



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

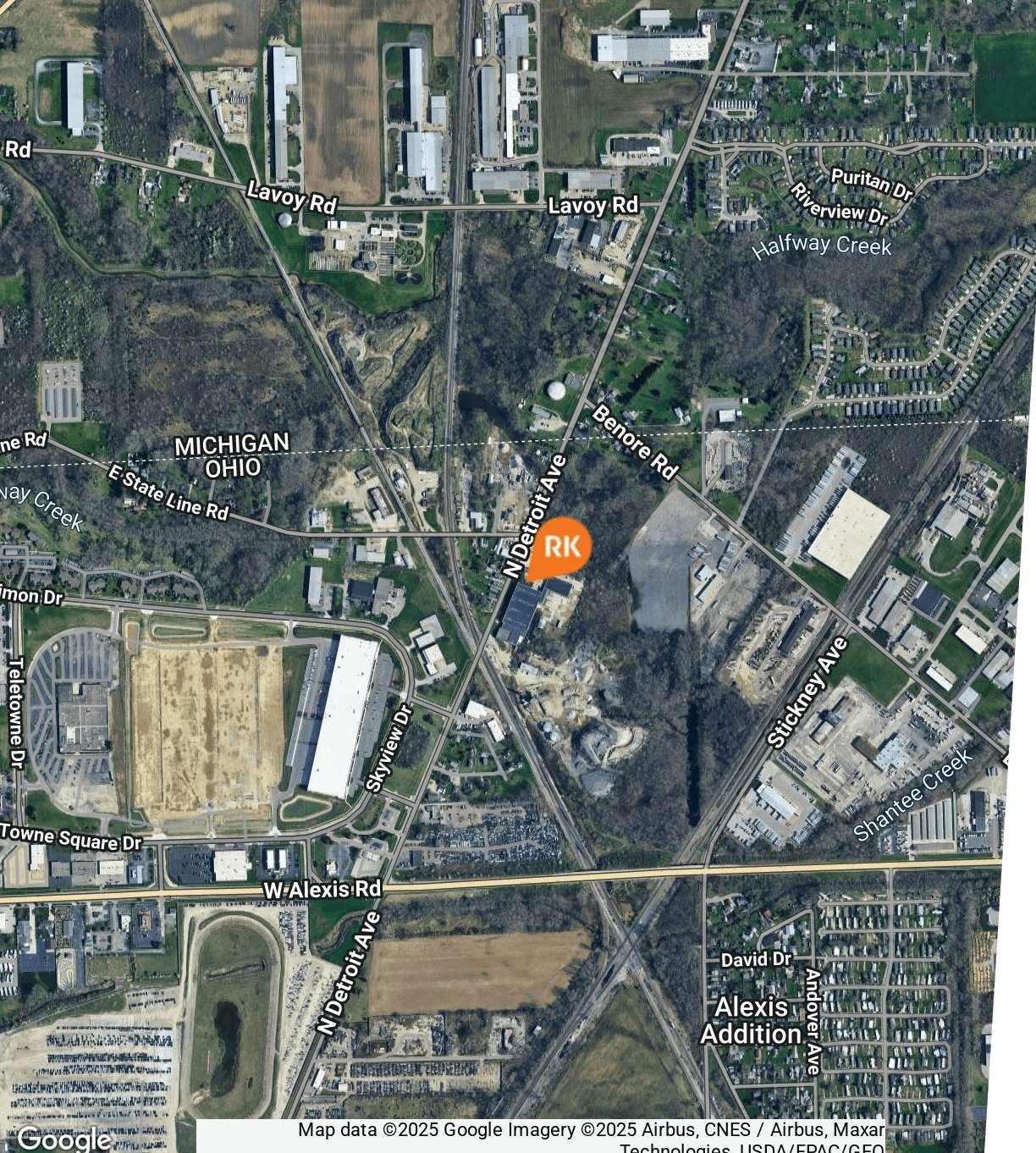
6120 N DETROIT AVENUE | TOLEDO, OH 43612

98,613 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group
Commercial Property Brokers, Managers & Investment Advisors

RK



6120 N DETROIT AVENUE
Offering Summary

Sale Price:
\$4,650,000

Lease Rate:
\$4.50 SF/yr
(NNN)

Available SF:
98,613 SF

Building Size:
98,613 SF

Year Built:
1954

Lot Size:
11.617 Acres

Lease Term:
Negotiable

Price / SF:
\$47.15

Property Overview

- (10) Docks, 7 w/ levelers
- (6) Grade level doors
- Breakroom
- 1,000 amps, 480-Volt, 3-Phase power
- Compressed air lines throughout
- Fenced secured yard
- Rail available
- 16' x 20' paint booth
- New 2023: (3) Cambridge air rotation heating units, LED lighting, & ESFR fire suppression system

Contact us for additional information!
rkgcommercial.com





6120 N DETROIT AVENUE

Property Details

Zoning 10-IG	Tenancy Single	Roof Membrane	Ceiling Height 16 - 26 ft
Crane 1 (10-ton Demag)	Annual Real Estate Taxes/Annual Real Estate Taxes Per SF \$102,207.20 / \$1.04	Parcel Nos. 2240657	Cross Streets Benore Rd and Alexis Rd
Nearest Highway I-75	Utilities Internet: Varies Power: Toledo Edison Fuel: Columbia Gas Water: City of Toledo Sewer: City of Toledo	Office Size +/- 3,000 SF	Column Spacing 36' x 20'
# Of Grade Level Doors (1) 16'x10', (3) 14'x14', (1) 14'x16', (1) 16'x16'	# Of Dock High Doors (10) 7 w/ levelers		



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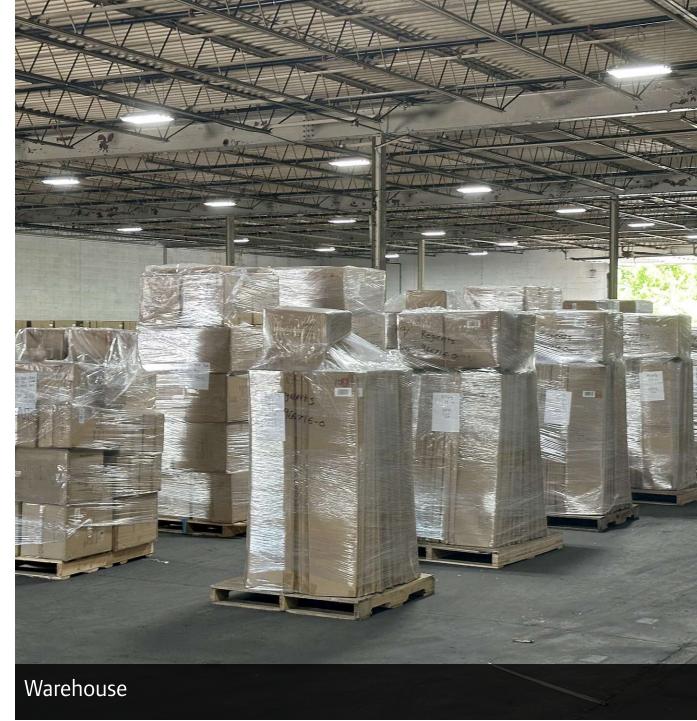
Racking



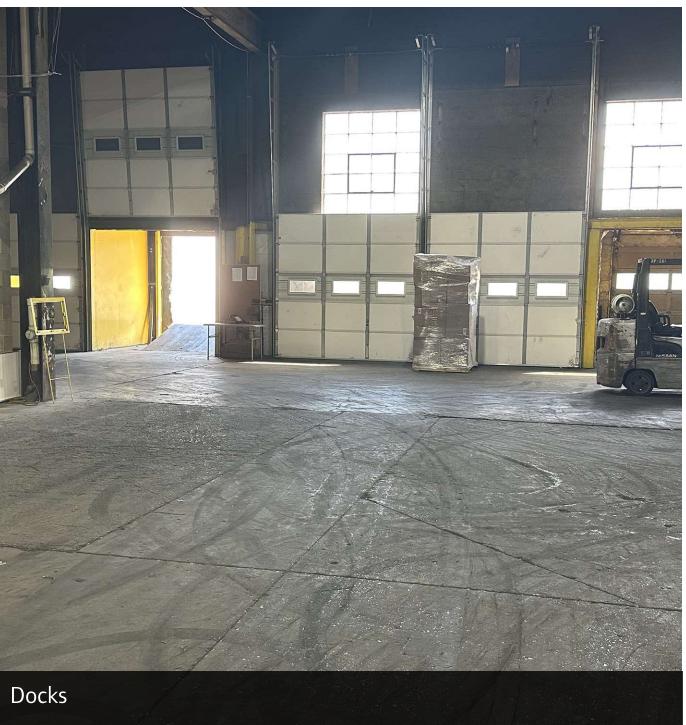
Breakroom



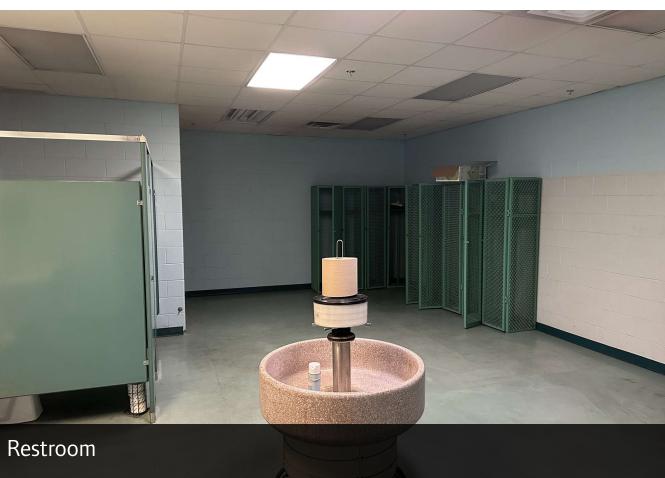
Cambridge air rotation system



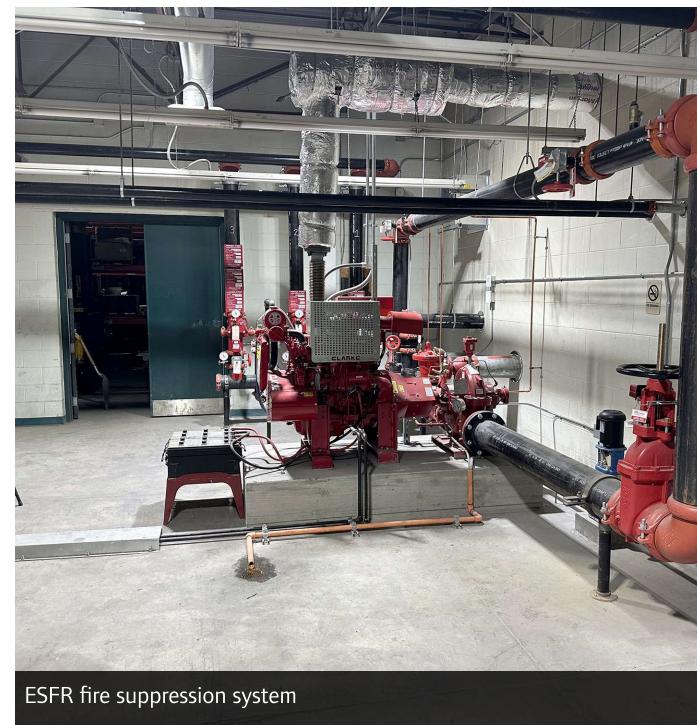
Warehouse



Docks



Restroom

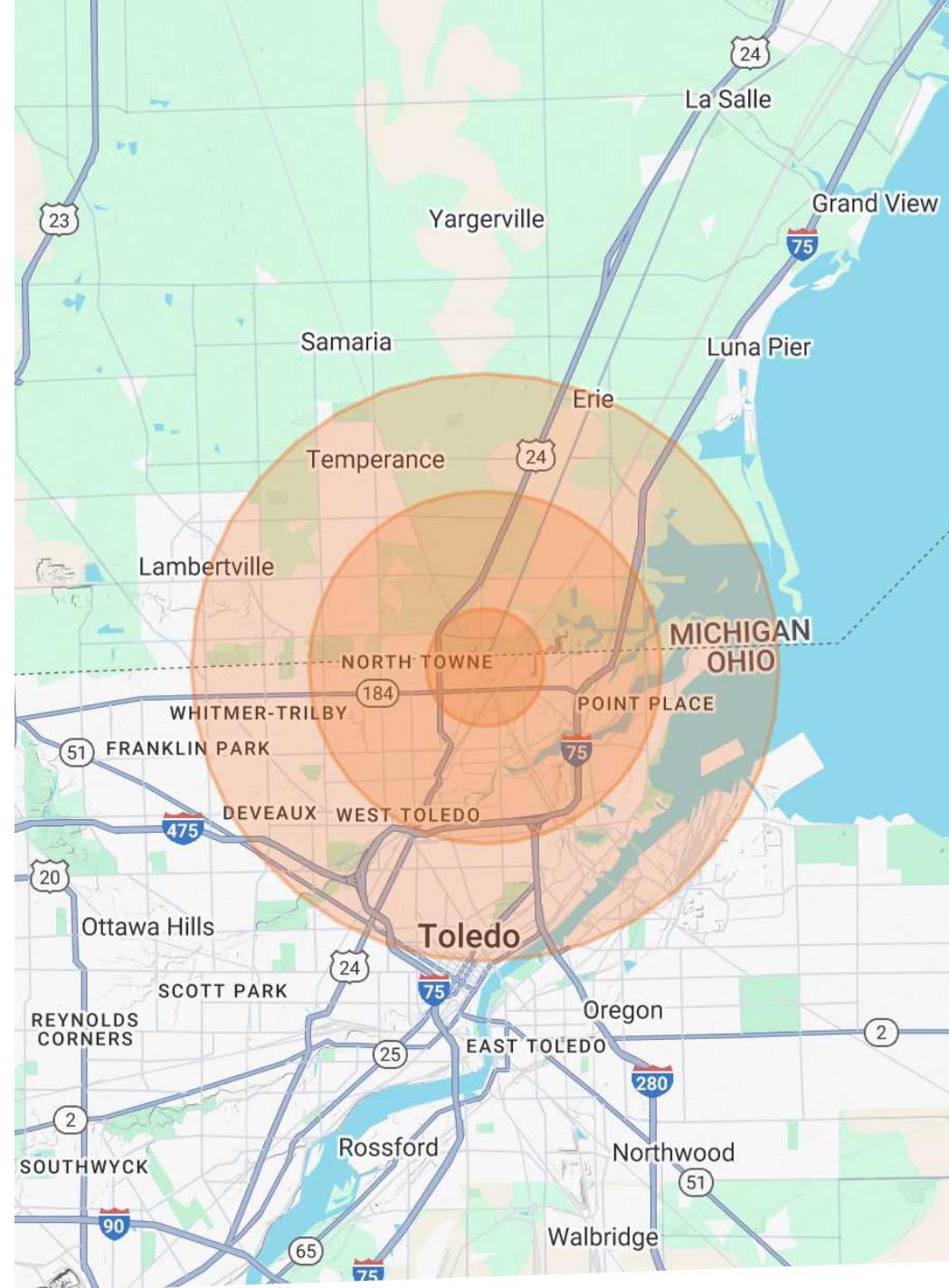


ESFR fire suppression system

6120 N DETROIT AVENUE | TOLEDO, OH

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,389	42,122	134,935
Average Age	40	40	39
Average Age (Male)	39	39	39
Average Age (Female)	42	41	40

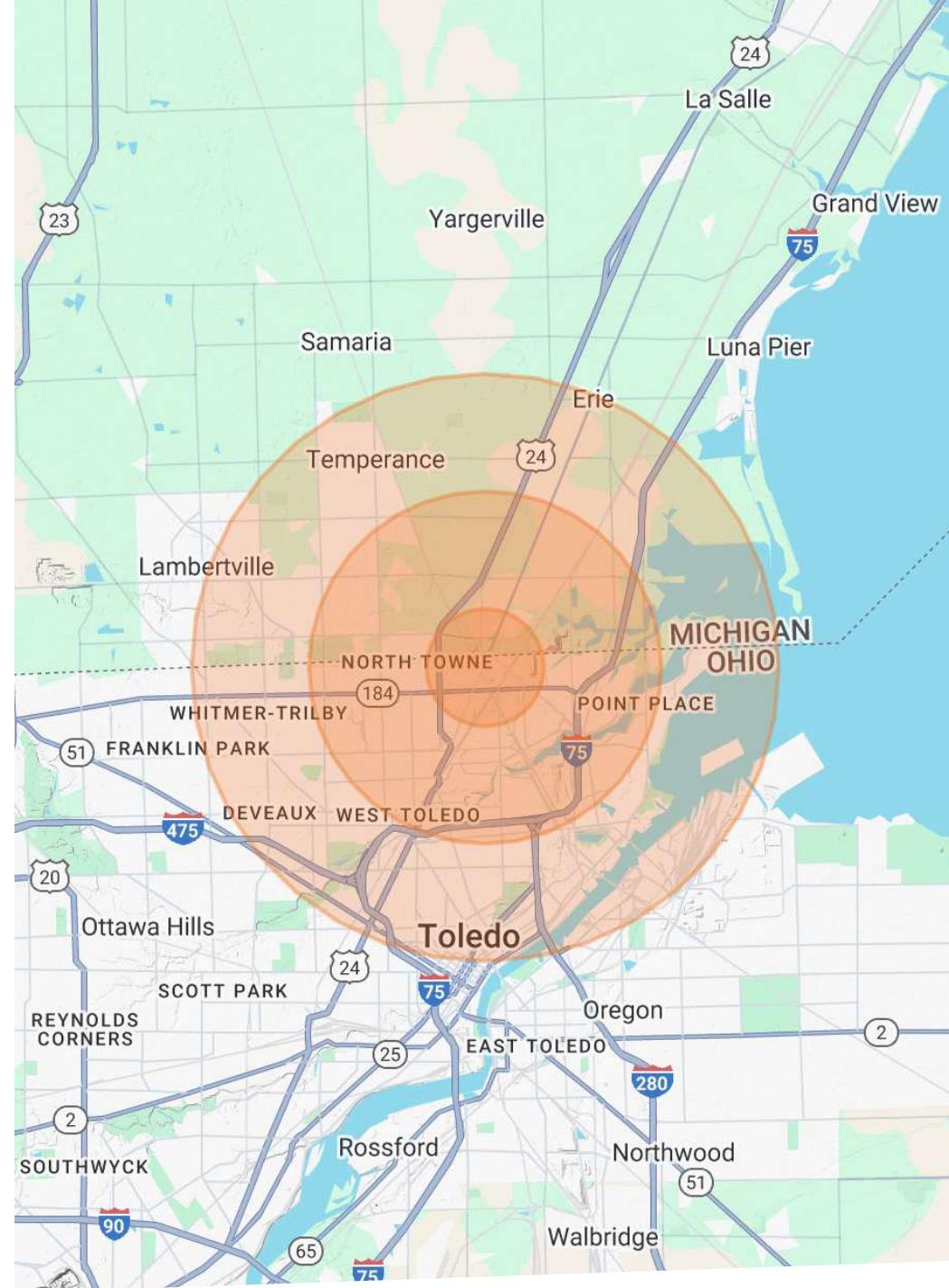
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,042	18,035	57,539
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$69,412	\$69,305	\$65,519
Average House Value	\$146,635	\$148,548	\$140,242

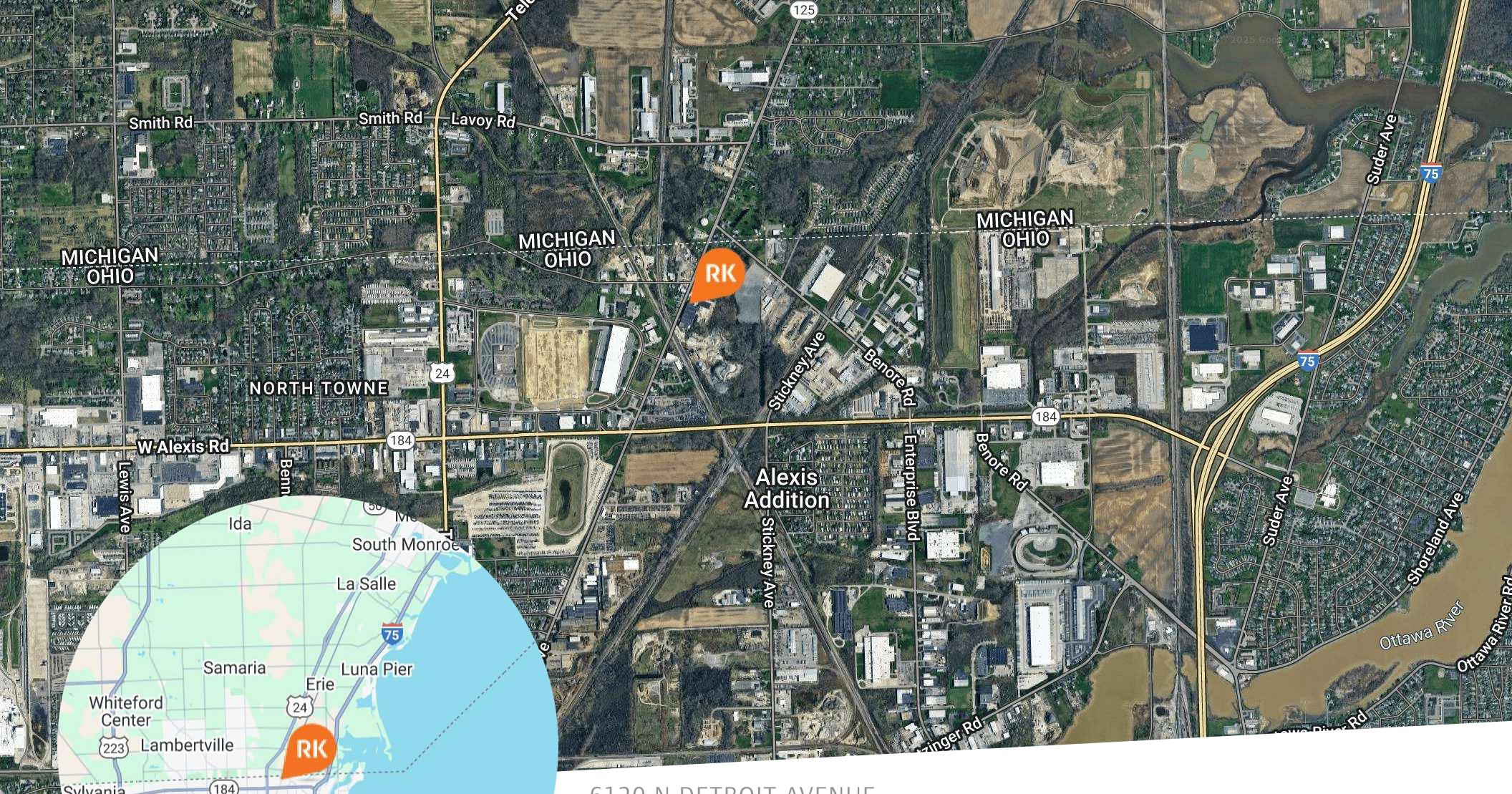


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Demographics data derived from AlphaMap





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Location Benefits

- 2 miles from I-75 N/S interchange
- Easy access to Alexis Rd. and Benore Rd.
- 0.2 miles from the Ohio/Michigan border



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

**Service with a Warrior Spirit.
All in.**



RK