

Burger

& COMPANY

FOR LEASE

5460 Stickney Avenue

Toledo, Ohio

2,800 Sq. Ft. / 6.40 Acres



- **4,718 square foot truck repair garage**
- **Two (2) 12'x14' grade level doors**
- **Fenced, lit and secured lot**
- **On-site truck parking**
- **Excellent access to I-75 and Telegraph Road**
- **Lease Rate; \$9.00/PSF Modified Gross**

Burger & Company

Michael Rose
Senior Associate
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248.536.2888
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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is
not guaranteed and may be withdrawn at any time.

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BUILDING SPECIFICATIONS

Location	Telegraph & W. Alexis	Total Building Square Feet	4,718 SF
Zoning	I-G	Warehouse Square Feet	2,800 SF
Lot Size	6.40 Acres	Year Built	1918

Construction	Metal	Grade Level Doors	Two (2) 12'x14'
Clear Height	22'	Freestanding	Yes
Lighting	LED	Electrical	3 Phase
Heating	Gas Forced Air	Sprinklers	No
Parking	Ample	Restrooms	One (1)

Description

- 4,718 square foot truck repair garage
- Two (2) 12'x14' grade level doors
- Fenced, lit and secured lot
- On-site truck parking
- Excellent access to I-75 and Telegraph Road

Lease Rate	\$9.00/PSF
Monthly	\$3,538.50
Lease Type	Modified Gross
Terms	36 Months
Availability	Immediate



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AERIAL / LOCATION MAP



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