



BLUE DOCK

CLASS-A FLEX INDUSTRIAL SPACE AVAILABLE FOR LEASE IN TOLEDO

LEASING OVERVIEW

Blue Dock is fully renovating multiple industrial and flex sites in Toledo. Our sites, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

SUMMARY OF TERMS

Space: Ranging from 1,400 to 15,600 SQFT

Rate: \$7.00 – \$8.00/SF

Term: 3-5 years

Annual Rent Increase: CPI or 3% bumps

Occupancy: Immediate

PROPERTY HIGHLIGHTS

Addresses:

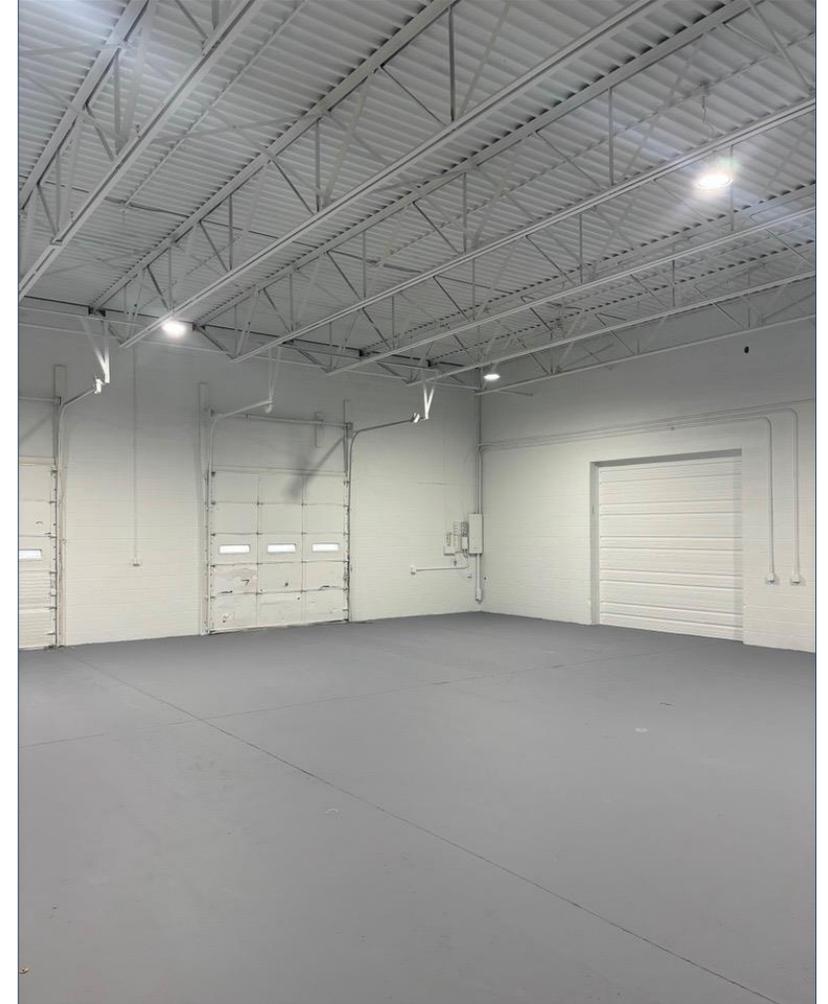
- 5265-5272 Tractor Rd, Toledo, OH
- 5222, 5232, 5242 Tractor Rd, Toledo, OH
- 444 Laskey Rd, Toledo, OH

County: Lucas County

Highway: 5-minute drive to I-75

Amenities:

- Private Entrance w/ 24/7 access
- Epoxy Floors in Warehouse
- LVP Floors in Office
- Private Offices and Bathrooms
- Drive-in & Dock-High Loading
- Climate Controlled
- LED Lighting



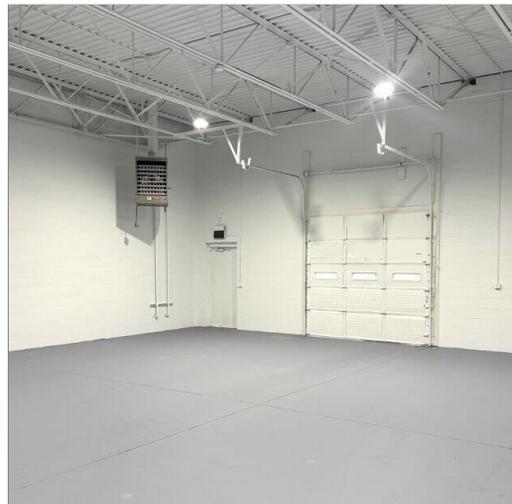
SPACE AVAILABILITY

AVAILABLE SPACES

Building	UNIT	SPACE SIZE (SF)	RATE (NNN)	Features
5265 Tractor Rd	H	2,400	\$7.75	Grade Level Drive-In Doors
5272 Tractor Rd	K, L, M	4,800 - 15,600	\$7.00	Ten (10) Loading Docks
5242 Tractor Rd	G	3,875	\$7.50	Drive-in Door
5232 Tractor Rd		8,800	\$7.00	Loading Dock & Drive-in door
444 Laskey Rd	A & B	5,800	\$7.50	Grade Level Drive-In Door
	O	1,400	\$8.00	Grade Level Drive-In Door

UPGRADES AVAILABLE

- White Paint
- Additional loading docks
- Drive-in loading
- Other upgrades available



TOLEDO COMMERCE NORTH

5265 TRACTOR RD

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT I	UNIT J	UNIT K	UNIT L & M	UNIT N
LEASED	Available	LEASED	LEASED	LEASED	LEASED	LEASED						
3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,900 sf	3,360 sf	3,000 sf	4,300 sf	4,100 sf

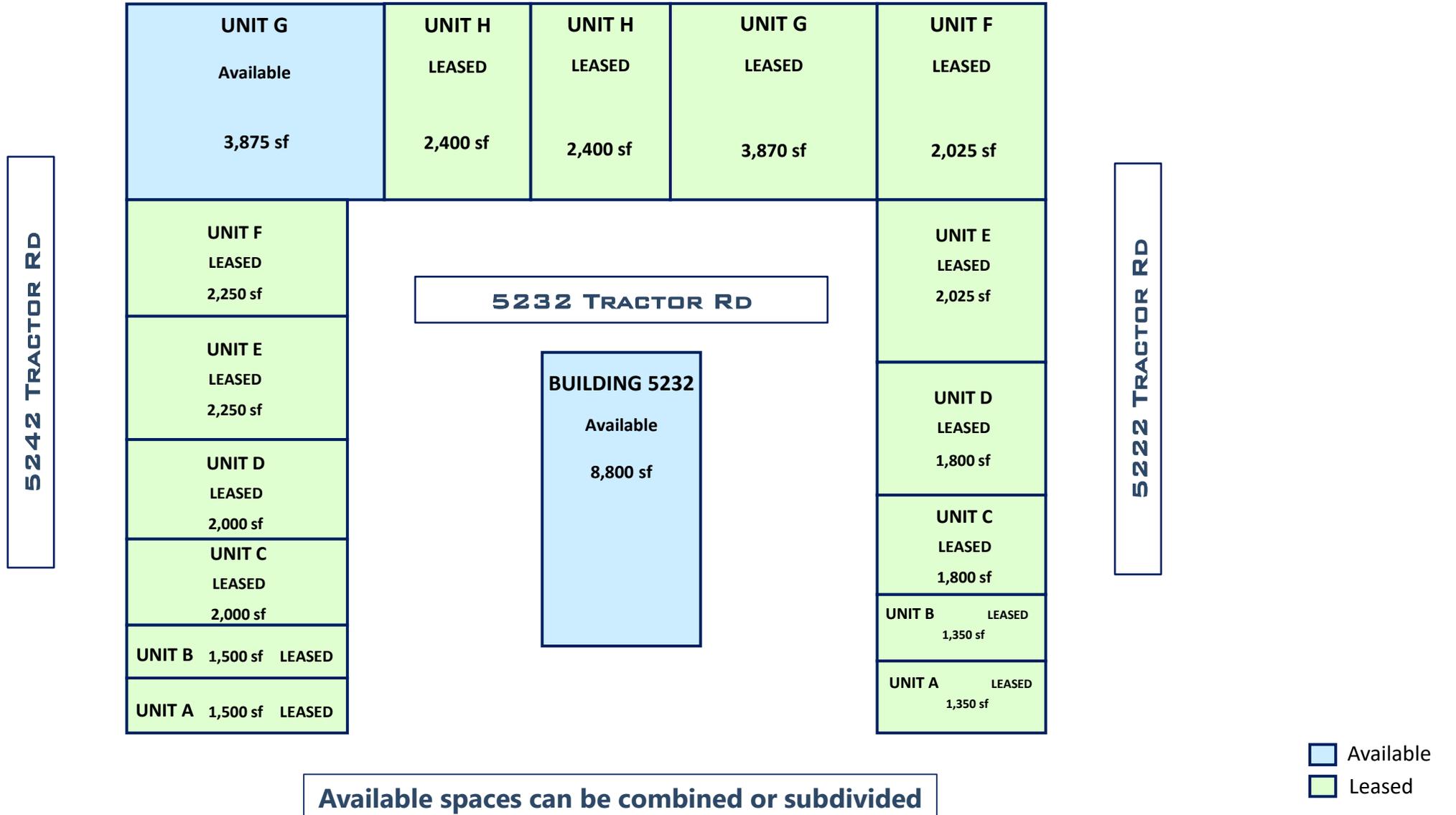
5272 TRACTOR RD

UNIT A & B & C	UNIT D	UNIT E	UNIT G	UNIT H	UNIT F	UNIT J	UNIT K	UNIT L	UNIT M	UNIT N & O
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available	Available	LEASED
9,000 sf	3,600 sf	6,000 sf	4,800 sf	4,800 sf	3,900 sf	3,600 sf	4,800 sf	6,000 sf	4,800 sf	12,000 sf

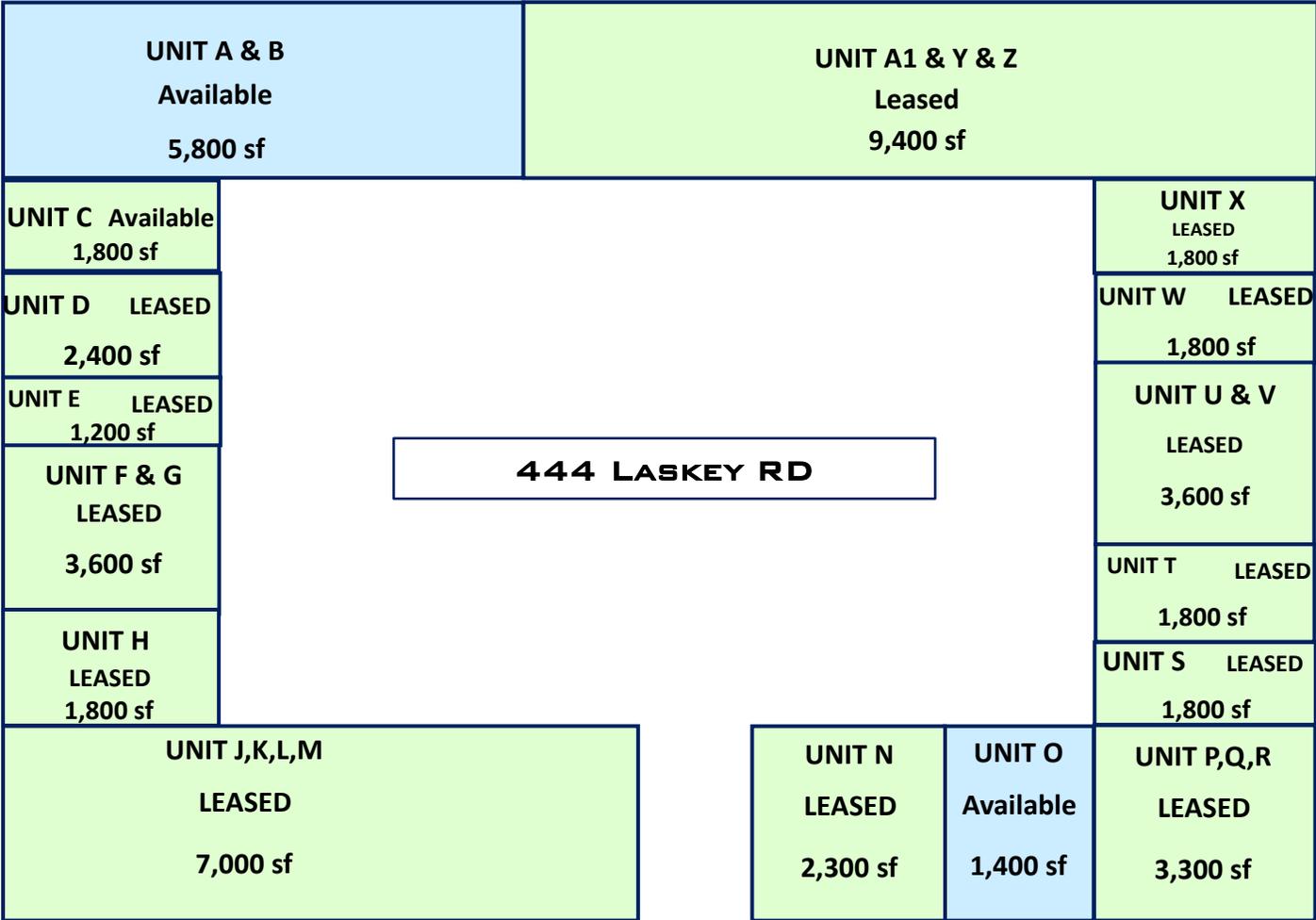
Available spaces can be combined or subdivided

■ Available
■ Leased

TOLEDO COMMERCE SOUTH



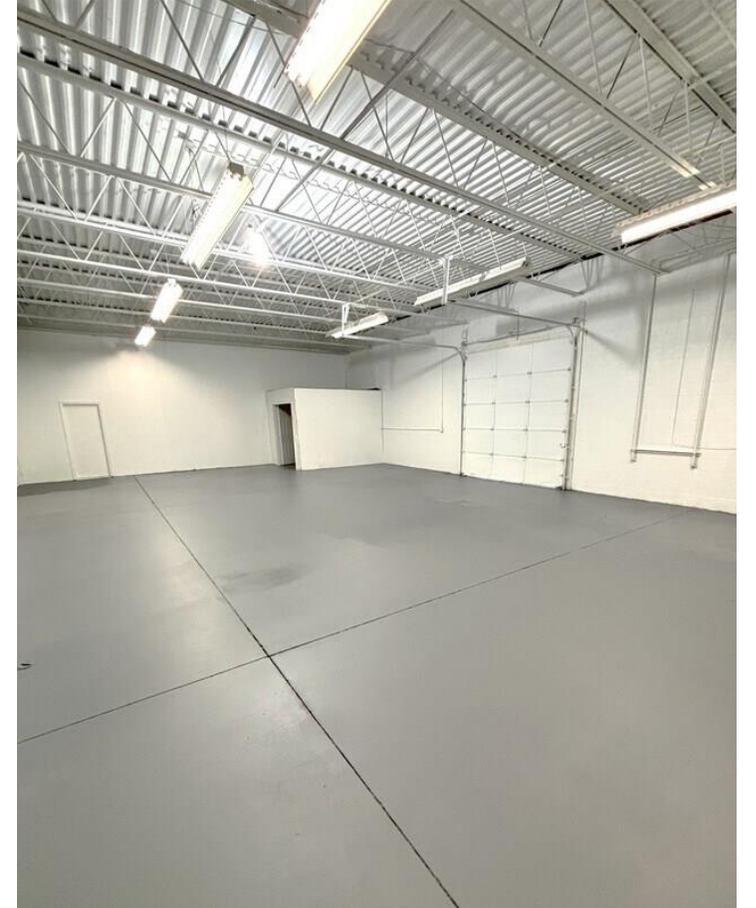
LASKEY COMMERCE CENTER



Available spaces can be combined or subdivided

Available
 Leased

PHOTOS





CONTACT INFORMATION

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BLUE DOCK

ESTABLISHED DEVELOPER

