

For Lease

5515 Enterprise Blvd  
Toledo, OH 43612



6,894 SF Warehouse on 1.62 Acres

Before Renovation



#### PROPERTY HIGHLIGHTS

- **18' Clear Height**
- **(1) 14'x14' drive in door with a 4 ton crane (full span)**
- **Security Fenced/Gated Entry**
- **3 Phase Ample Power**

#### OFFERING SUMMARY

Lease Rate:	\$5,000/MO NNN
Building Size:	6,894 SF
Tenancy:	Single
Lot Size:	1.62 Acres
Year Built/Reno:	1968-2025
Zoning:	IG

For more information, please contact:

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INDUSTRIAL / WAREHOUSE

**FOR LEASE  
5515 ENTERPRISE BLVD., TOLEDO, OH 43612**

**Lease Rate** **\$5,000/Month NNN**

**Building Information**

<b>Office Size</b>	1,554 SF
<b>Shop Space</b>	5,340 SF
<b># of Floors</b>	2
<b>Year Built / Renovated</b>	1968/2025
<b>Construction</b>	Masonry
<b>Building Clear Height</b>	18'
<b>Building Class</b>	B
<b>Roof System</b>	Flat, Rubber
<b>Floor</b>	6" Concrete
<b>Electrical</b>	3 Phase, 120/240v & 480V
<b>HVAC</b>	Central Furnace/AC in Office. Heat in Shop.
<b>Water</b>	Municipal, 1 1/4"

**Comments:**

- Building Expandable. Will Build to Suit.
- New Roof, Land Clearing Available, LED Lights, New Paint, New Asphalt Parking Lot

**Property Details**

<b>Property Type</b>	Industrial
<b>Secondary Type</b>	Mechanic Shop, Service Shop, Lt. Manufacturing
<b>Zoning</b>	IG
<b>Acreage</b>	1.62 Acres
<b>Annual RE Taxes</b>	\$5,633.52
<b>Parcel Numbers</b>	2327464
<b>Outside Storage</b>	Yes
<b>Storm Sewer</b>	At Road
<b>Parking Lot Lights</b>	Yes

**Location Information**

<b>Street Address</b>	5515 Enterprise Blvd
<b>City, State, Zip</b>	Toledo, OH 43612
<b>County</b>	Lucas
<b>Submarket</b>	North Toledo
<b>Nearest Highways</b>	I-75



**CHRIS MARKHO**

**419-473-5587**

[CMARKHO@IPBINDUSTRIAL.COM](mailto:CMARKHO@IPBINDUSTRIAL.COM)

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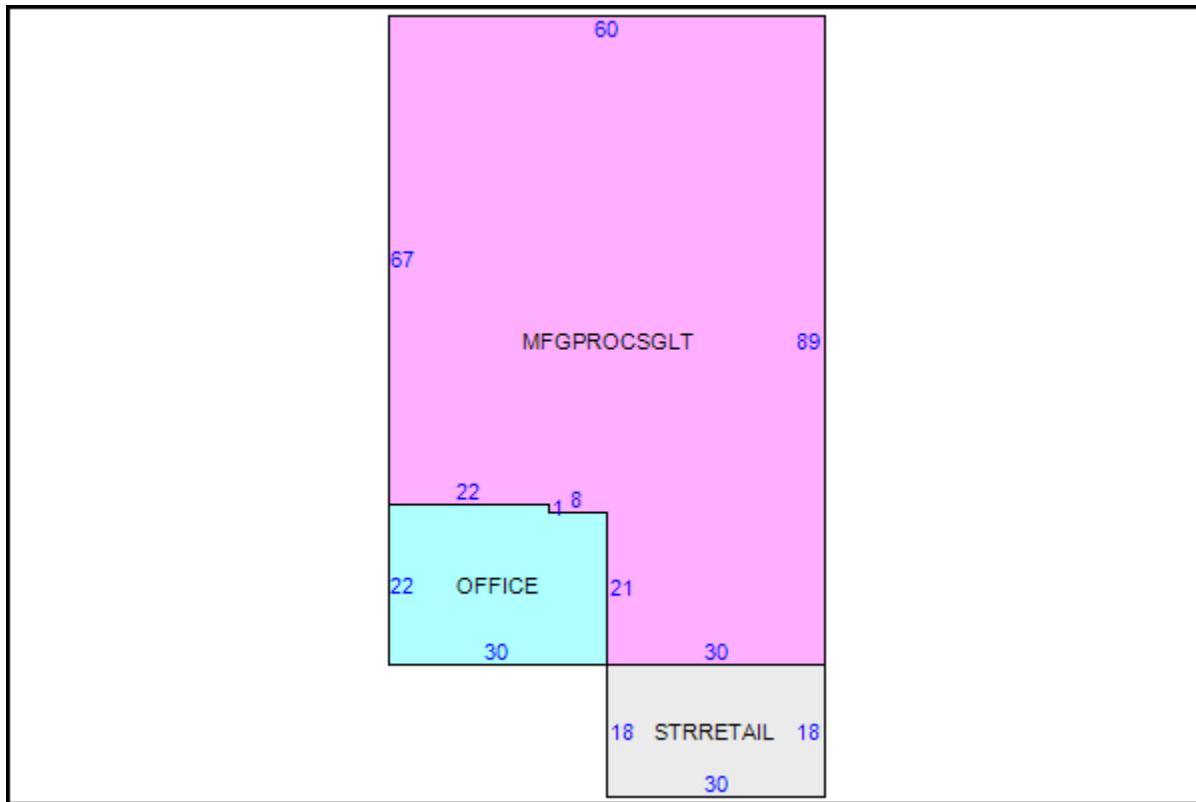
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## Floor Plan



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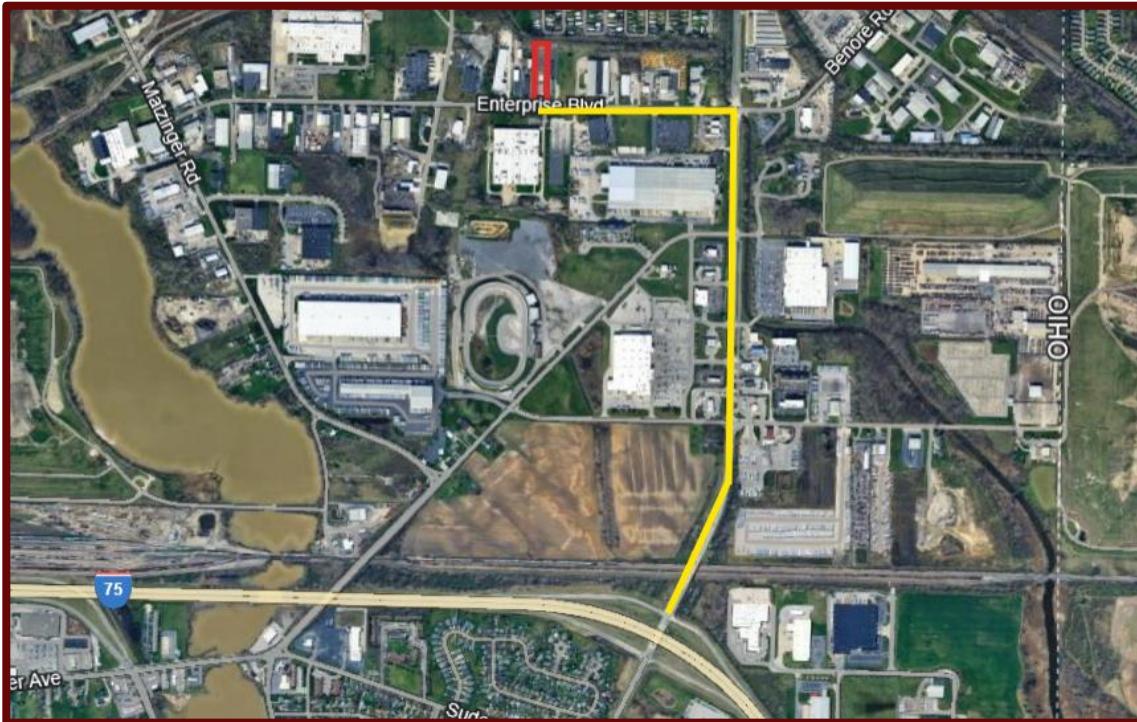
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