



## Seneca Warehouse

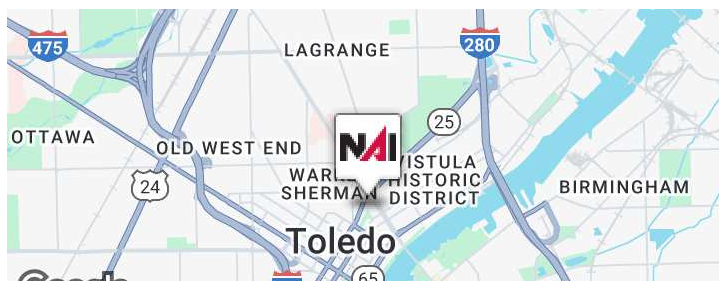
1120 Cherry St.  
 Toledo, Ohio 43608

### Property Highlights

- Well-maintained industrial building and warehouse space
- Newer pavement, fresh paint on exterior, renovated interior bays. and new roof
- Easily accessible to Greenbelt Parkway and Interstate 280
- 20' clear ceiling height
- Can be single or multi-tenant
- Has outside laydown area

### Property Overview

Well maintained industrial building with concrete construction. Ideally suited for contractor's storage, distribution and warehousing, light manufacturing, and general storage.



### Offering Summary

<b>Lease Rate:</b>	\$5.00 SF/yr (Gross + Utilities)
<b>Available SF:</b>	8,800 SF
<b>Lot Size:</b>	1.61 Acres

### For More Information



**Dallas Paul**

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Lease Rate	\$5.00 SF/Yr Gross + Utilities
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### Location Information

Building Name	Seneca Warehouse
Street Address	1120 Cherry St.
City, State, Zip	Toledo, OH 43608
County	Lucas
Market	Downtown
Cross-Streets	Seneca St and Cherry St
Signal Intersection	No
Road Type	Paved
Nearest Highway	Interstate 75 and Interstate 280
Nearest Airport	Detroit Metro Airport, Toledo Express Airport

### Building Information

Building Size	39,000 SF
Occupancy %	90.0%
Tenancy	Multiple
Ceiling Height	20 ft
Number of Floors	1
Year Built	1977
Gross Leasable Area	8,800 SF
Construction Status	Existing
Roof	New Membrane
Floor	Concrete
Lighting	Fluorescent
Restrooms	Two in each unit
Sprinklers	No
Security System	No

### Parking & Transportation

Street Parking	No
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### Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	10-IG
Lot Size	1.61 Acres
APN #	1853227
Corner Property	Yes
Traffic Count	16,392 VPD (Cherry St)
Amenities	Utilities available on location. Easily accessible to Greenbelt Parkway/I-280 Well maintained warehouse space with 20' clear ceiling Can be single or multi-tenant Has outside lay down area

### Utilities & Amenities

Gas	Columbia Gas
Water	City of Toledo
Sanitary Sewer	City of Toledo
Storm Sewer	City of Toledo
Electric	Toledo Edison

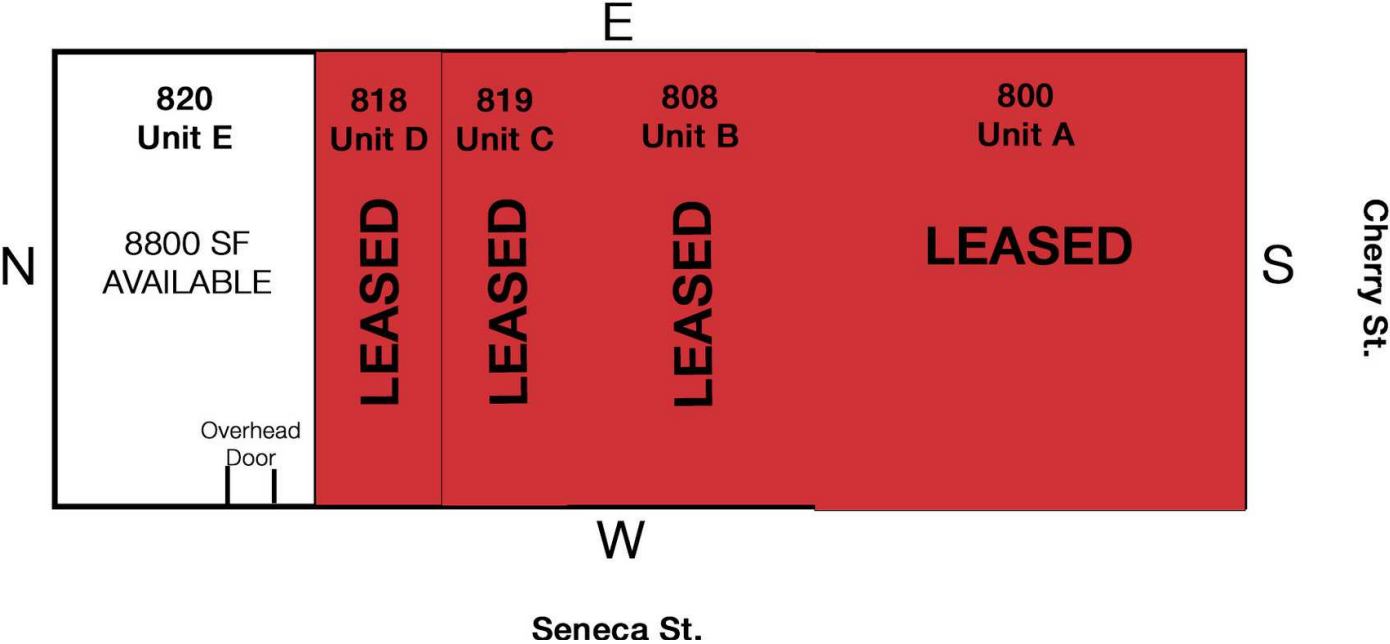
### Real Estate Tax Information

Real Estate Tax Year	2022
1st Half Taxes	\$ 14,626.58
2nd Half Taxes	\$ 14,626.58
Total Annual Taxes	\$ 29,253.11





SENECA WAREHOUSE BAY LAYOUT



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Service Man Door



Knock Out Connecting Adjacent Bay



Newly Renovated Interior Warehouse Featuring LED Lights, New Heaters

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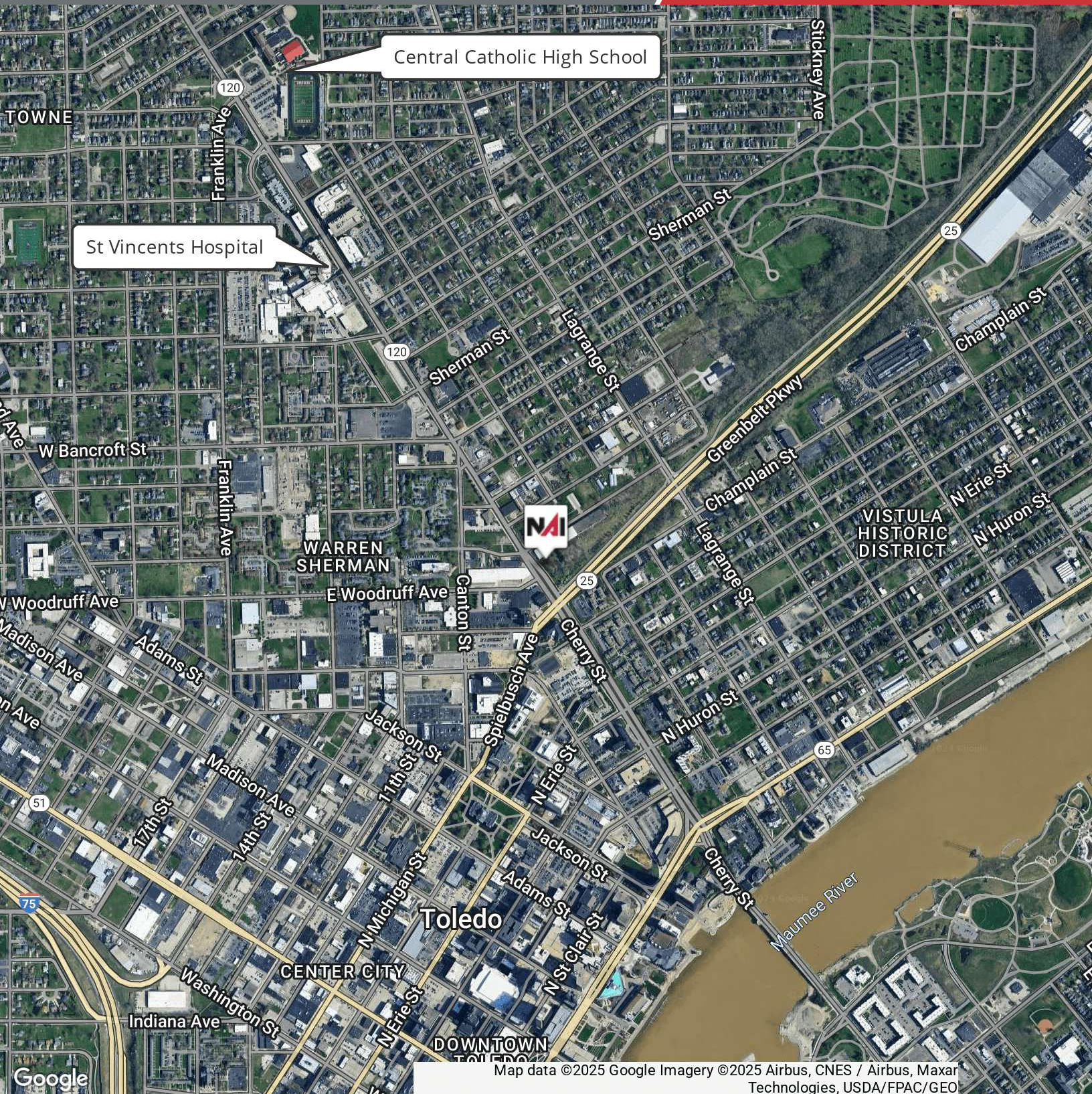


Newer Pavement, Fresh Paint On Exterior, And New Roof

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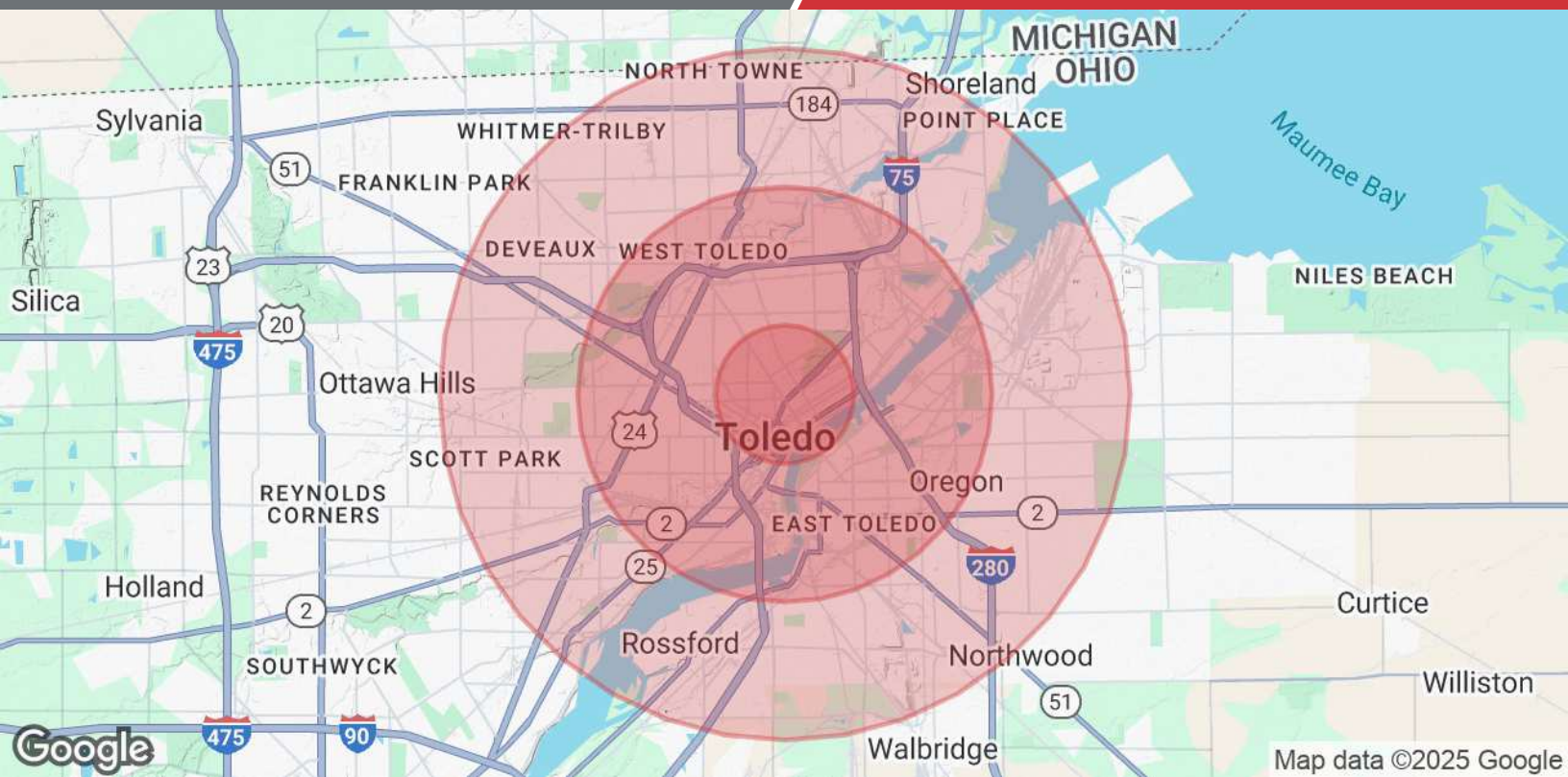




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Population	1 Mile	3 Miles	5 Miles
Total Population	14,180	106,284	234,904
Average Age	31.8	32.2	33.5
Average Age (Male)	31.6	29.9	31.8
Average Age (Female)	33.2	34.2	35.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,091	42,126	92,868
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$21,923	\$30,707	\$40,914
Average House Value	\$84,231	\$91,585	\$103,876

\* Demographic data derived from 2020 ACS - US Census