

For Lease

**1045 Matzinger Rd.,
Toledo, OH 43612**



Cross Dock / Truck Terminal / Warehouse



PROPERTY HIGHLIGHTS

- **12 Dock Doors**
- **2 Curb Cuts**
- **15' Clear Height**
- **3 Phase Heavy Power**

OFFERING SUMMARY

Lease Rate:	\$7 NNN
Building Size:	7,200 SF
Lot Size:	2.5 Acres
Year Built/Reno:	1965/2024
Zoning:	IG

For more information, please contact:

Chris Markho
419-473-5587
cmarkho@ipbindustrial.com





INDUSTRIAL PROPERTY | FOR LEASE

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Lease Rate	\$7.00 NNN
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Building Information

Office Size	1,600 SF (40'x40')
Warehouse Size	5,600 SF (40' x 140')
# of Floors	1
Year Built / Renovated	1965 / 2024
Construction	Masonry
Building Clear Height	16'
Building Class	C
Roof System	Metal Slope
# of Dock Doors	12
Electrical	3 Phase, 120/208, 277/480 transformer 800 Amps
HVAC	Gas Furnace Heat in office No AC

Property Details

Property Type	Industrial
Secondary Type	Truck Terminal
Zoning	IG
Acreage	2.5 Acres
Annual RE Taxes	\$8,611
Parcel Numbers	22-80574
Outside Storage	Yes
Storm Sewer	Yes
Parking Lot Lights	Yes

Location Information

Street Address	1045 Matzinger Rd
City, State, Zip	Toledo, OH 43612
County	Lucas
Submarket	North Toledo
Nearest Highways	I-75, I-280



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