

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:

Chris Markho
419-473-5587
cmarkho@ipbindustrial.com





INDUSTRIAL / WAREHOUSE

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Lease Rate	\$5,000/Month NNN
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Building Information

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

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

Location Information

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



CHRIS MARKHO
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1838 FRONT ST., TOLEDO, OHIO 43605 |

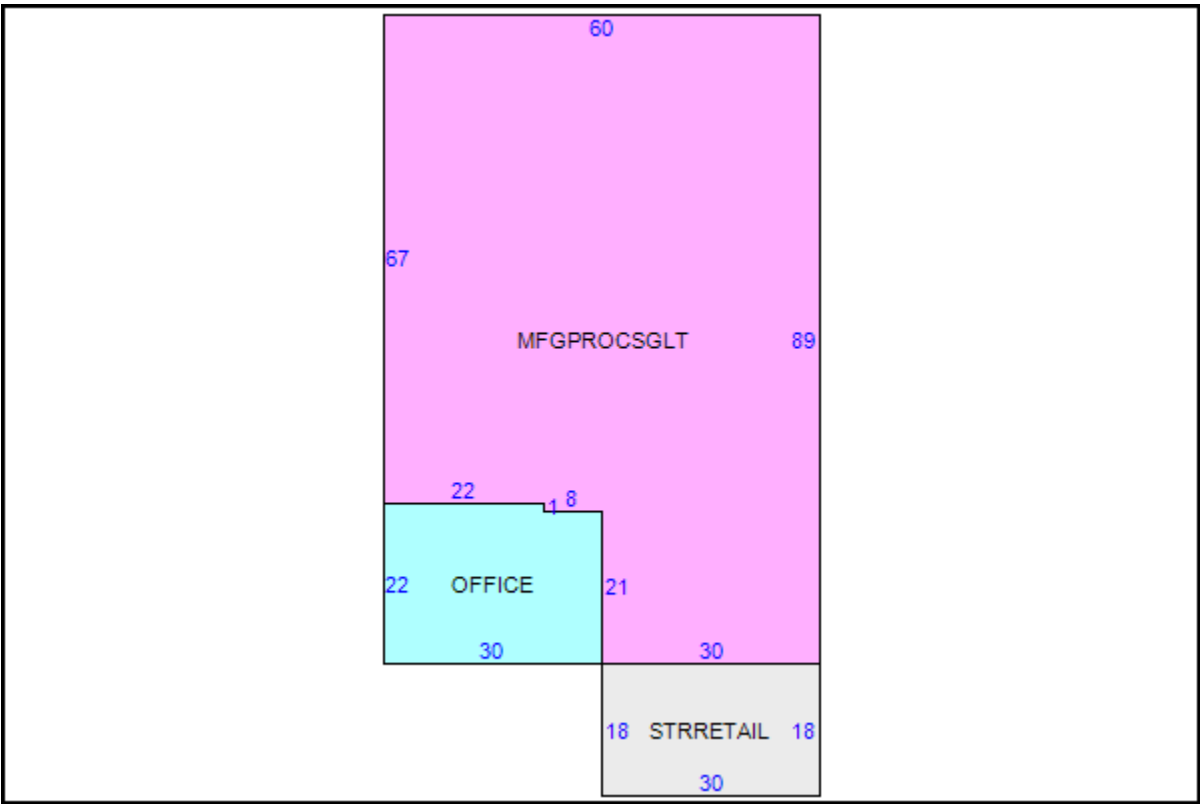
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Floor Plan



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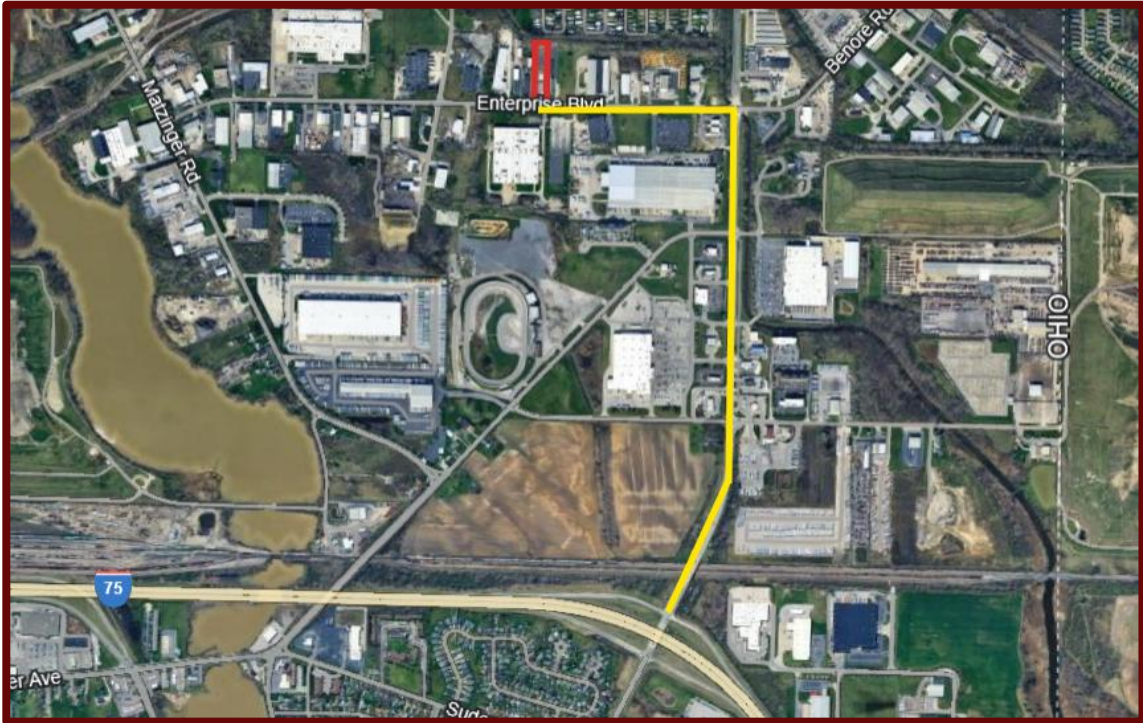
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