

# 1435 MATZINGER ROAD

Toledo, OH 43612

# RK



## Offering Summary

Lease Rate:	\$6.95 SF/yr (NNN)
Building Size:	309,968 SF
Available SF:	230,000 SF
Lot Size:	28.5 Acres
Year Built:	2000
Zoning:	IG - General Industrial
Submarket:	North Toledo

## Property Overview

- 309,968 SF Industrial/Warehouse on 28.5 Acres
- 31'-34' Clear Height
- 102 Truck Docks
- ESFR Fire Suppression
- Significant Trailer Parking (193 Trailer / 49 Tractor)
- Abundant acreage available for exterior storage

## Location Overview

- North Toledo Industrial Corridor
- Minutes from I-75 with access to 80/90 Ohio Turnpike
- Close proximity to Stellantis and General Motors

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Commercial Property Brokers, Managers & Investment Advisors

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Lease Rate	\$6.95 SF/Yr
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## Lease Details

Available SF	230,000 SF
Lease Type	NNN
Availability Date	1/1/2025

## Building Information

Building Size	309,968 SF
Office Size	5,500; 3,750; and 2,200 SF
# of Floors	1
Tenancy	Multiple
Year Built	2000
Building Class	A
Condition	Excellent
Construction Status	Existing
Construction Description	Steel Frame, Concrete
Column Spacing	50' x 50' with 60' Speed Bays
Clear Ceiling Height	31 ft - 34 ft
Climate Controlled	Yes
Restrooms	3 Sets
Fire Suppression Description	ESFR
# of Grade Level Doors	2
# of Dock High Doors	102

## Property Details

Secondary Property Type	Warehouse/Distribution
Zoning	IG - General Industrial
Acreage	28.5 Acres
Parcel Number(s)	2275730
Outside Storage Details	Available
# of Car Parking Spaces	292
# of Truck Parking Spaces	193/49 Trailer/Tractor Parking
Parking Surface Description	Paved
# of Buildings	1
Freestanding	Yes

## Location Information

County	Lucas
Submarket	North Toledo
Cross Streets	Benore
Nearest Highway	I-75

## Utilities

Power Provider	Toledo Edison
Power Description	480/277 Volt, 1200 Amps
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	Municipal

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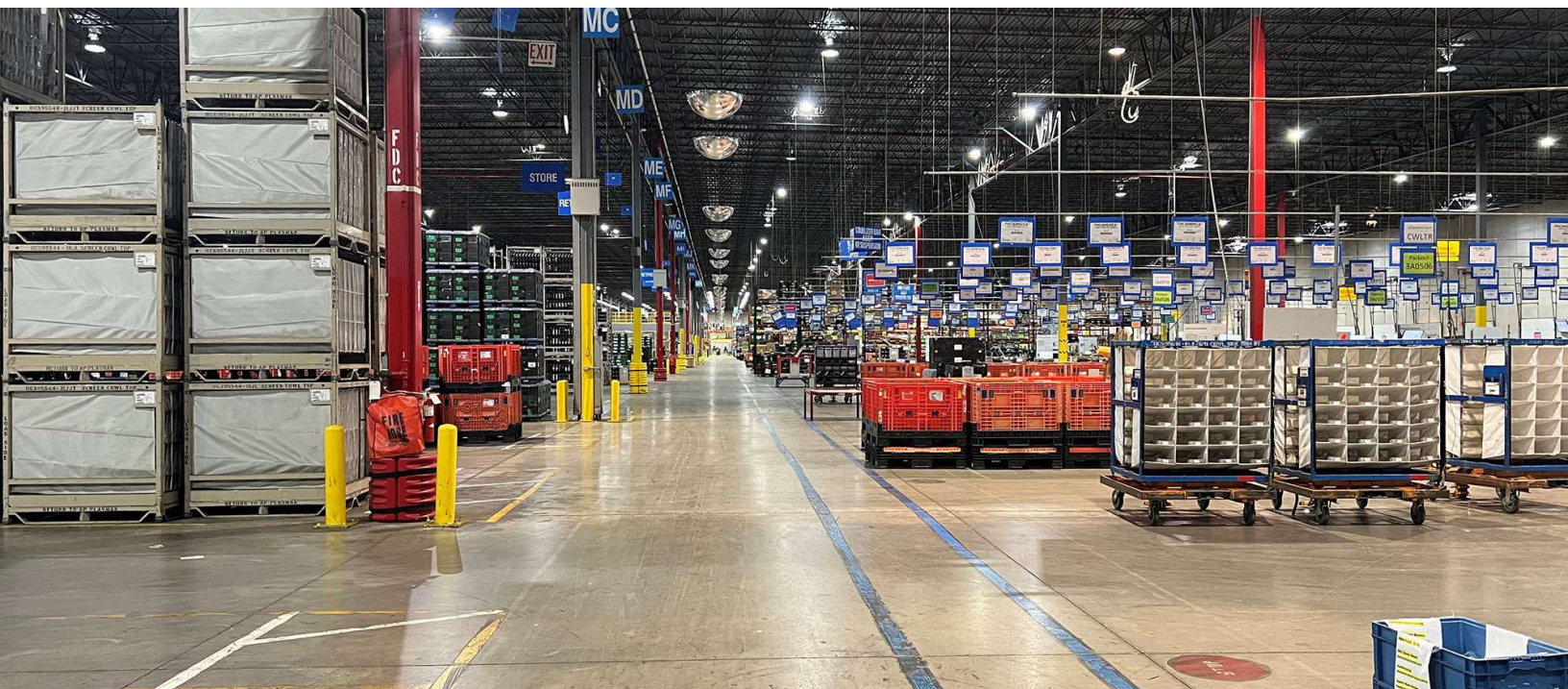
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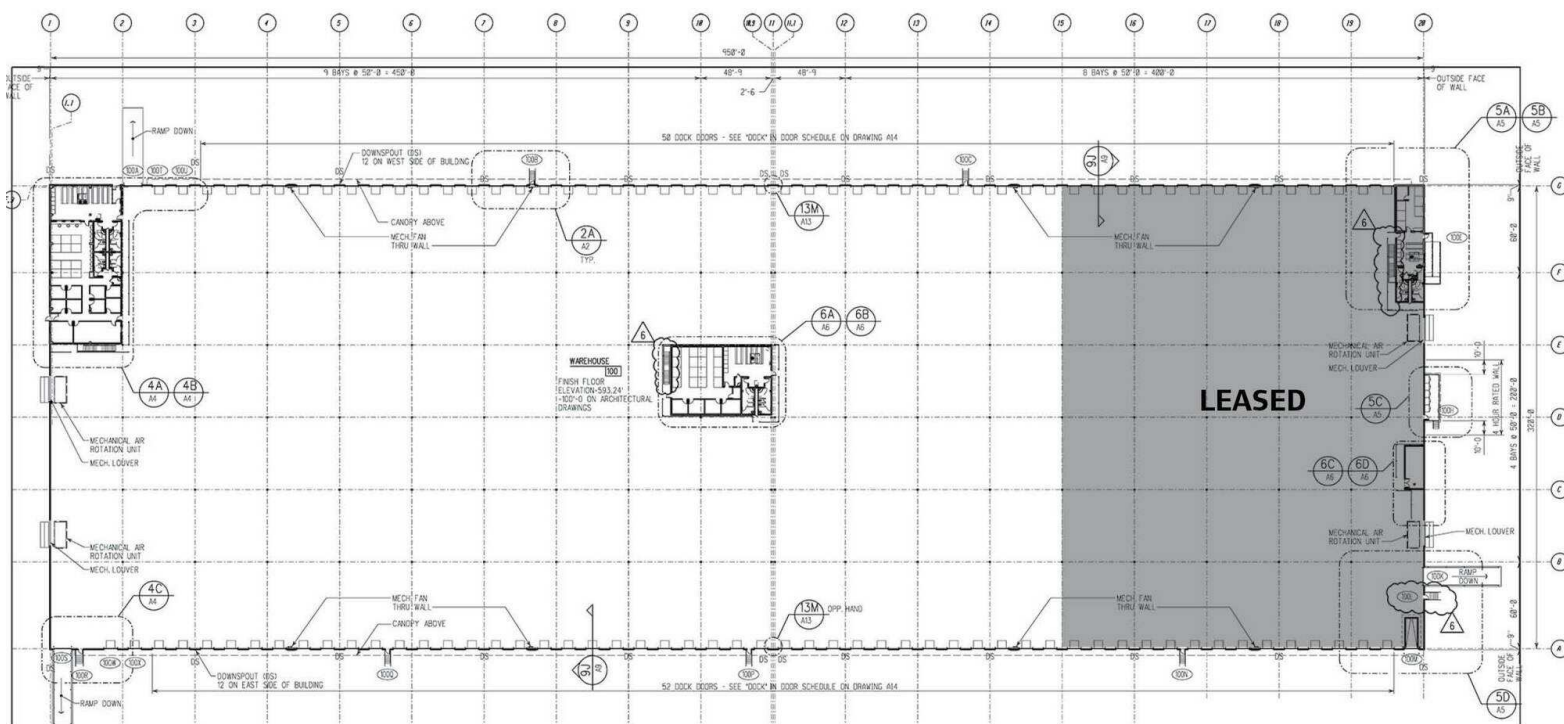
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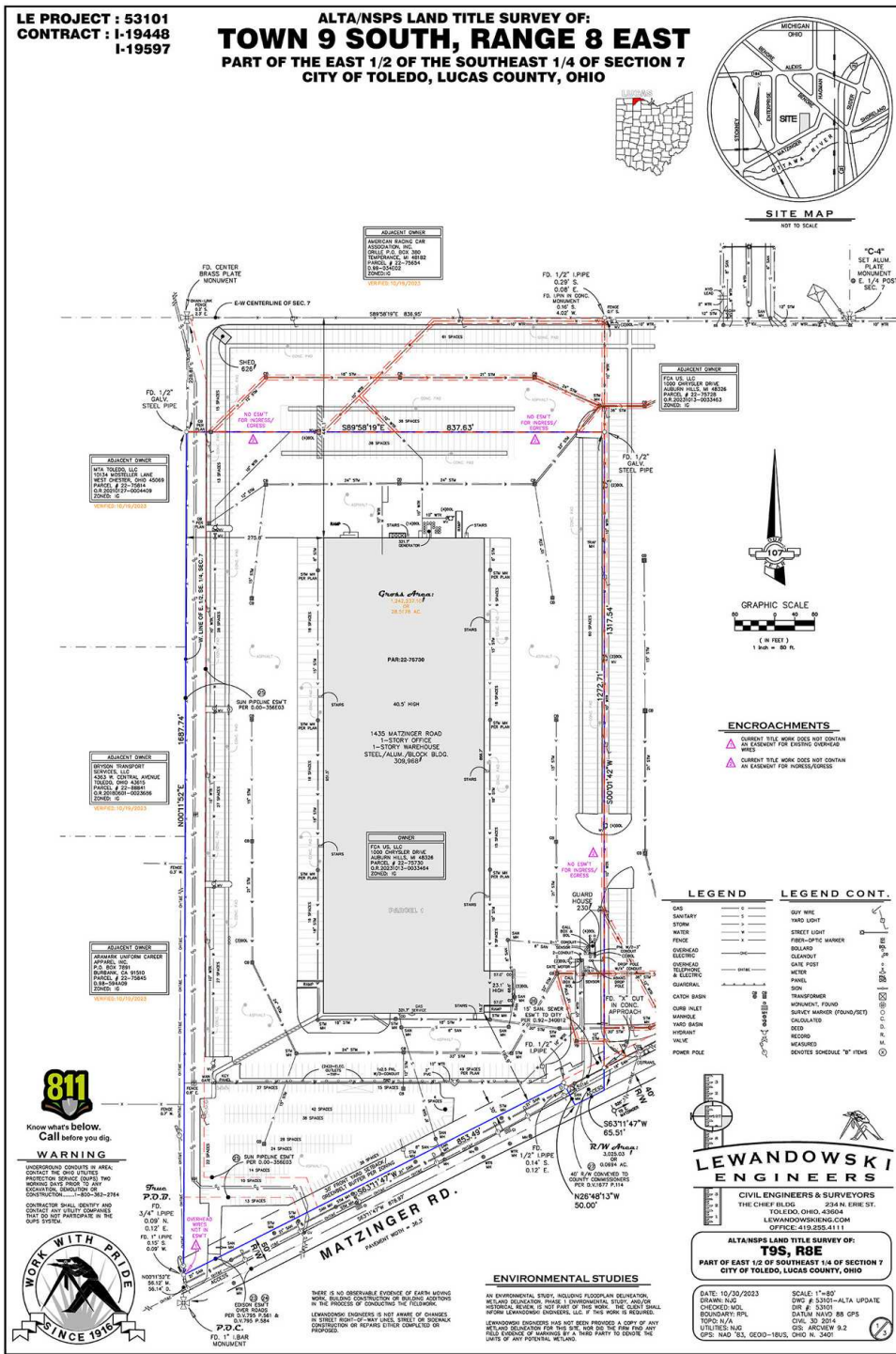


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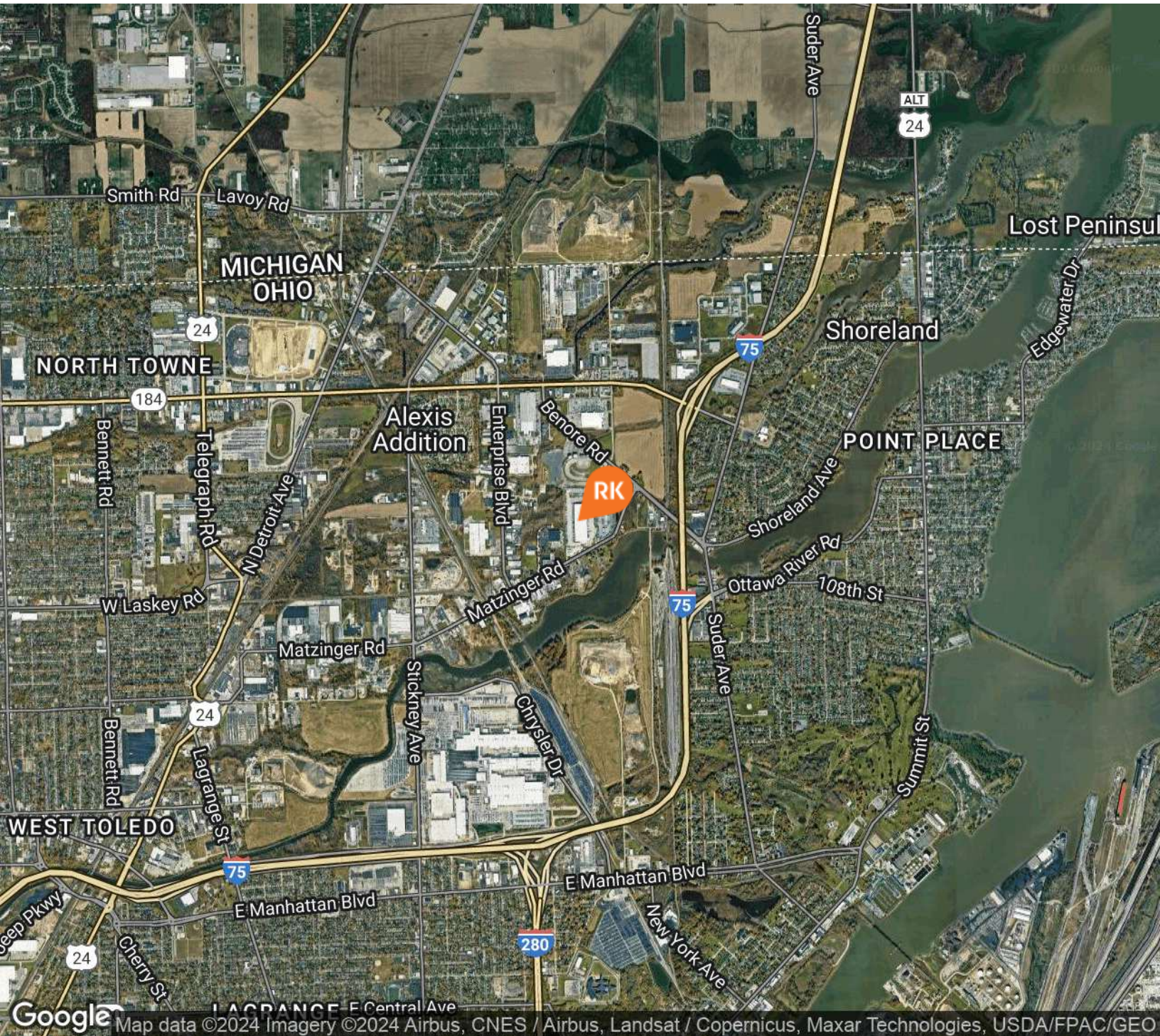
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