

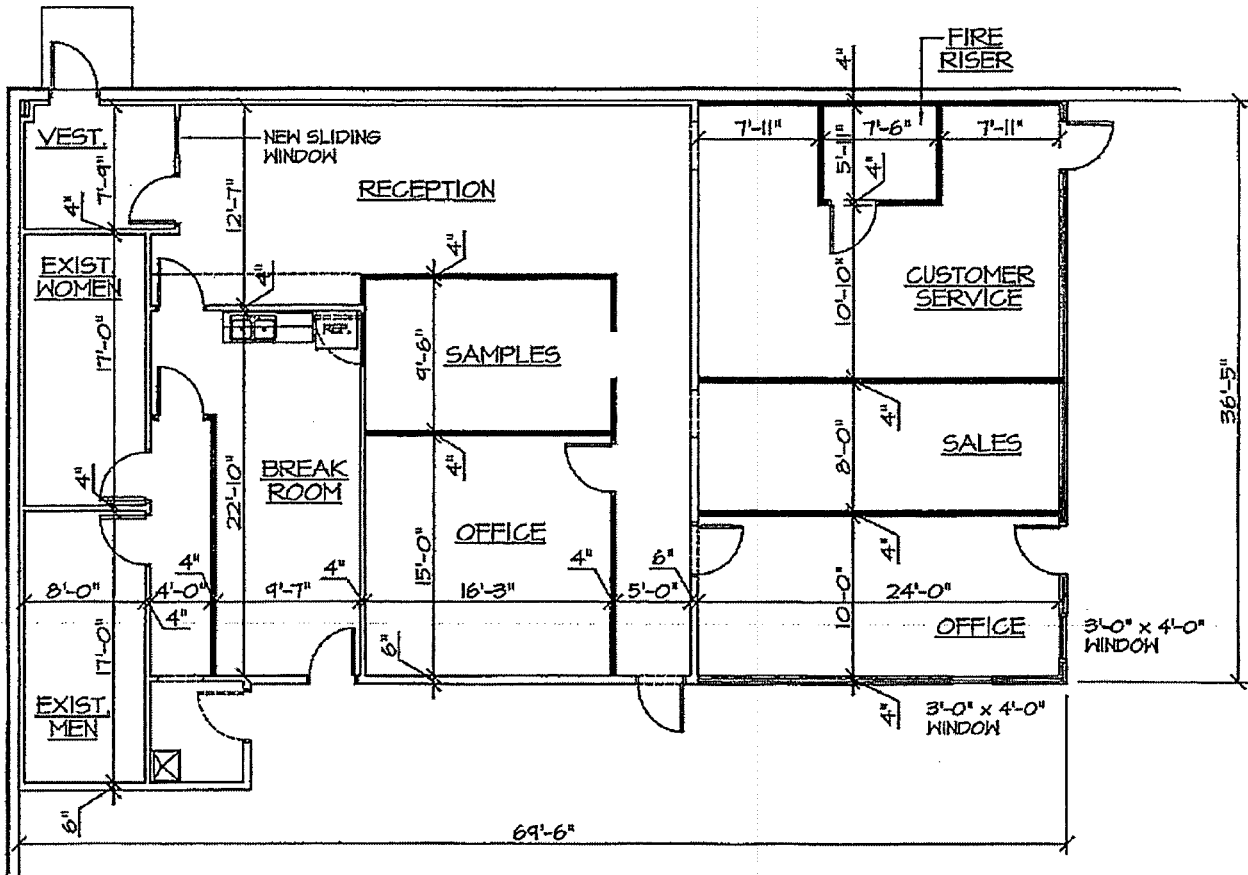
Bldg. 100
80,000 SF

Bldg. 400
80,000 SF

Office

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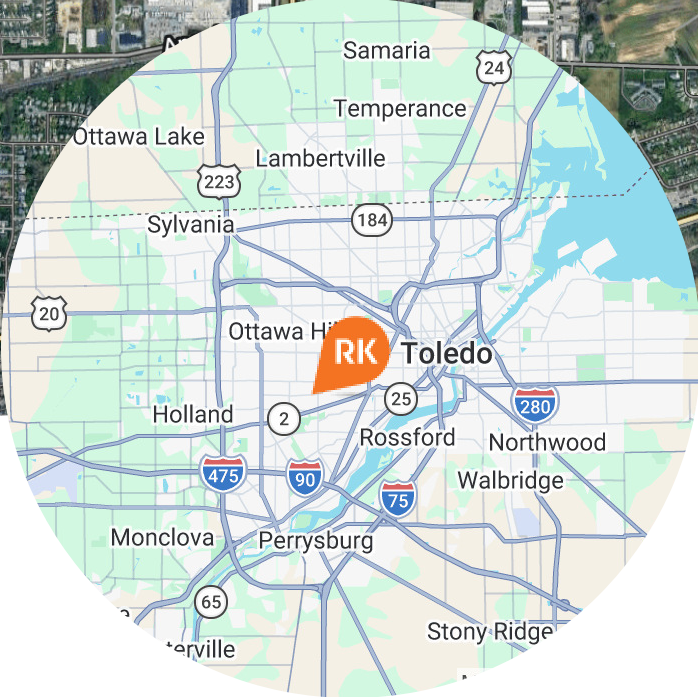
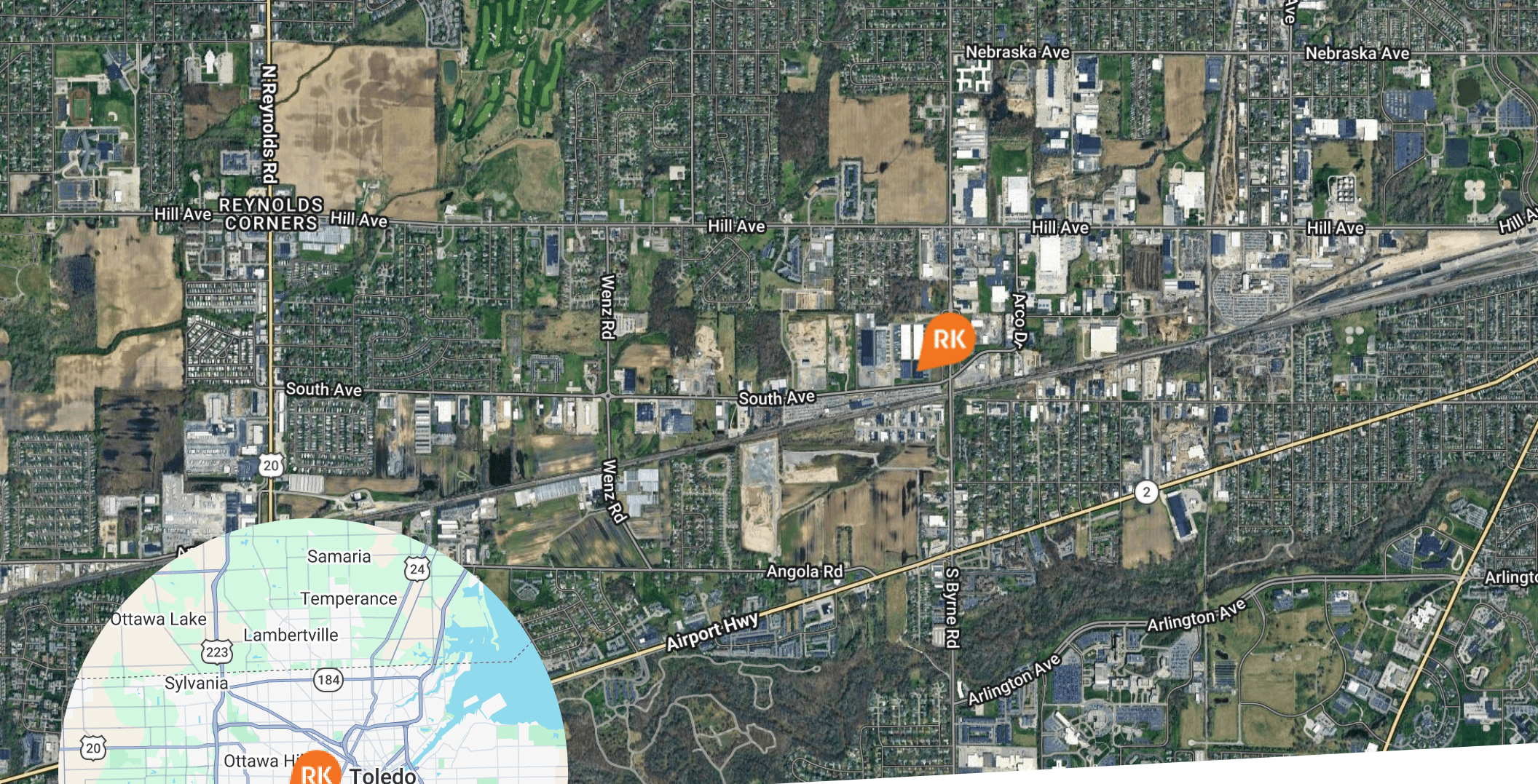
FLOOR PLAN

SCALE: 3/32" = 1'-0"

BUILDING 200 | TOLEDO, OH







302 S. BYRNE ROAD

Location Benefits

- Located in the center of Toledo with access to all parts of the city



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RK



***Ron Jurgenson, CCIM, SIOR
Senior Vice President***

Ron Jurgenson, CCIM, SIOR

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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK