



## 5225 Telegraph Rd

Toledo, Ohio 43612

### Property Highlights

- 2 exterior loading docks
- Close proximity to I-75
- Two grade-level doors
- Ample power
- New LED lighting
- 2 restrooms, 3 offices
- Fenced-in property
- Close to Toledo Jeep Assembly Complex and Toledo Trade Center
- 3 acres of outdoor storage available nearby

### Offering Summary

Lease Rate:	\$4.25 SF/yr (NNN)
Available SF:	16,000 SF
Lot Size:	66.2 Acres

Demographics	3 Miles	10 Miles	20 Miles
Total Households	30,620	169,419	265,083
Total Population	72,624	392,755	629,869
Average HH Income	\$62,541	\$76,106	\$88,623

### For More Information



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Lease Rate	\$4.50 SF/Yr
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### Location Information

Street Address	5225 Telegraph Rd
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	Toledo
Sub-market	North Toledo
Cross-Streets	Laskey Rd and Telegraph Rd
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Detroit Metro Airport

### Building Information

Building Size	16,000 SF
Building Class	C
Tenancy	Single
Year Built	1941
Roof	Flat, membrane
Floor Drains	Yes
Exterior Walls	brick, block, and metal
Column Spacing	35'
Clear Height	12'
Overhead Doors	2
Height of Overhead Doors	10'x10'
Power	480v, 400A, 3 phase
Fire Supression	Wet
Truck Wells	2, exterior

### Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IG
Lot Size	66.2 Acres
APN #	02904037
Lot Frontage	623 ft
Lot Depth	2,359 ft
Traffic Count	12,718 VPD (Telgraph Rd), 4,150 VPD (Crabb Rd), 8,350 VPD (W Laskey Rd)

### Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	150

### Utilities

Electric	Toledo Edison
Gas	Columbia Gas
Water/Sewer	City of Toledo





### Location Description

North Toledo is a very industrious part of the city, home to automotive manufacturers/suppliers, solar companies, logistics firms, and many other industries. This property is strategically located to provide quick access to I-75, I-280, I-80/90, Port of Toledo, Detroit Metro Airport, and Toledo Express Airport.

This location is ideal for distribution, manufacturing, storage, among other industrious businesses. Given the location and surrounding businesses these users are set up to thrive. There has been a lot of activity to revitalize this part of Toledo.

For example, Stellantis is investing \$400 million into the Toledo Jeep Assembly Complex bringing roughly 900 new jobs and this is only a couple miles away. Toledo's largest and newest industrial park (Toledo Trade Center) is only one mile away. This site will host three 285,000 SF speculative industrial buildings, one of them already being occupied. The former Spicer-Dana manufacturing facility, consisting of 400,000 SF, was recently renovated to put back to use.

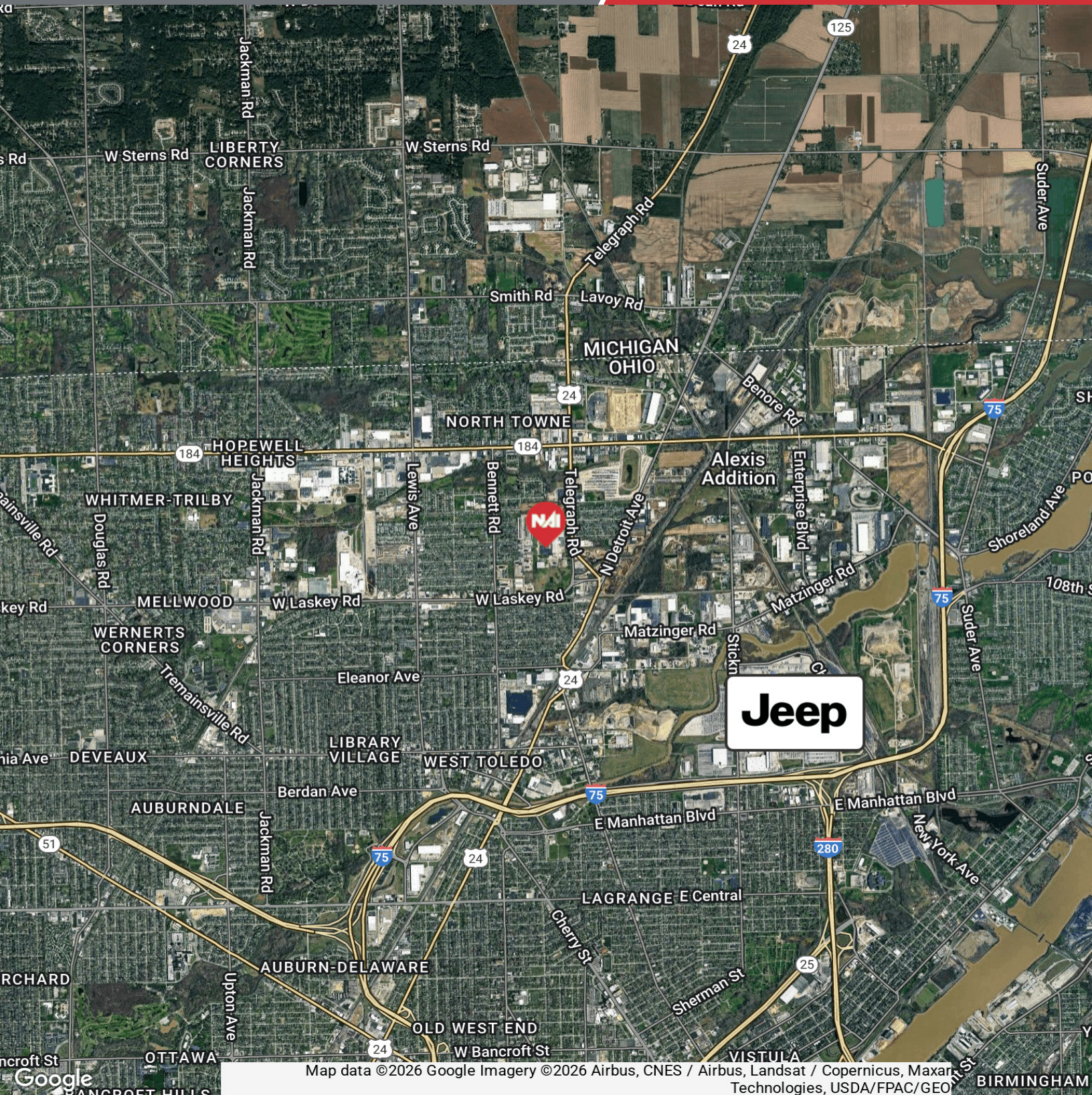
### Drive Times

Interstate 75	2.8 miles, 5 minutes
Interstate 280	5.5 miles, 9 minutes
Ohio Turnpike (I-80/90)	13.5 miles, 17 minutes
DTW Airport	40.4 miles, 40 minutes
Toledo Express Airport	21.8 miles, 28 minutes







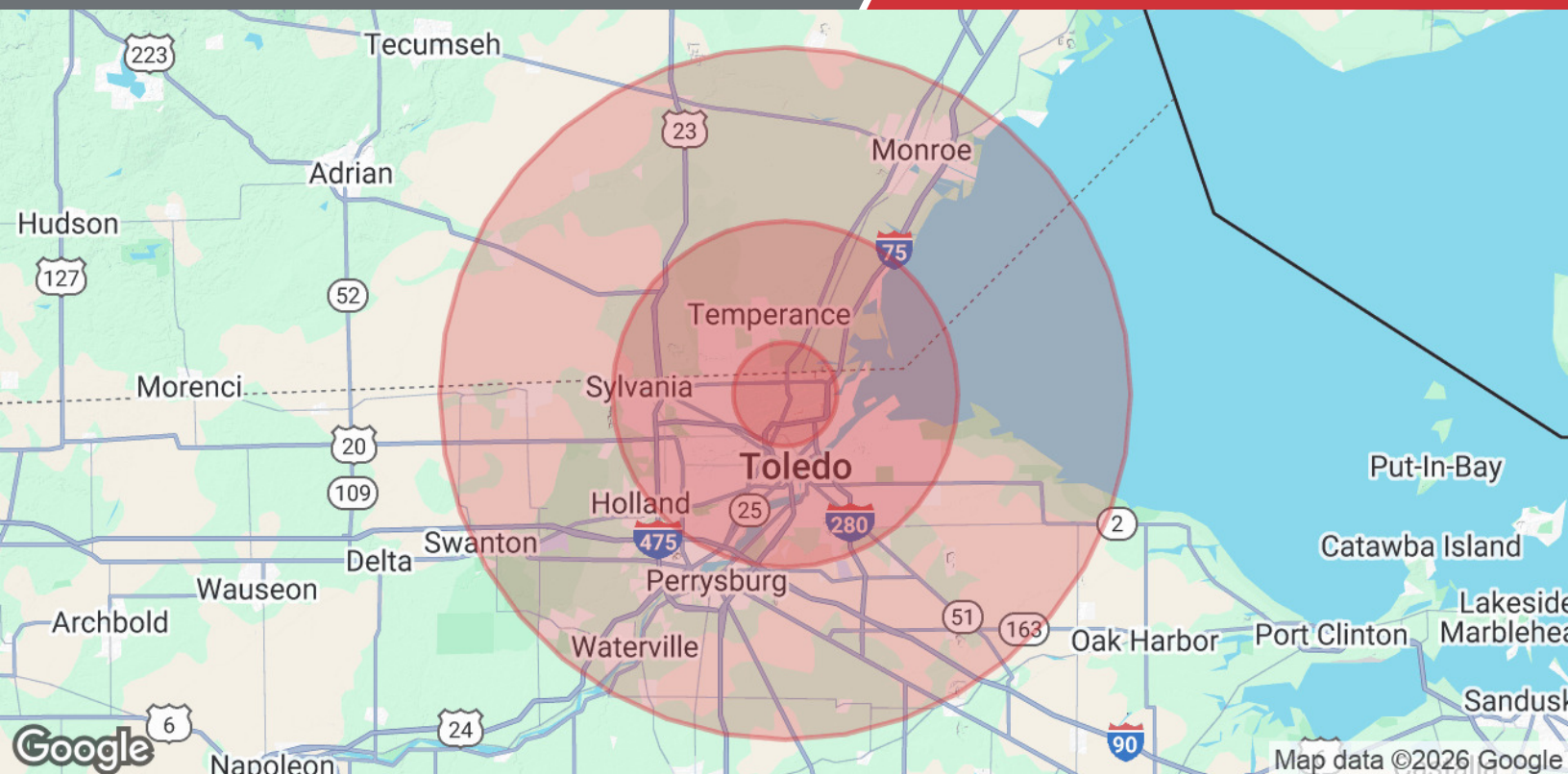


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Population	3 Miles	10 Miles	20 Miles
Total Population	72,624	392,755	629,869
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	30,620	169,419	265,083
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$62,541	\$76,106	\$88,623
Average House Value	\$128,196	\$172,344	\$210,229

Demographics data derived from AlphaMap