

**For Lease**

**1838 Front St.,  
Toledo, OH 43605**



**Office / Lt. Manufacturing or Assembly / Climate  
Controlled Storage / Outside Storage**



**PROPERTY HIGHLIGHTS**

- **Security Fenced/Gated Entry**
- **Industrial Outdoor Storage**
- **3 Phase Heavy Power**

**OFFERING SUMMARY**

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | Contact Broker for Pricing |
| Building Size:   | 15,840 SF                  |
| Tenancy:         | Multiple                   |
| Lot Size:        | 6.25 Acres                 |
| Year Built/Reno: | 2002-2024                  |
| Zoning:          | IG                         |

For more information, please contact:

**Chris Markho**  
**419-473-5587**  
[cmarkho@ipbindustrial.com](mailto:cmarkho@ipbindustrial.com)





OFFICE / WAREHOUSE / C.C. STORAGE / OUTSIDE STORAGE  
**FOR LEASE**  
**1838 FRONT ST., TOLEDO, OH 43605**

**Lease Rate**      **Contact Broker for Pricing**

**Building Information**

|                               |                             |
|-------------------------------|-----------------------------|
| <b>Office Size</b>            | 10,080 SF (168'x60')        |
| <b>Warehouse Size</b>         | 5,760 SF (96'x 60')         |
| <b># of Floors</b>            | 1                           |
| <b>Year Built / Renovated</b> | 2002 / 2024                 |
| <b>Construction</b>           | PEMB                        |
| <b>Building Clear Height</b>  | 8'                          |
| <b>Building Class</b>         | B                           |
| <b>Roof System</b>            | Flat, EPDM                  |
| <b>Floor</b>                  | 3/4" Plywood – No drive in  |
| <b>Electrical</b>             | 3 Phase, 120/240, 1600 Amps |
| <b>HVAC</b>                   | Wall Mount Packaged Units   |

- Private offices with conference rooms and kitchen.
- Warehouse – 72" door opening, no drive in, pallet storage with pallet jack use only (No Forklift), open span.

**Property Details**

|                        |                                                                      |     |
|------------------------|----------------------------------------------------------------------|-----|
| <b>Property Type</b>   | Industrial                                                           | Lt. |
| <b>Secondary Type</b>  | Manuf./Assembly, Office, Climate Controlled Storage, Outside Storage |     |
| <b>Zoning</b>          | <b>Acreage</b>                                                       | IG  |
| <b>Annual RE Taxes</b> | 6.25 Acres                                                           |     |
| <b>Parcel Numbers</b>  | \$5,085.86                                                           |     |
| <b>Outside Storage</b> | 0738117                                                              |     |
| <b>Storm Sewer</b>     | Yes                                                                  |     |
| <b>Parking</b>         | <b>Lot</b>                                                           | Yes |
| <b>Lights</b>          | Yes                                                                  |     |

**Location**

|                    |                         |                  |
|--------------------|-------------------------|------------------|
| <b>Information</b> | <b>Street</b>           | 1838 Front St.   |
| <b>Address</b>     | <b>City, State,</b>     | Toledo, OH 43605 |
| <b>Zip</b>         | <b>County</b>           | Lucas            |
| <b>Submarket</b>   | <b>Nearest</b>          | East Toledo      |
| <b>Highways</b>    | I-280, I-80/90 Turnpike |                  |



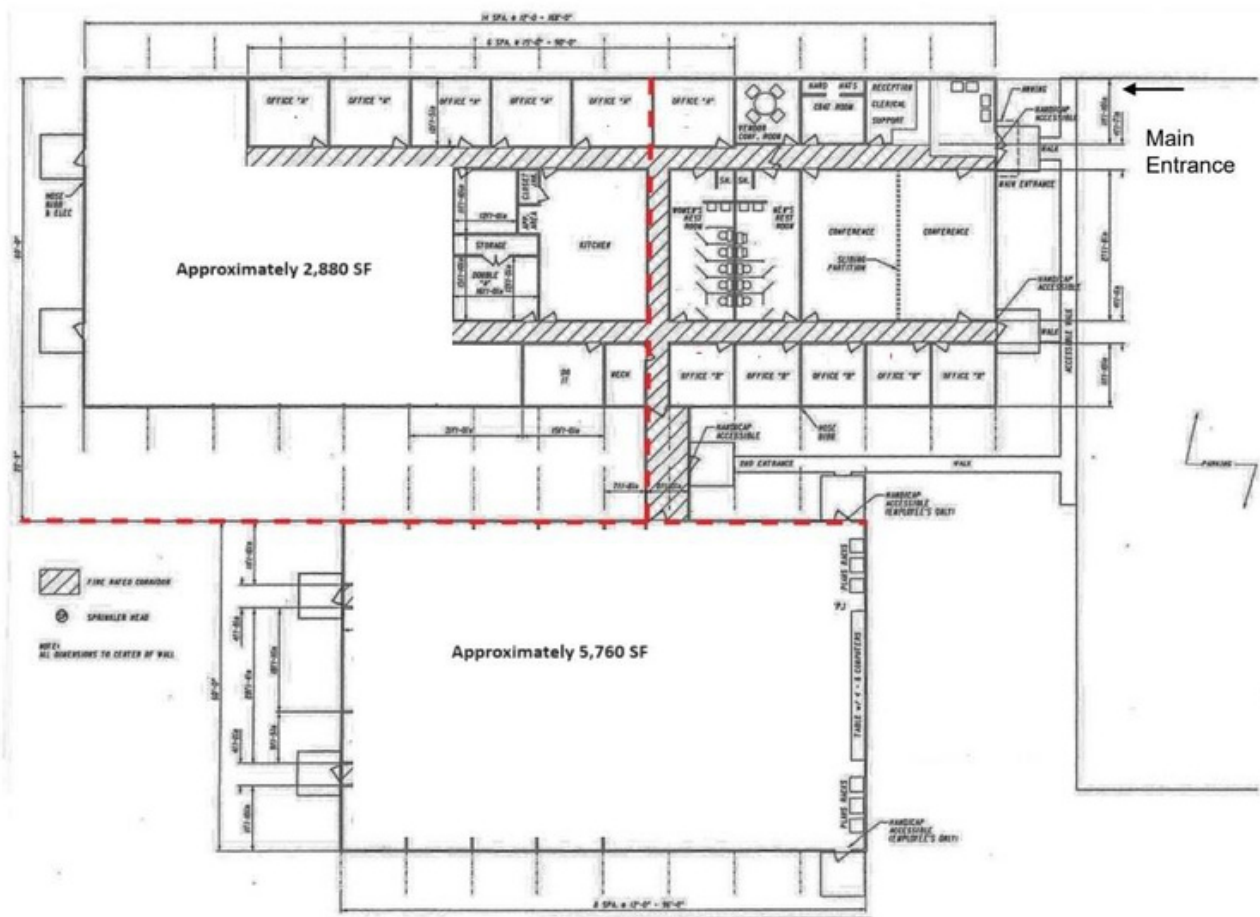
1838 FRONT ST., TOLEDO, OHIO 43605 | [WWW.IPBINDUSTRIAL.COM](http://WWW.IPBINDUSTRIAL.COM)

**CHRIS MARKHO**  
**419-473-5587**  
[CMARKHO@IPBINDUSTRIAL.COM](mailto:CMARKHO@IPBINDUSTRIAL.COM)



OFFICE / WAREHOUSE / C.C. STORAGE / OUTSIDE STORAGE  
**FOR LEASE**  
**1838 FRONT ST., TOLEDO, OH 43605**

Floor Plan



**CHRIS MARKHO**  
**419-473-5587**  
[Cmarkho@ipbindustrial.com](mailto:Cmarkho@ipbindustrial.com)

1838 FRONT ST., TOLEDO, OHIO 43605 | [WWW.IPBINDUSTRIAL.COM](http://www.ipbindustrial.com)



OFFICE / WAREHOUSE / C.C. STORAGE / OUTSIDE STORAGE  
**FOR LEASE**  
**1838 FRONT ST., TOLEDO, OH 43605**



1838 FRONT ST., TOLEDO, OHIO 43605 | [WWW.IPBINDUSTRIAL.COM](http://WWW.IPBINDUSTRIAL.COM)

**CHRIS MARKHO**  
**419-473-5587**  
[CMARKHO@IPBINDUSTRIAL.COM](mailto:CMARKHO@IPBINDUSTRIAL.COM)



OFFICE / WAREHOUSE / C.C. STORAGE / OUTSIDE STORAGE  
**FOR LEASE**  
**1838 FRONT ST., TOLEDO, OH 43605**

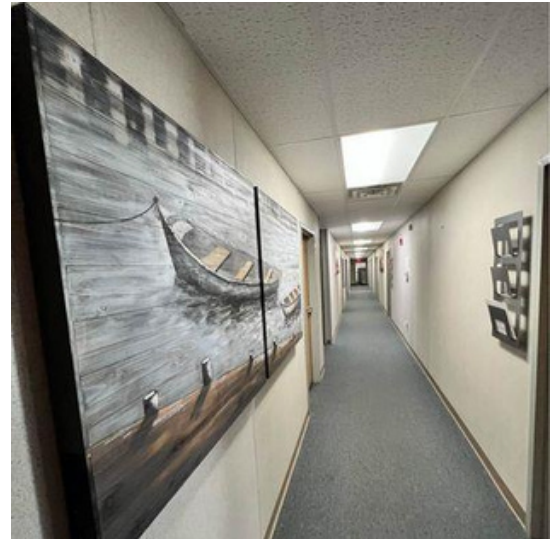


1838 FRONT ST., TOLEDO, OHIO 43605 | [WWW.IPBINDUSTRIAL.COM](http://WWW.IPBINDUSTRIAL.COM)

**CHRIS MARKHO**  
**419-473-5587**  
[CMARKHO@IPBINDUSTRIAL.COM](mailto:CMARKHO@IPBINDUSTRIAL.COM)



OFFICE / WAREHOUSE / C.C. STORAGE / OUTSIDE STORAGE  
**FOR LEASE**  
**1838 FRONT ST., TOLEDO, OH 43605**



1838 FRONT ST., TOLEDO, OHIO 43605 | [WWW.IPBINDUSTRIAL.COM](http://WWW.IPBINDUSTRIAL.COM)

**CHRIS MARKHO**  
**419-473-5587**  
[CMARKHO@IPBINDUSTRIAL.COM](mailto:CMARKHO@IPBINDUSTRIAL.COM)