



211 Sylvania Avenue

Toledo, Ohio 43612

Property Highlights

- Immediate Availability!
- 21' Clear Height
- Racking Available
- Compressed Air
- Ample Power
- Modern Office Space
- Kitchenette
- 2 Loading Docks
- Abundant Natural Light
- 4 Large Industrial HVLS Fans

Offering Summary

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	11,987 SF
Lot Size:	3.259 Acres

For More Information



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Location Information

Street Address	211 Sylvania Avenue
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo
Sub-market	North Toledo
Cross-Streets	Catawba St and Sylvania Ave.
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro/Toledo Express

Building Information

Building Size	11,987 SF
Building Class	A
Number of Loading Docks	2
Ceiling Height	21 ft
Column Spacing	43.5'
Floor Thickness	5"
Year Built	2018
Lay Down Yard	No
Roof	Flat Rubber
Grade Level Doors	Yes, 10' height
Air Compression	Yes
Floor Drains	No
Racking	Yes
Private Office	1

Lease Rate

\$9.00 SF/Yr (NNN)

Property Information

Property Type	Yes, Sylvania Ave and Catawba St
Property Subtype	Manufacturing
Zoning	10-IL
Lot Size	3.259 Acres
APN #	743927
Corner Property	Yes, Sylvania Ave and Catawba St
Traffic Count	10,150 VPD
Traffic Count Street	S Detroit Ave and W Sylvania Ave
Power	480v 3phase, 200A

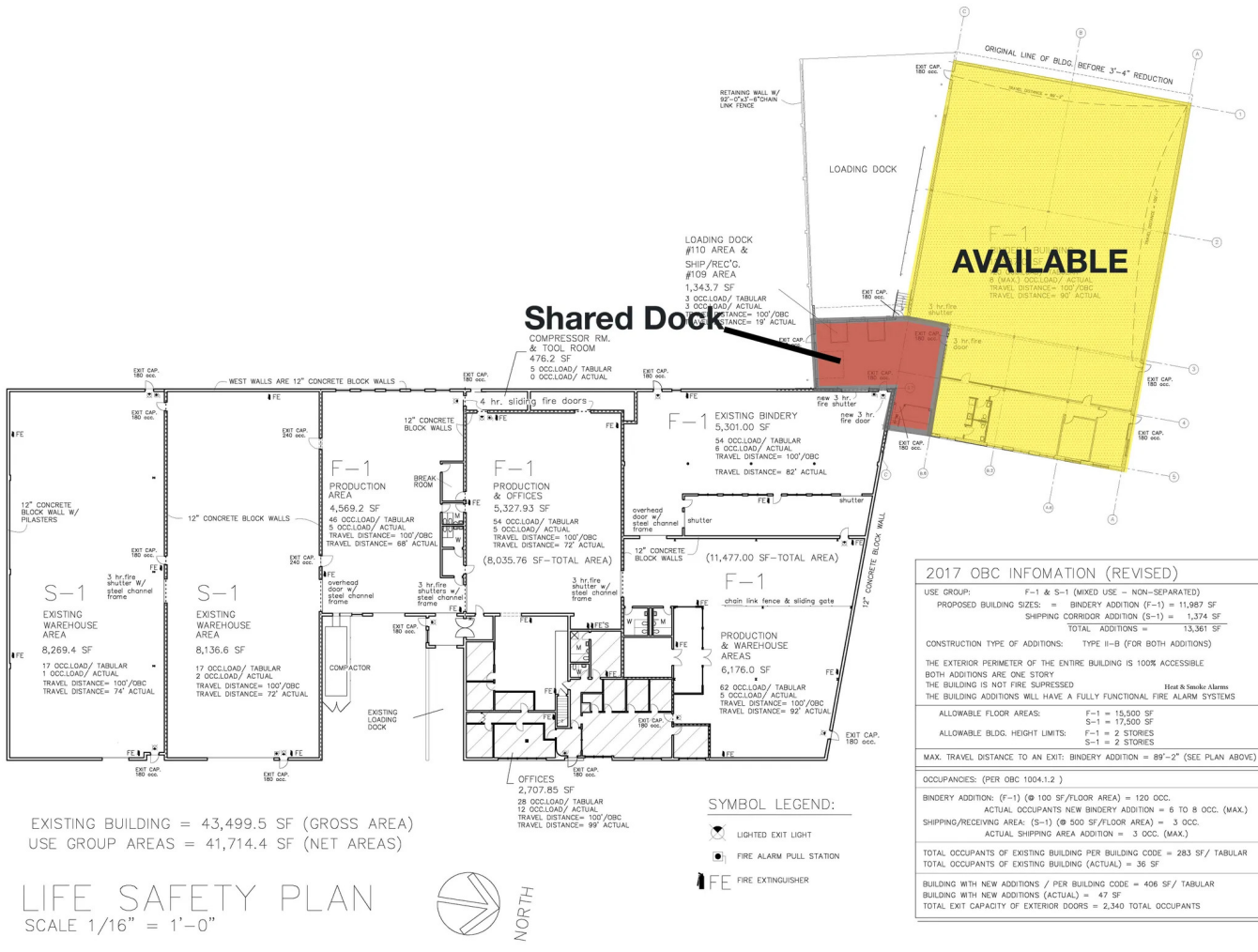
Parking & Transportation

Number of Parking Spaces	15 with more available
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Utilities & Amenities

Central HVAC	Gas Forced Air, AC in office
Restrooms	Yes, 2
Gas / Propane	Gas Forced Air

THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ARCHITECT.



EXISTING BUILDING = 43,499.5 SF (GROSS AREA)
USE GROUP AREAS = 41,714.4 SF (NET AREAS)

LIFE SAFETY PLAN

SCALE 1/16" = 1'-0"



SYMBOL LEGEND:

- LIGHTED EXIT LIGHT
- FIRE ALARM PULL STATION
- FIRE EXTINGUISHER

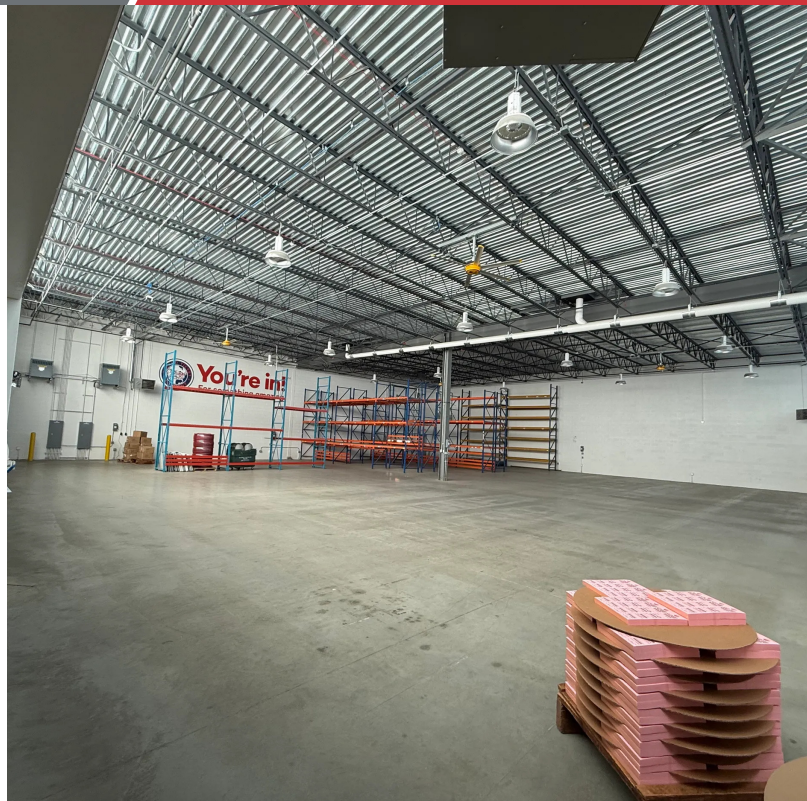
2017 OBC INFORMATION (REVISED)	
USE GROUP:	F-1 & S-1 (MIXED USE - NON-SEPARATED)
PROPOSED BUILDING SIZES:	= BINERY ADDITION (F-1) = 11,987 SF SHIPPING CORRIDOR ADDITION (S-1) = 1,374 SF TOTAL ADDITIONS = 13,361 SF
CONSTRUCTION TYPE OF ADDITIONS:	TYPE II-B (FOR BOTH ADDITIONS)
THE EXTERIOR PERIMETER OF THE ENTIRE BUILDING IS 100% ACCESSIBLE	
BOTH ADDITIONS ARE ONE STORY	
THE BUILDING IS NOT FIRE SUPPRESSED	
THE BUILDING ADDITIONS WILL HAVE A FULLY FUNCTIONAL FIRE ALARM SYSTEMS	
ALLOWABLE FLOOR AREAS:	F-1 = 15,500 SF S-1 = 17,500 SF
ALLOWABLE BLDG. HEIGHT LIMITS:	F-1 = 2 STORES S-1 = 2 STORES
MAX. TRAVEL DISTANCE TO AN EXIT: BINERY ADDITION = 89'-2" (SEE PLAN ABOVE)	
OCCUPANCIES: (PER OBC 1004.1.2)	
BINERY ADDITION (F-1) (@ 100 SF/FLOOR AREA)	= 120 OCC.
ACTUAL OCCUPANTS NEW BINERY ADDITION	= 8 TO 8 OCC. (MAX.)
SHIPPING/RECEIVING AREA (S-1) (@ 500 SF/FLOOR AREA)	= 3 OCC.
ACTUAL SHIPPING AREA ADDITION	= 3 OCC. (MAX.)
TOTAL OCCUPANTS OF EXISTING BUILDING PER BUILDING CODE	= 283 SF / TABULAR
TOTAL OCCUPANTS OF EXISTING BUILDING (ACTUAL)	= 36 SF
BUILDING WITH NEW ADDITIONS / PER BUILDING CODE	= 406 SF / TABULAR
BUILDING WITH NEW ADDITIONS (ACTUAL)	= 49 SF
TOTAL EXIT CAPACITY OF EXTERIOR DOORS	= 2,340 TOTAL OCCUPANTS

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 1303 SABRA ROAD 43612
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 419/478-7277 fax
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 SCOTT J. HEACOCK/AAA
 LICENSE #4851
 REVISED LIFE SAFETY PLAN
 PROPOSED BINERY & WAREHOUSE ADDITIONS TO:
 THE TOLEDO TICKET COMPANY
 3963 CHAMBER STREET, TOLEDO, OHIO 43612
 1805
 MAY 28, 2018
 SHEET NO.
 LS-1
 SET OF: 1

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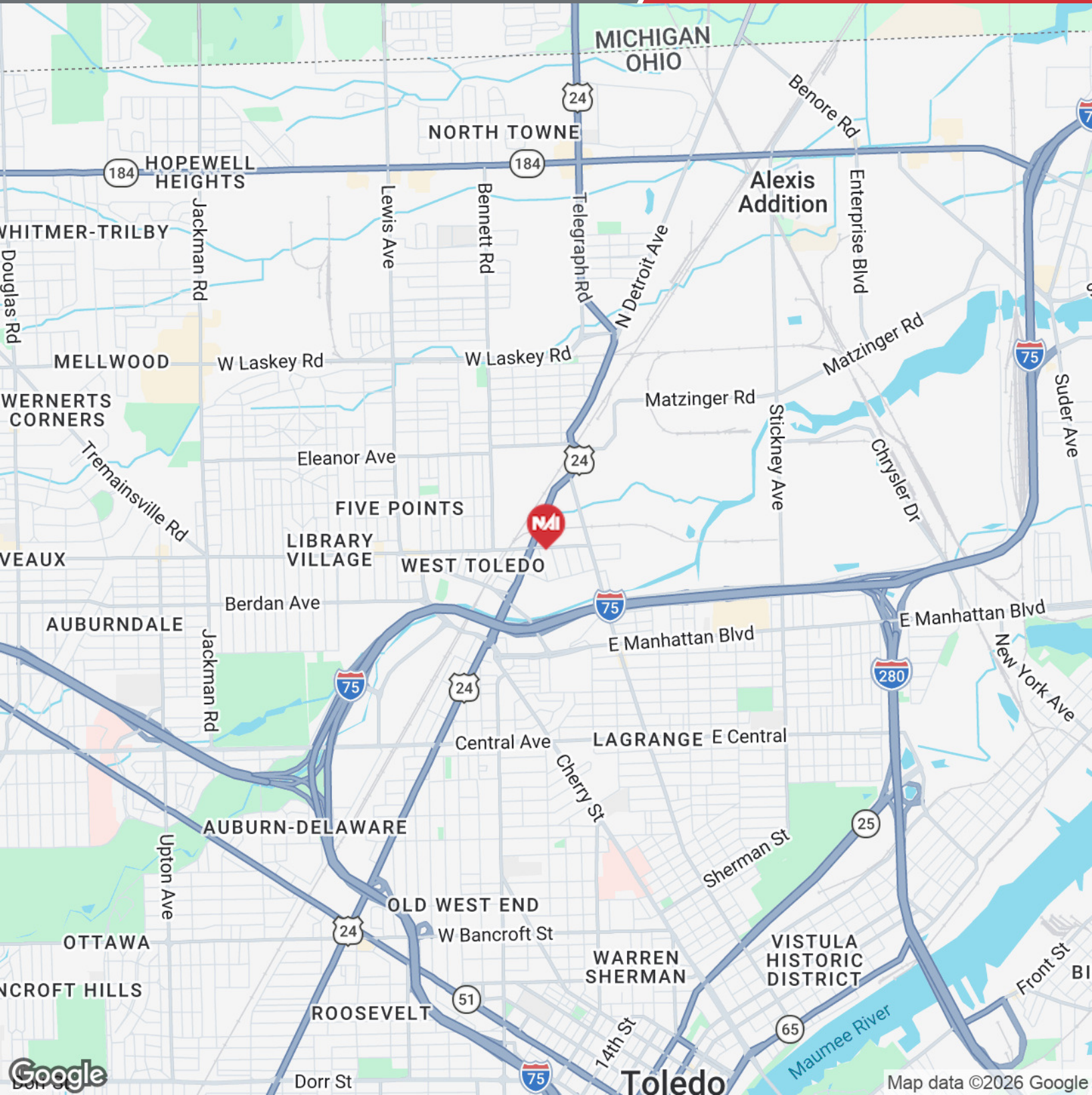
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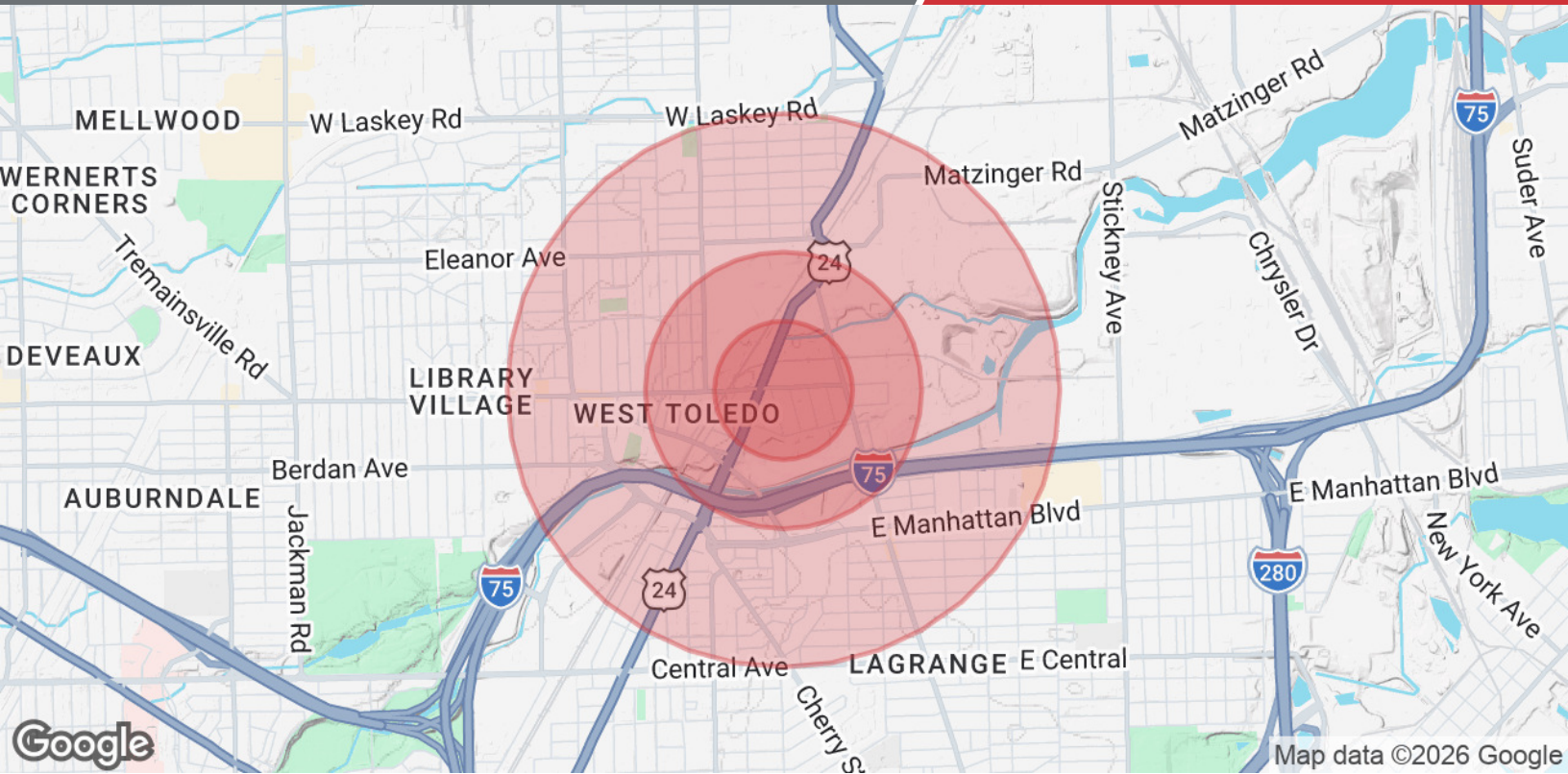
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	119	922	10,889
Average Age	35.4	34.8	37.6
Average Age (Male)	37.3	35.8	33.2
Average Age (Female)	32.1	32.1	38.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	46	342	4,466
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$53,202	\$65,436	\$55,323
Average House Value	\$61,147	\$55,673	\$78,746

2023 American Community Survey (ACS)