

5511 TELEGRAPH ROAD

TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE OR LEASE

135,452 Square Feet Available For Sale

28,460 Square Feet Available For Lease



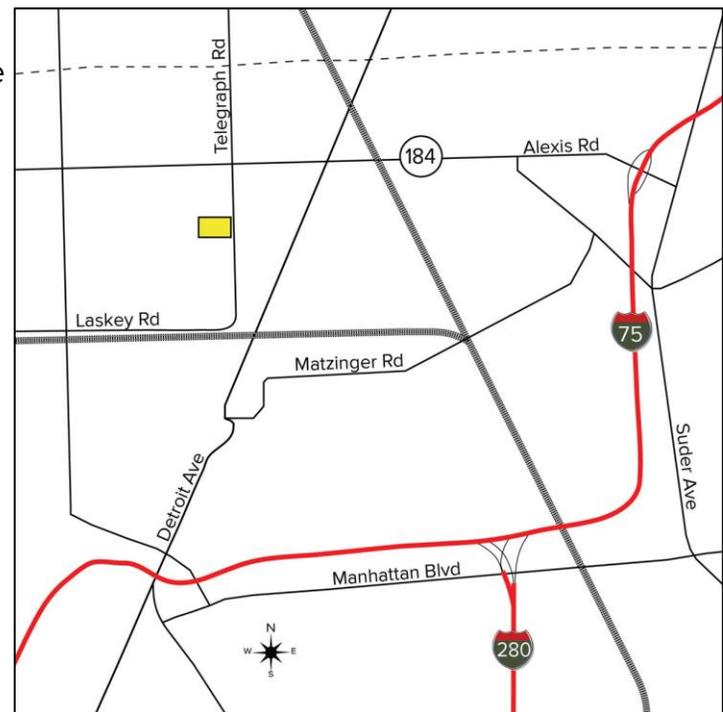
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$2,800,000
Lease Rate:	\$4.00 psf + utilities – warehouse \$7.00 psf + utilities – office
Building Size:	135,452 square feet
Number of Stories:	2 story office; 1 story industrial
Year Constructed:	1948/1996 - renovated in 2000
Condition:	Good
Acreage:	11.484
Closest Cross Street:	Alexis Road
County:	Lucas
Zoning:	Mixed zoning - IL
Parking:	75 spaces - striped
Curb Cuts:	2
Street:	4 lane, 2 way



For more information, please contact:

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5511 Telegraph Road, Toledo, OH 43612

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BUILDING SPECIFICATIONS

Office Space:	8,160 SF available for lease/2 story
Shop Space:	20,300 SF available for lease
Exterior Walls:	Block and metal
Structural System:	Steel bar joist
Roof:	Rubber
Floors:	Concrete
Ceiling Height:	15' to 32'
Basement:	No
Heating:	Gas
Air Conditioning:	Office only
Power:	480V/3 phase/200 amp
Security System:	Yes
Restrooms:	4 - at least one per tenant
Overhead Door:	5 – (14' x 12' and 14' x 14')
Truck Well/Dock:	7 total 3 for GreenLight and 4 for Metta
Sprinklers:	Yes
Signage:	Fascia and freestanding (with approval)
Rail:	No
Cranes:	No
Floor Drains:	No

Comments:

- Yard space available – 4+ acre graveled lot.
- 0.2 mile to traffic light. 1.2 miles to expressway.
- 2.5 miles to Jeep Plant.

BUILDING INFORMATION

Current Occupants:	Tenants are all month-to-month except for one. Metta – 12/26
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	See listing agent to arrange showing.

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsibilities:	Gas, electric and janitorial

2026 REAL ESTATE TAXES

TD:	22
Parcel Number:	04934
Assessor Number:	02-904-074
Total Annual Taxes:	\$25,466.22

Property upgrades completed in 2000 include:

- New roof
- Updated electric and plumbing
- New HVAC
- New windows
- Refinished office

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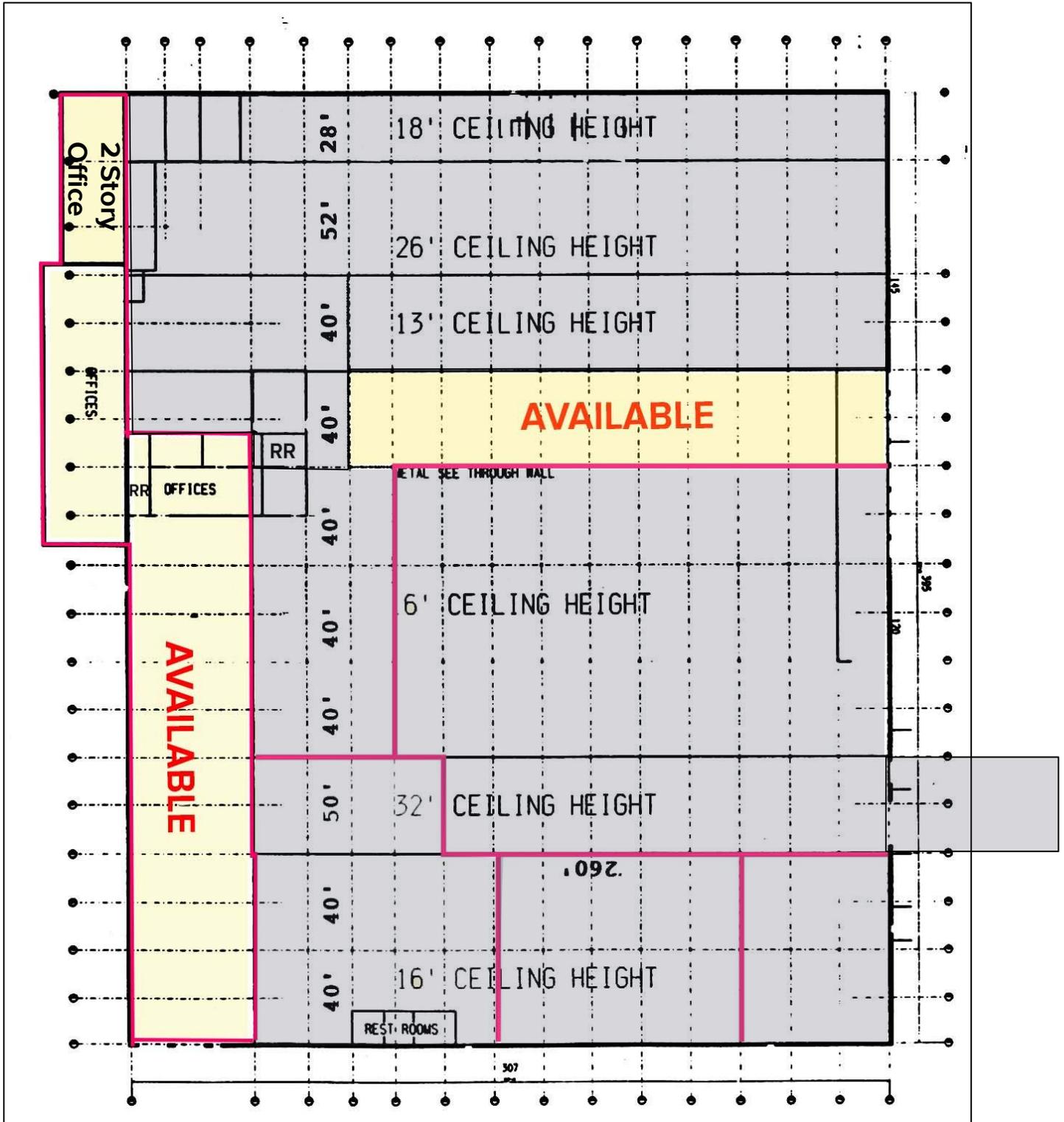
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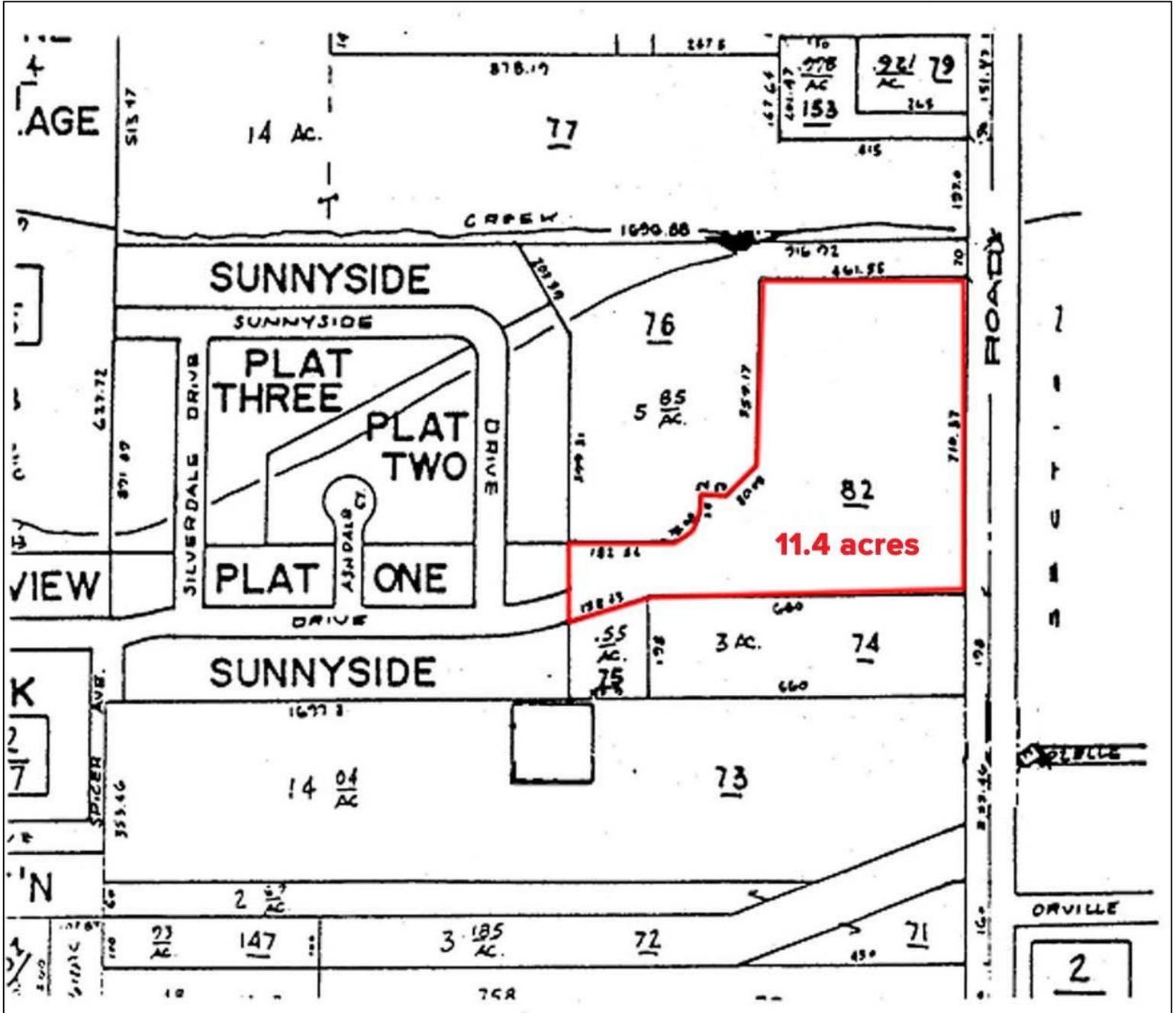
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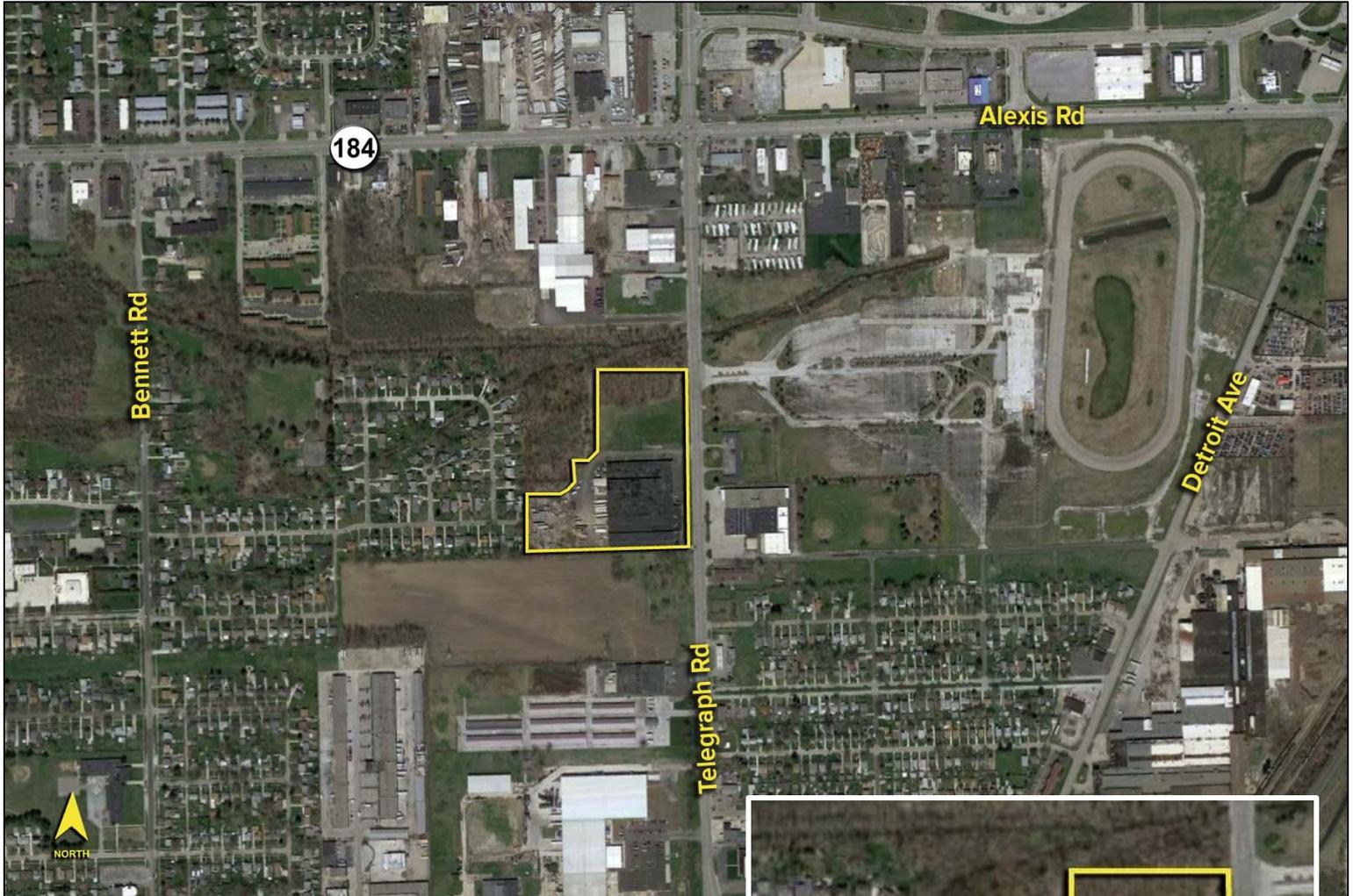
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2025 Actual Proforma

Gross Scheduled Rental Income:		\$ 249,600.00
<i>Plus Rental Income:</i>	-----	
Total Gross Income:		\$ 249,600.00
2019 Actual Expenses:		
Accounting & Legal	-----	
Property Management	Self Managed	
Property Insurance	\$ 12,085.00	
Real Estate Taxes/Assessments	\$ 25,466.22	
Repairs & Maintenance	Owner Performed	
Janitorial	Owner Performed	
Lawn Care	Owner Performed	
Snow Removal	Owner Performed	
Rubbish	Tenant Expense	
Utilities:		
Sewer & Water	\$ 11,000.00	
Miscellaneous	-----	
Total Operating Expenses:		\$ 48,557.22
Net Operating Income:		\$ 201,048.78

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