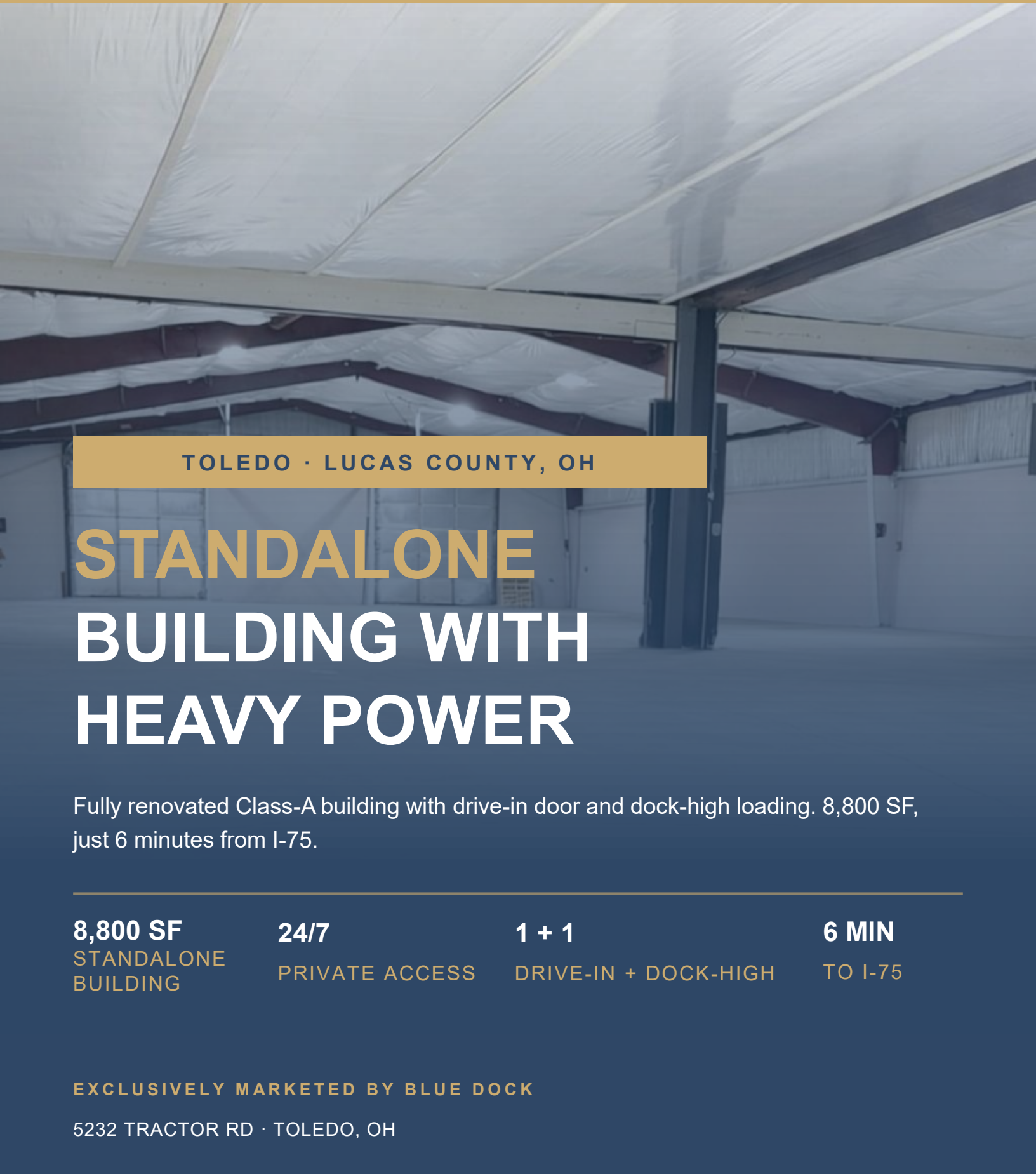




TOLEDO · LUCAS COUNTY, OH

STANDALONE BUILDING WITH HEAVY POWER

Fully renovated Class-A building with drive-in door and dock-high loading. 8,800 SF, just 6 minutes from I-75.

8,800 SF
STANDALONE
BUILDING

24/7
PRIVATE ACCESS

1 + 1
DRIVE-IN + DOCK-HIGH

6 MIN
TO I-75

EXCLUSIVELY MARKETING BY BLUE DOCK

5232 TRACTOR RD · TOLEDO, OH

LEASING OVERVIEW

8,800 SF STANDALONE BUILDING, ALL TO YOURSELF.

5232 Tractor Rd is a fully renovated, 8,800 SF standalone building on Toledo's premier commerce corridor, an entire private building with its own two-story office, no shared walls, and 24/7 access on your terms. Conveniently located just off I-75, the property puts your business on a major Midwest freight route. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.

8,800 SF

ENTIRE BUILDING

2-STORY

PRIVATE OFFICE

6 MIN

TO I-75

24/7

PRIVATE ACCESS



WHY 5232 TRACTOR RD

YOUR OWN BUILDING

Standalone footprint with private entrance and your identity on the door

HEAVY POWER

Capacity for equipment-intensive operations

FULLY RENOVATED

New finishes throughout warehouse and office

FLEXIBLE LOADING

Drive-in door plus dock-high loading on site



5232 TRACTOR RD · TOLEDO, OH

STANDALONE BUILDING 5232

The entire **8,800 SF building** is yours: open, renovated warehouse with both a **drive-in door** and a **dock-high loading dock**, paired with a dedicated **two-story office** and **3 bathrooms**. Heavy power and climate control make it ready for equipment-intensive operations from day one.

8,800 SF

ENTIRE BUILDING

1 + 1

DRIVE-IN + DOCK-HIGH

2-STORY

OFFICE

3

BATHROOMS

SPACE HIGHLIGHTS

- ◆ **Drive-In Door**
- ◆ **Dock-High Loading**
- ◆ **Two-Story Office**
- ◆ 3 Bathrooms
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading Conversions
- ◆ Custom Build-Outs Available

Pricing and terms negotiable to fit your business. Immediate occupancy available.

LET'S CONNECT

BUILD YOUR BUSINESS **AT** TOLEDO COMMERCE SOUTH.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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