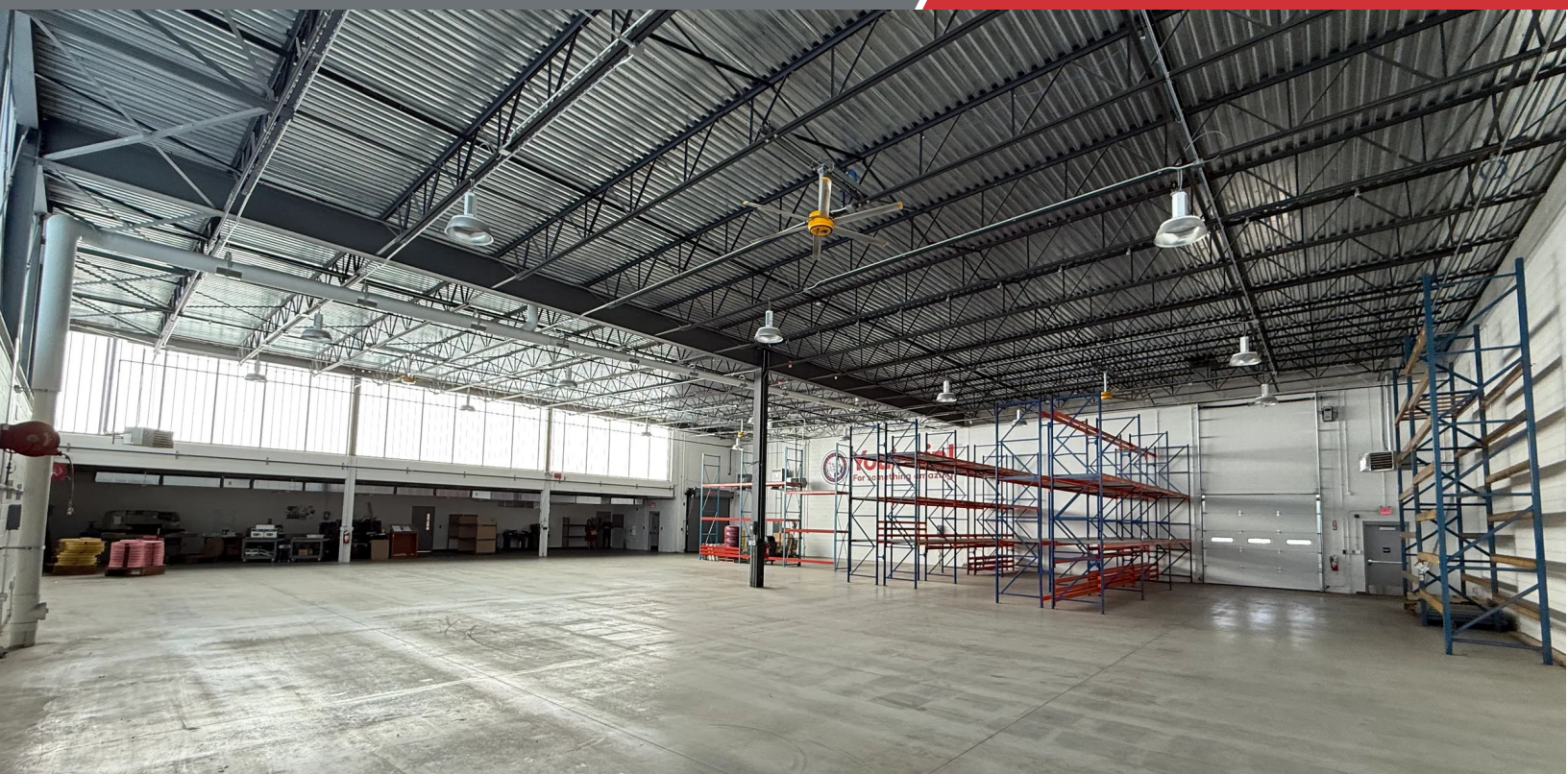




211 Sylvania Avenue

Toledo, Ohio 43612

Property Highlights

- Immediate Availability!
- 21' Clear Height
- Racking Available
- Compressed Air
- Ample Power
- Modern Office Space
- Kitchenette
- 3 Loading Docks
- Abundant Natural Light
- 4 Large Industrial HVLS Fans
- Outdoor Storage Potential
- 10' Grade Level Door, Height Could Be Increased

Offering Summary

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

For More Information



Kevin Carr

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Stephanie Kuhlman

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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	3
Ceiling Height	21 ft
Column Spacing	1 in center of the warehouse
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
Conference/Bullpen	Est 500 SF
Warehouse SF @ 21' Clear	Est 8,500 SF

Lease Rate

\$9.00 SF/Yr (NNN)

Property Information

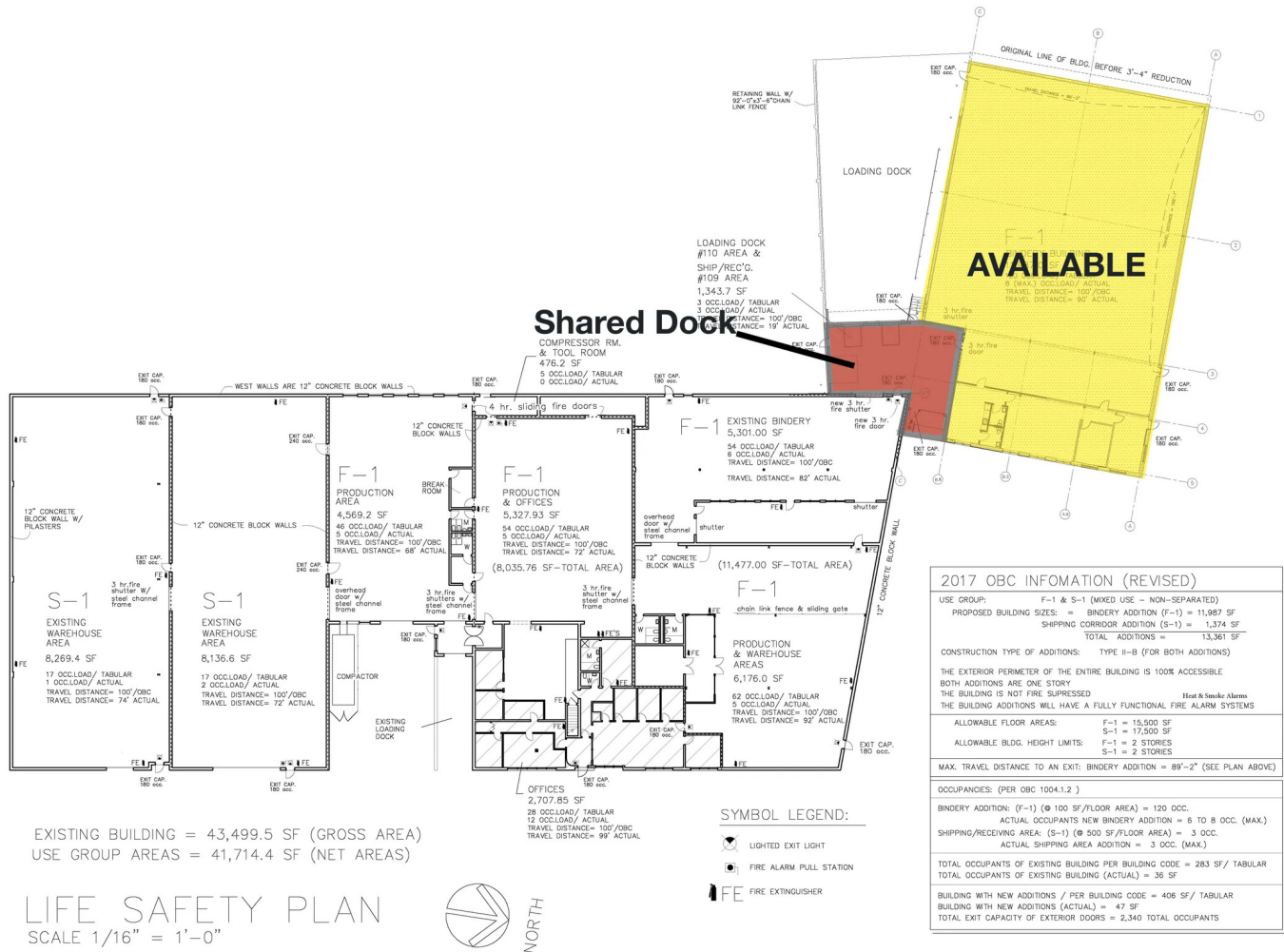
Property Type	Yes, Sylvania Ave and Catawba St
Property Subtype	Manufacturing
Zoning	10-IL
Lot Size	3.259 Acres
APN #	743927
Corner Property	Yes, Sylvania Ave and Catawba St
Traffic Count	10,150 VPD
Traffic Count Street	S Detroit Ave and W Sylvania Ave
Power	480v 3phase, 200A

Parking & Transportation

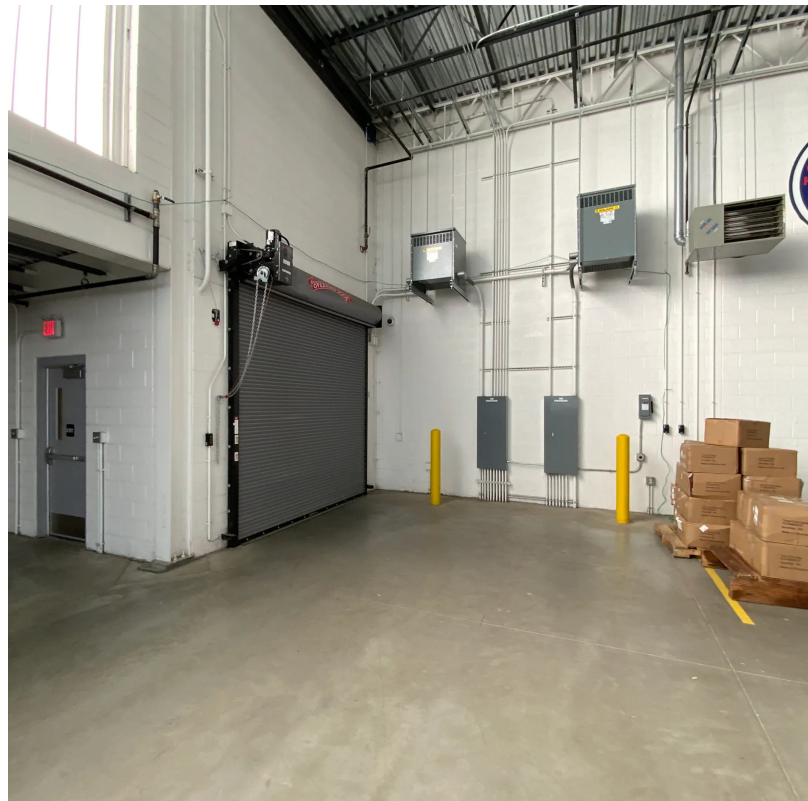
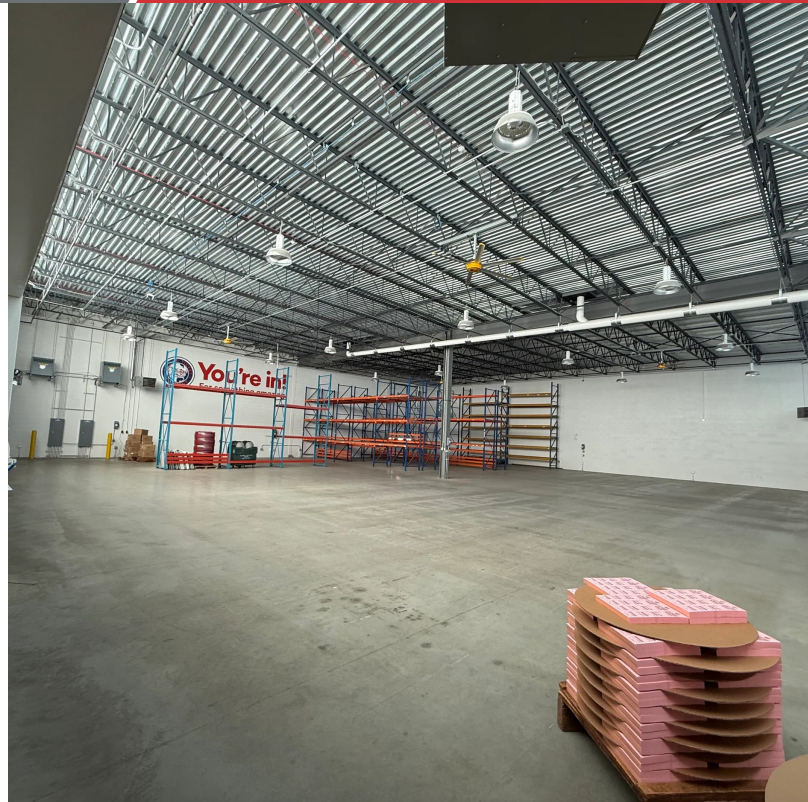
Number of Parking Spaces	15 with more available
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Utilities & Amenities

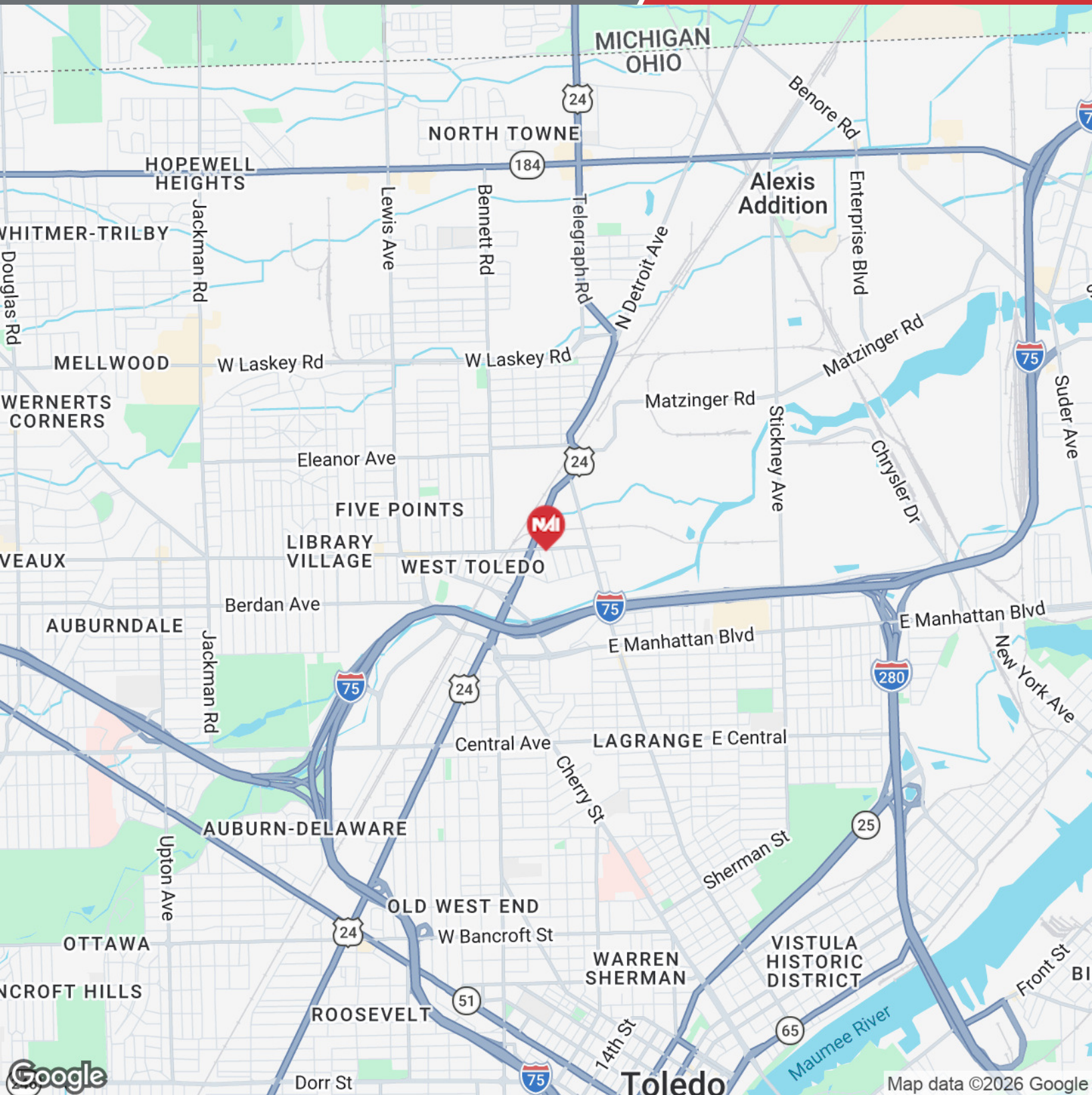
Central HVAC	Gas Forced Air, AC in office
Restrooms	2
Gas / Propane	Gas Forced Air

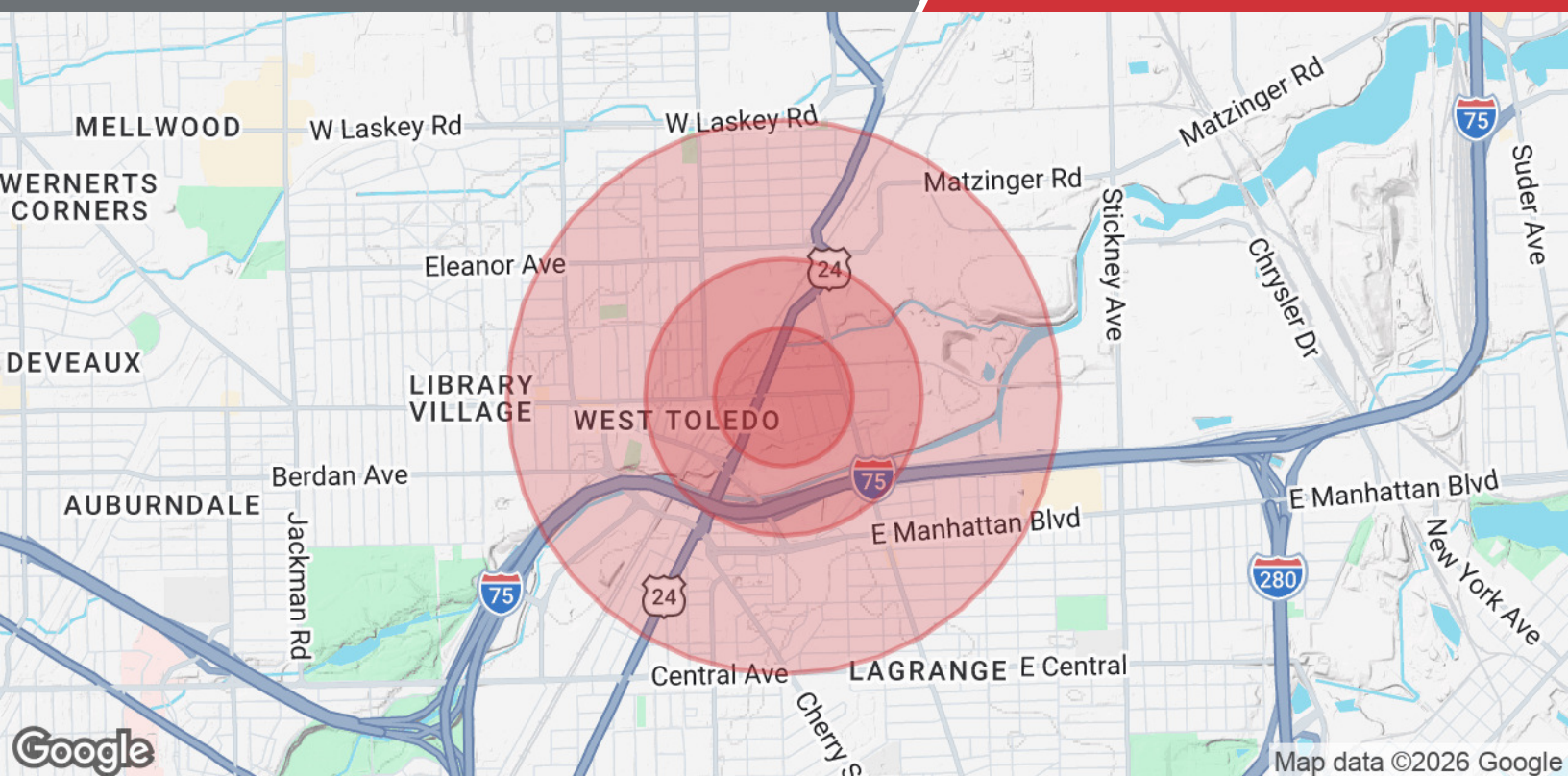












Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	119	922	10,889
Average Age	35.4	34.8	37.6
Average Age (Male)	37.3	35.8	33.2
Average Age (Female)	32.1	32.1	38.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	46	342	4,466
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$53,202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

2023 American Community Survey (ACS)