



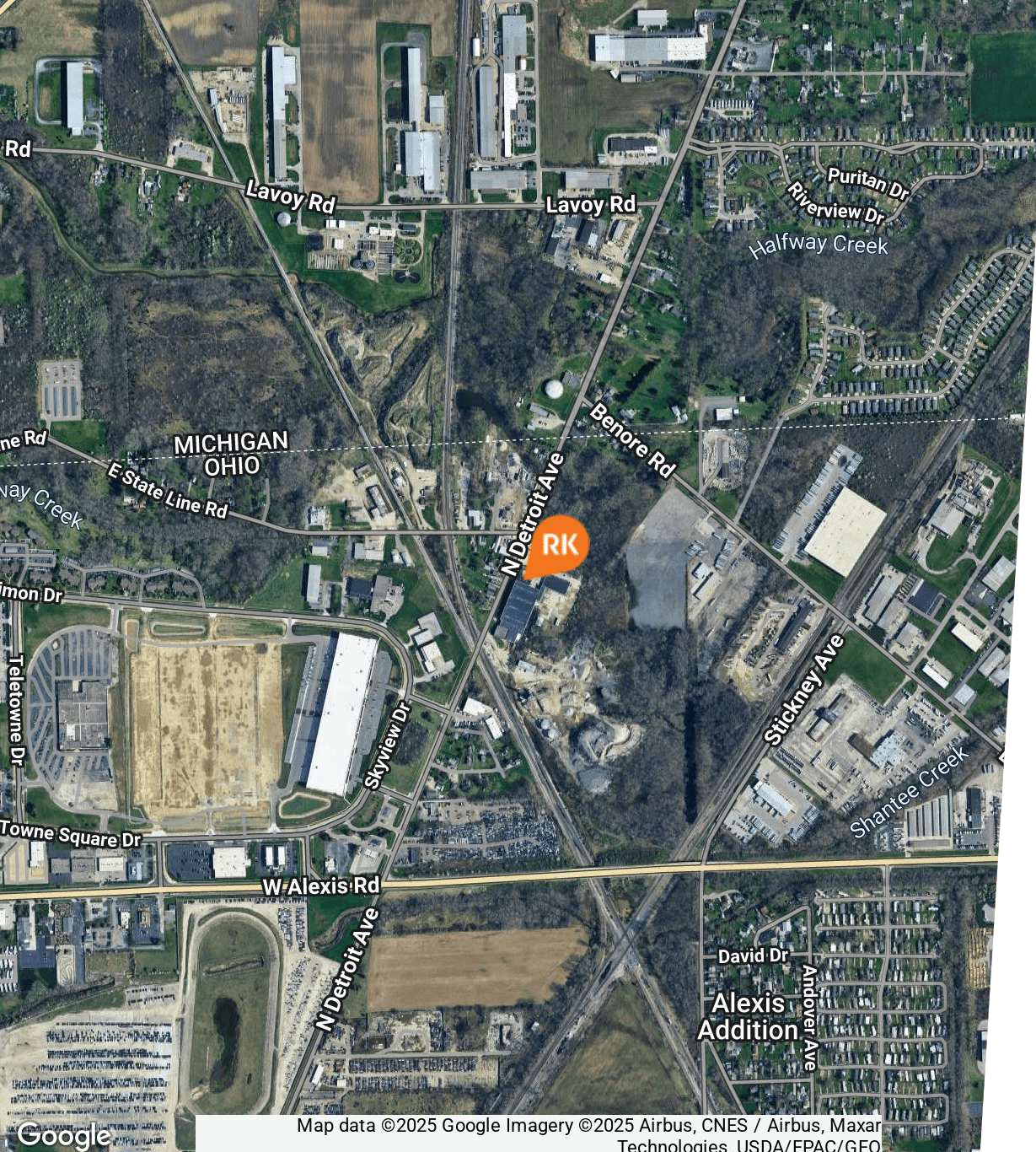
AVAILABLE FOR SALE & LEASE | INDUSTRIAL

6120 N DETROIT AVENUE | TOLEDO, OH 43612

98,613 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



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

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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

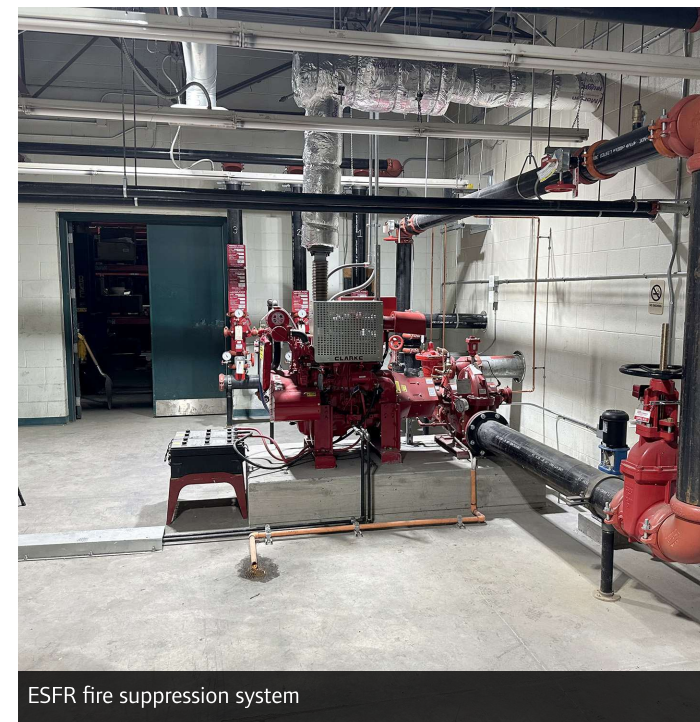
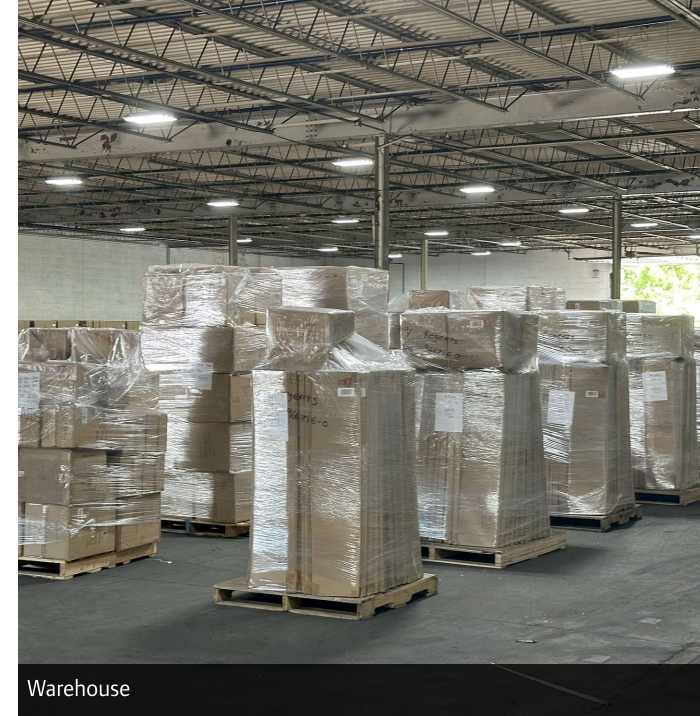
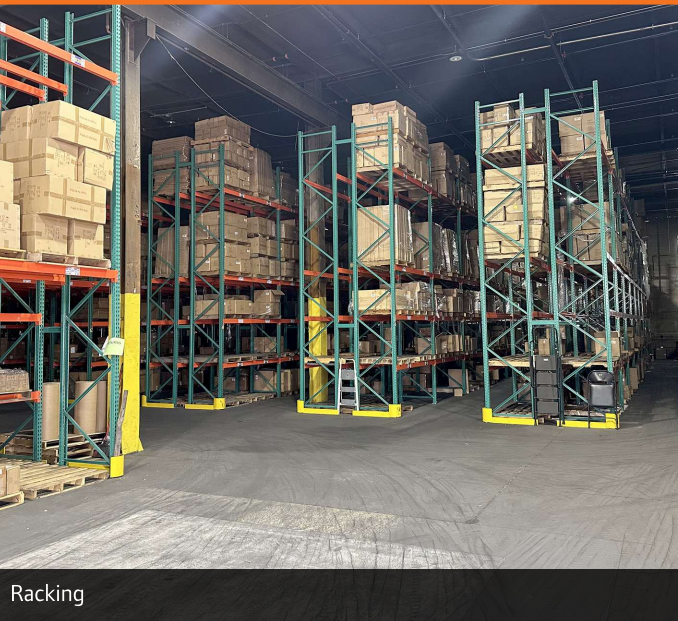
Office Size
+/- 3,000 SF

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

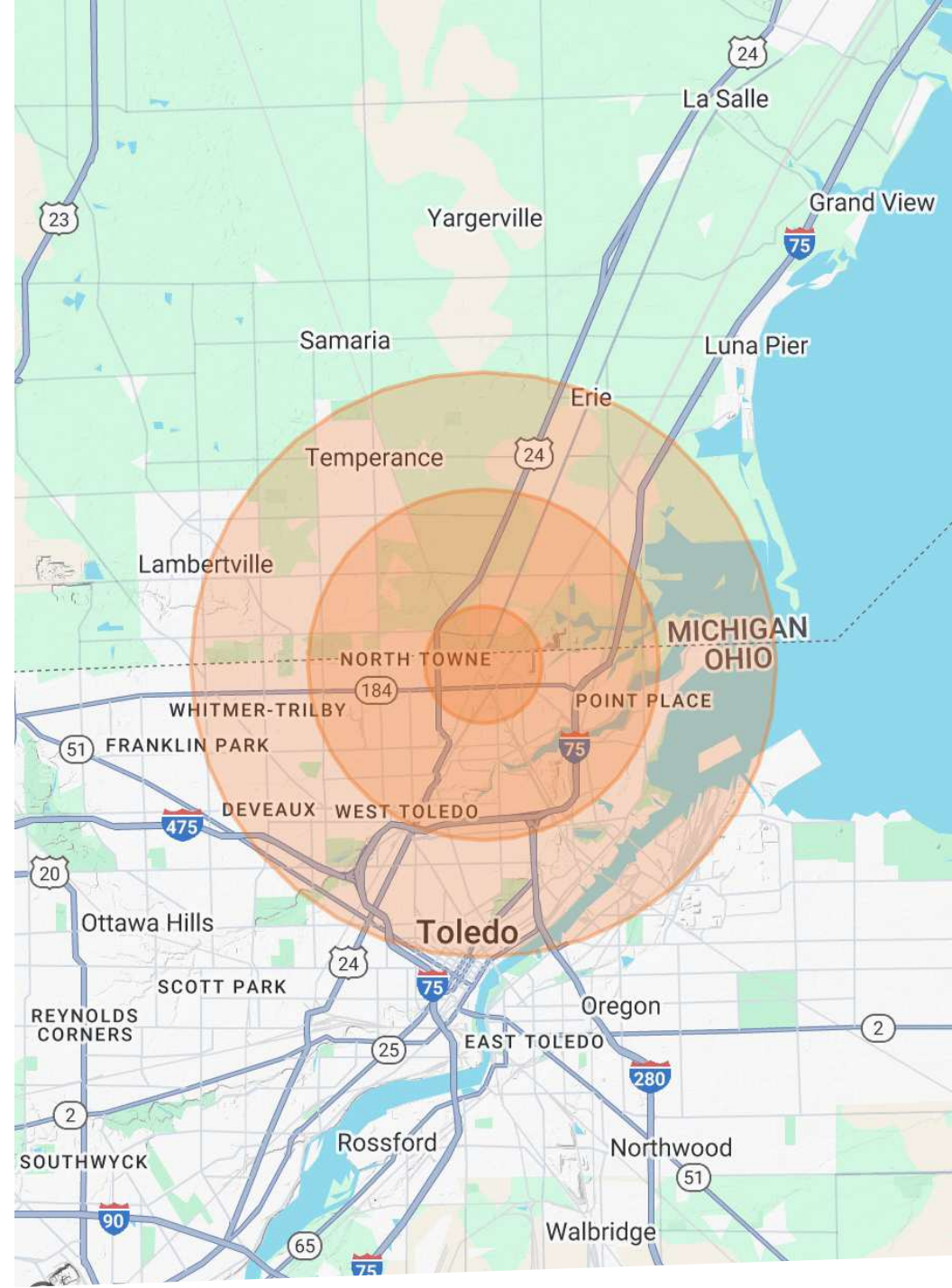




6120 N DETROIT AVENUE | TOLEDO, OH

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

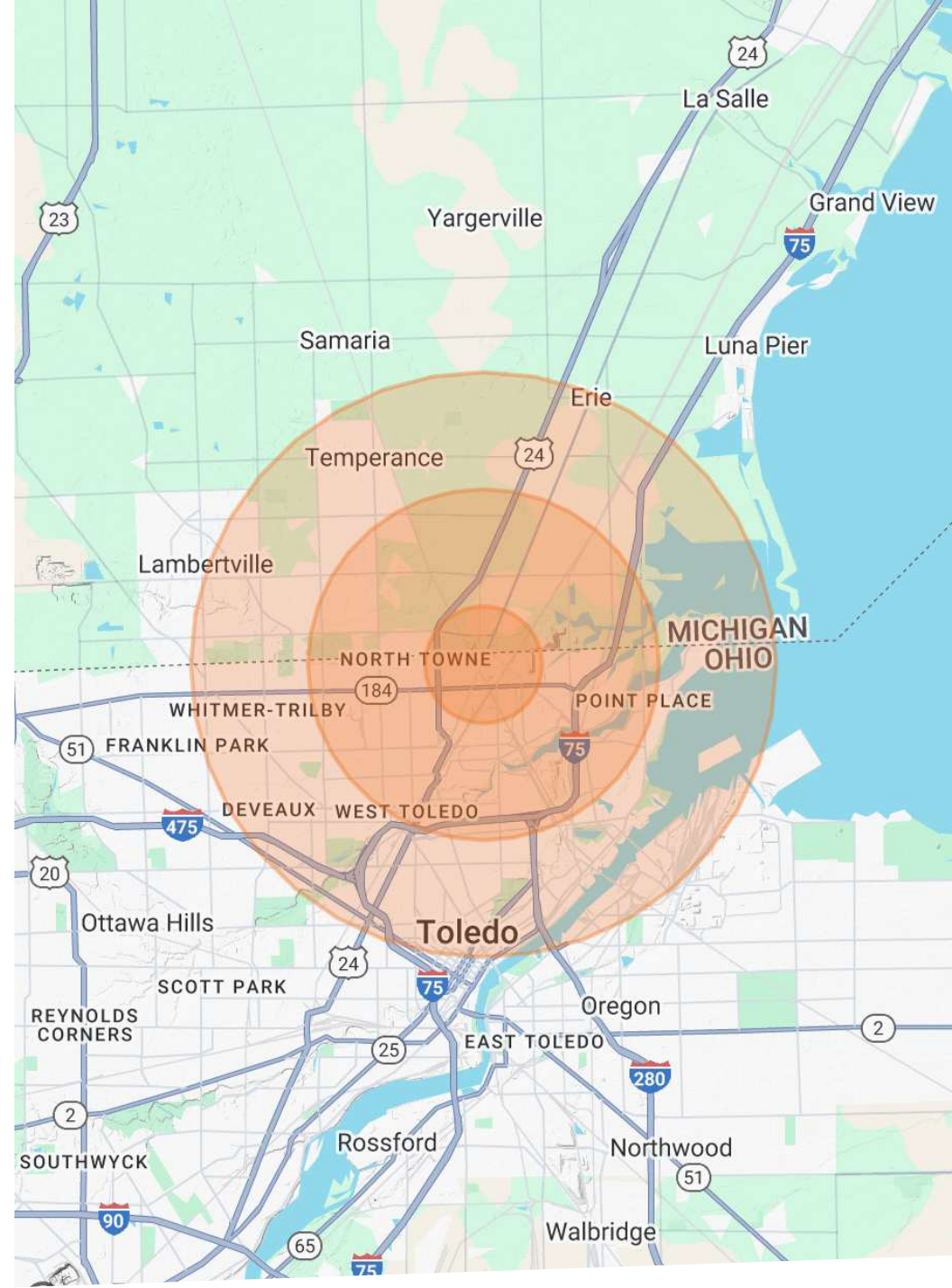


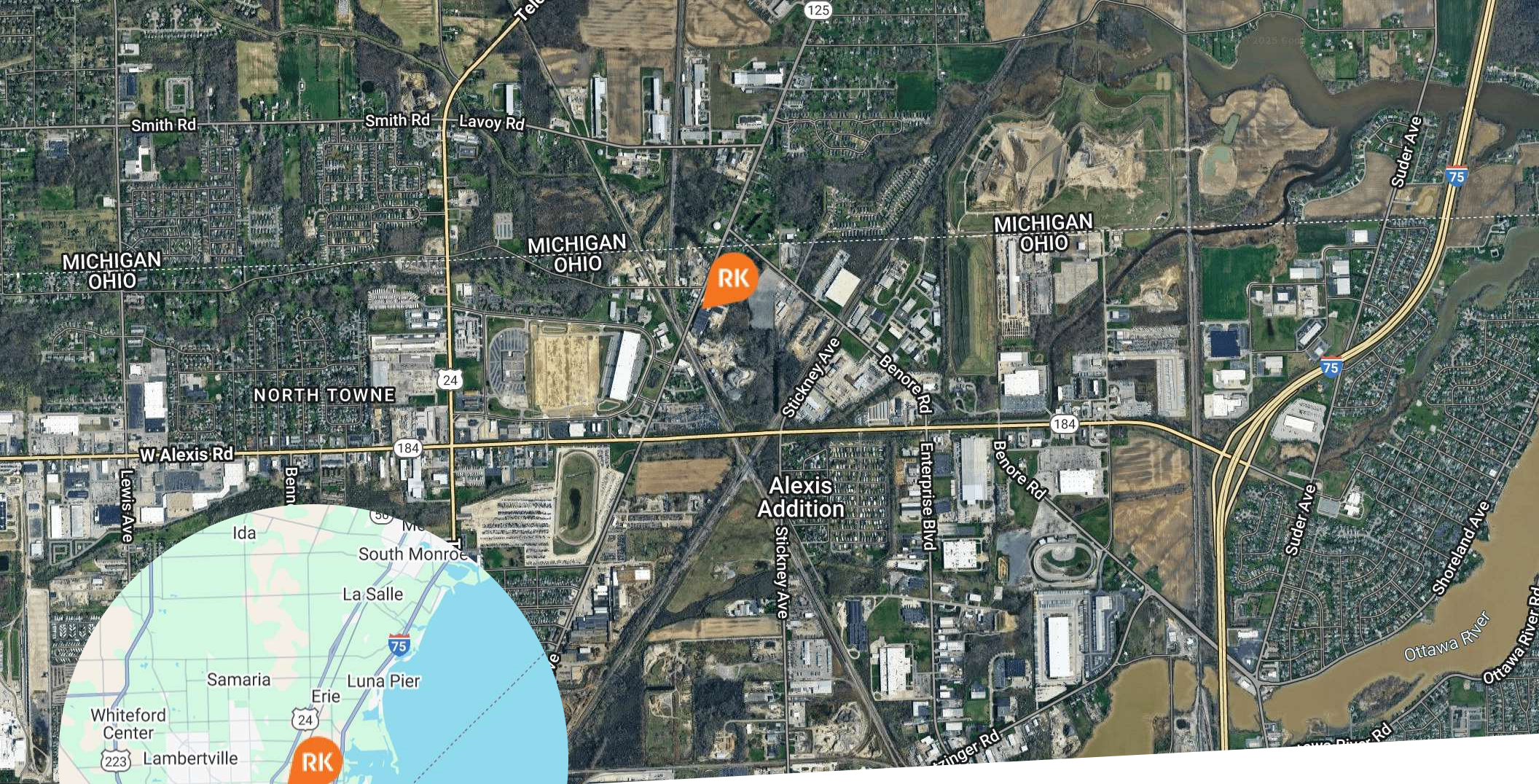
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Demographics data derived from AlphaMap

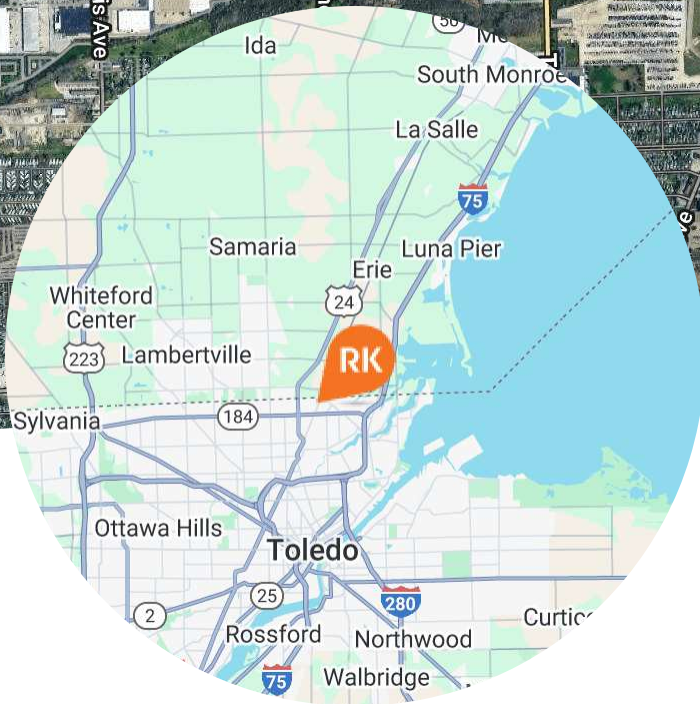




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Location Benefits

- 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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***Ron Jurgenson, CCIM, SIOR
Senior Vice President***

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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.

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