

6969 COMMODORE DRIVE
WALBRIDGE, OHIO 43465
(LAKE TWP.)



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE
17,600 Square Feet Available



GENERAL INFORMATION

| | |
|-----------------------|---------------------|
| Lease Rate: | \$7.00/SF NNN |
| Available Space: | 17,600 SF |
| Building Size: | 17,600 SF |
| Number of Stories: | 1 |
| Year Constructed: | 1989 |
| Condition: | Good |
| Acreage: | 1.5 |
| Land Dimensions: | 250' x 270' |
| Closest Cross Street: | Tracy Road |
| County: | Wood |
| Zoning: | M-2 |
| Parking: | 35 spaces in common |
| Curb Cuts: | 1 |
| Street: | 2 lane, 2 way |



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

6969 Commodore Drive, Walbridge, OH 43465

Industrial Building For Lease

17,600
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

| | |
|--------------------|-----------------------------------|
| Office Space: | 1,600 ± SF |
| Shop Space: | 16,000 ± SF |
| Exterior Walls: | Block |
| Structural System: | Steel joist |
| Roof: | Rubber |
| Floors/Coverings: | Concrete |
| Ceiling Height: | 18'-19' clear |
| Basement: | No |
| Heating: | Suspended gas units - warehouse |
| Air Conditioning: | GFA in office |
| Power: | (2) 200-amp services |
| Security System: | Yes |
| Restrooms: | 2 |
| Overhead Doors: | (2) 12' x 14' |
| Truck Well/Dock: | 2 |
| Fire Suppression: | Yes |
| Signage: | Monument sign for industrial park |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | No |

Comments:

- Freestanding industrial building built by Rudolph Libbe one block north of 795.
- 2 loading docks.
- 2 14' overhead doors.
- Close to I-75 – approximately 2 miles.

BUILDING INFORMATION

| | |
|-----------------------|----------------|
| Current Occupant: | US Cargo |
| Occupancy Date: | Q 2 2026 |
| Sign on Property: | Yes |
| Showing Instructions: | Contact broker |

LEASE DETAILS

| | |
|--------------------------|---|
| Term: | 5 years |
| Security Deposit: | Equal to 1 month's rent |
| Options: | Available |
| Improvements Allowance: | Negotiable |
| Tenant Responsibilities: | Utilities, prorata share of taxes, insurance, and common area maintenance Insurance = \$ 0.24 psf and Taxes = \$0.88 psf |

2026 REAL ESTATE TAXES

| | |
|-----------------|----------------------|
| Parcel Number: | H28-712-180101048000 |
| 2025 – Pay 2026 | |
| Annual Taxes: | \$14,950.98 |

UTILITIES

| | |
|-----------------|----------------|
| Electric: | Toledo Edison |
| Gas: | Columbia Gas |
| Water: | City of Toledo |
| Sanitary Sewer: | City of Toledo |
| Storm Sewer: | Ditch |

For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

6969 Commodore Drive, Walbridge, OH 43465

Industrial Building For Lease

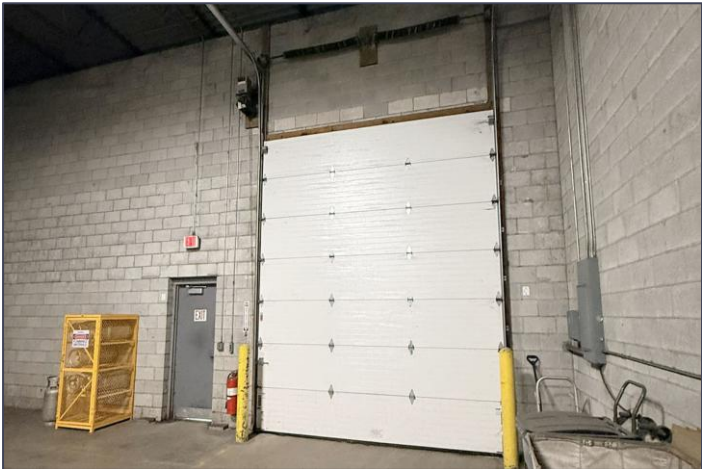
17,600
Square Feet
AVAILABLE



Rear view - Dock



Warehouse Space



Overhead Door



Warehouse Space



Warehouse Space

For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

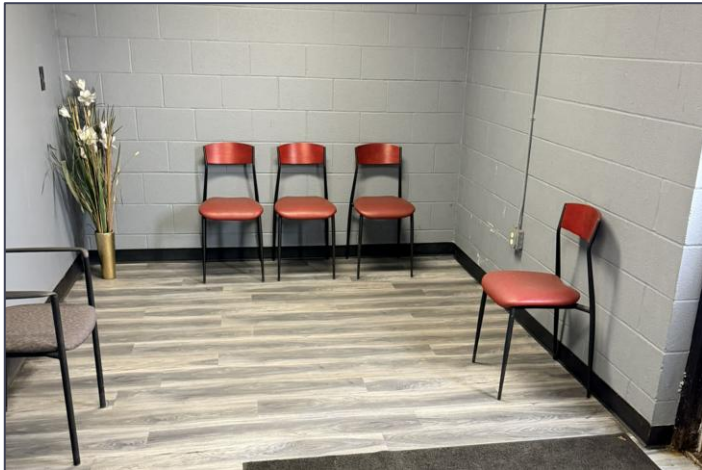
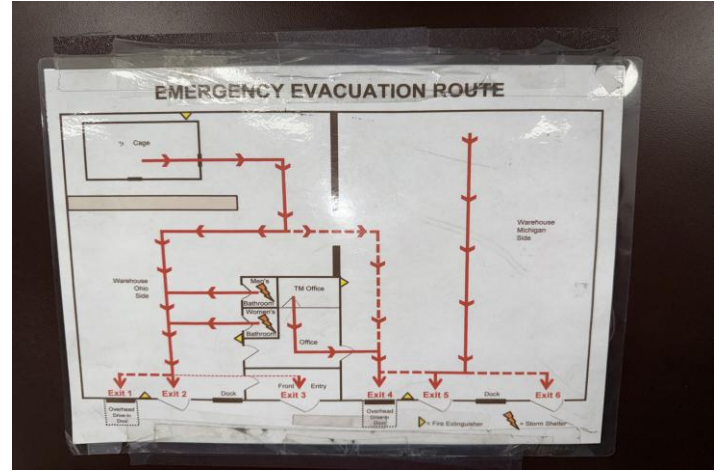
6969 Commodore Drive, Walbridge, OH 43465

Industrial Building For Lease

17,600
Square Feet
AVAILABLE



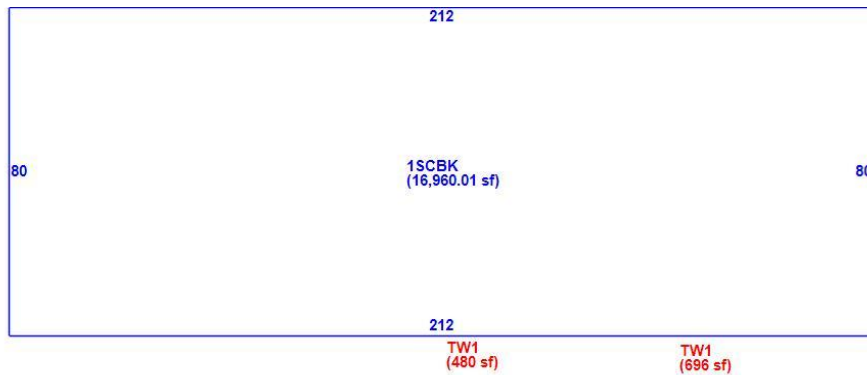
Restrooms/Office



Waiting Area



Office Space



For more information, please contact:

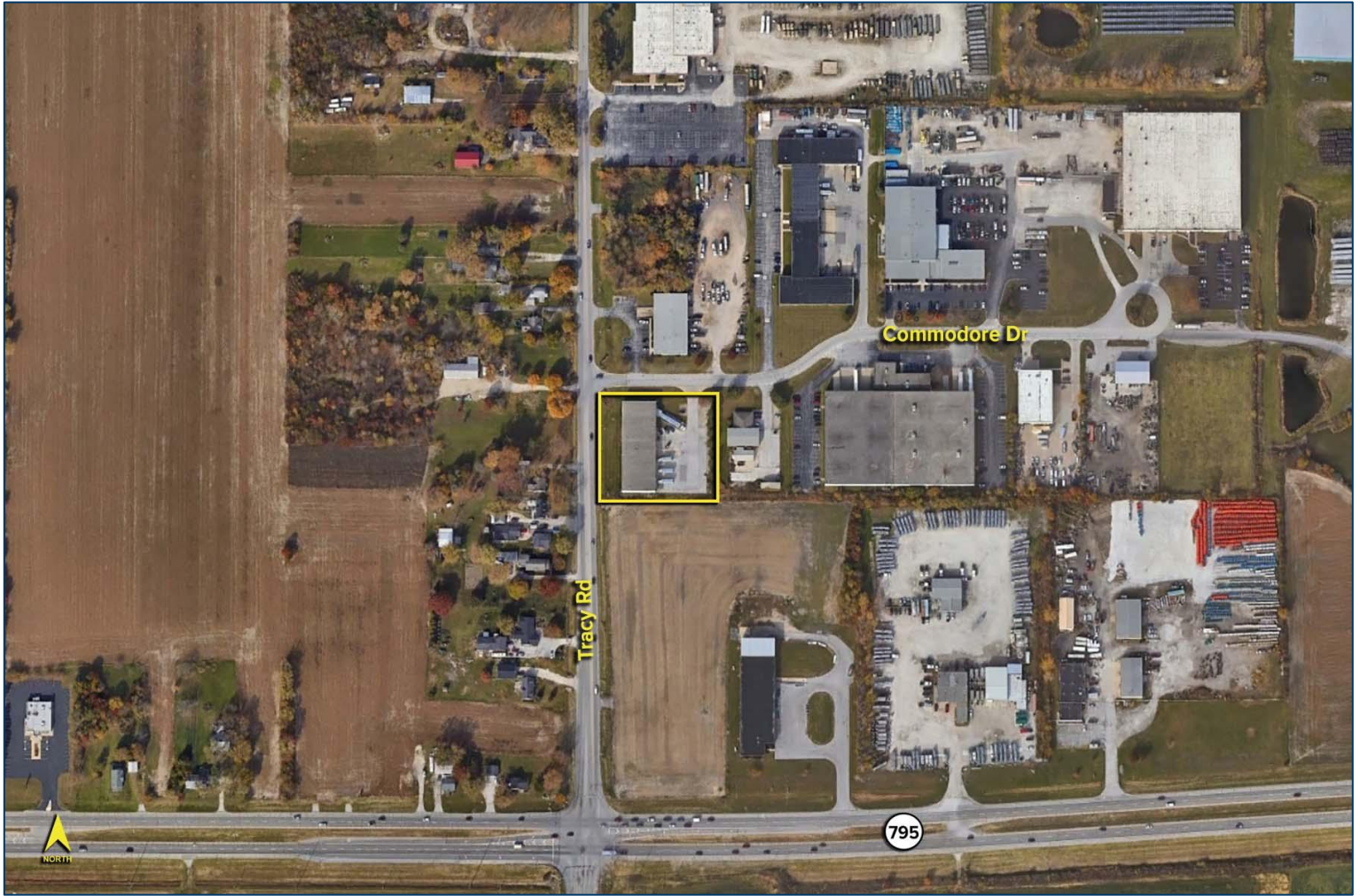
ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

6969 Commodore Drive, Walbridge, OH 43465

Commercial Building For Lease

17,600
Square Feet
AVAILABLE



DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 4,155 | \$69,402 |
| 3 MILE | 12,325 | \$77,967 |
| 5 MILE | 68,143 | \$70,855 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|------------------------------|
| 1,363 | Commodore Drive |
| 3,634 | Tracy Road (CR 321) |
| 17,320 | Avenue/Indiana Road (SR 795) |
| 5,488 | Oregon Road (CR 107) |



For more information, please contact:

ROB KELEGHAN, SIOR
(419) 680 7663 or (419) 249 6323
rkeleghan@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com