

# 3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606

# RK



## Offering Summary

<b>Sale Price:</b>	\$395,000
<b>Building Size:</b>	12,846 SF
<b>Available SF:</b>	8,116 SF
<b>Lot Size:</b>	0.28 Acres
<b>Price / SF:</b>	\$30.75
<b>Year Built:</b>	1930
<b>Zoning:</b>	IL
<b>Submarket:</b>	West Toledo/Sylvania

## Property Overview

- 3164 Bellevue 4,116 SF leases to Green Leaf \$1,400 month plus electric & gas. Comprised of a front & rear drive-in OH door, pitched roof with skylights, a partial basement with sump pump, two safes, two 600 SF offices, and 2,916 SF open warehouse.
- 3173 Bellevue 8,730 SF of warehouse plus a mezzanine with drive-under storage, front & rear drive in OH doors, and a new \$35,000 flat rubber roof with skylights.
- 3164 & 3168 Bellevue are internally connected but separated by cinder block wall & chain link fence; with 3164 Bellevue leased to Green Leaf at \$1,500 month plus utilities and the 4,000 SF 3168 Bellevue portion vacant.
- Together 12,846 SF connected internally with cut-throughs.
- Great warehouse space near UT and Douglas.
- Would work for most industrial businesses and/or storage for a company or personal use.
- Toledo Edison owns the adjoining 3160 Bellevue lot that is paved, with access to their cell tower.
- Newer roofs on all buildings.
- Asbestos abated.

## Location Overview

- Near University of Toledo, Westgate, and I-475.
- Also nearby is a CVS and gas station, Charles Childers, Doolittle Thrift store, Beirut restaurant and Igloo ice

**Peter Shawaker, CCIM, SIOR**

419.794.3969

pshawaker@rkcommercial.com

**Peter Shawaker Jr.**

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Sale Price	\$395,000
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Lease Rate	\$3,000/Mo. + Utilities
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## Sale Details

Building Size	12,846 SF
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## Building Information

Office Size	1,200
# of Floors	3
Tenancy	Single
Year Built	1930 & 1947
Building Class	Flex
Condition	Good/Average
Construction Status	Existing
Roof System	Flat
Column Spacing	Clear Span
Floor	Concrete
Floor Drains	Yes
Ceiling Height (Min)	10 ft - 16 ft
Restrooms	1-2
# of Grade Level Doors	3
# of Dock High Doors	3
Mezzanine	Yes
Security	Coded Garage + Ring Doorbell

## Property Details

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	IL
Acreage	0.28 Acres
Annual Real Estate Taxes	\$5,542
Annual Real Estate Taxes / SF	\$2.30
Parcel Numbers	3164: 02-35207 3168: 02-35204 3172: 02-35201
# of Car Parking Spaces	8
# of Truck Parking Spaces	2
Parking Surface Description	Asphalt
# of Buildings	2 separate warehouses under one roof
Freestanding	Yes

## Location Information

Street Address	3164, 3168 & 3172 Bellevue Road
City, State, Zip	Toledo, OH 43606
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Douglas
Nearest Highway	I-475

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## Lease Information

Lease Type:	+ Utilities	Lease Term:	Negotiable
Total Space:	8,116 SF	Lease Rate:	\$3,000.00 per month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
3168 & 3172 Bellevue	Available	8,116 SF	+ Utilities	\$3,000 per month	Two vacant bays

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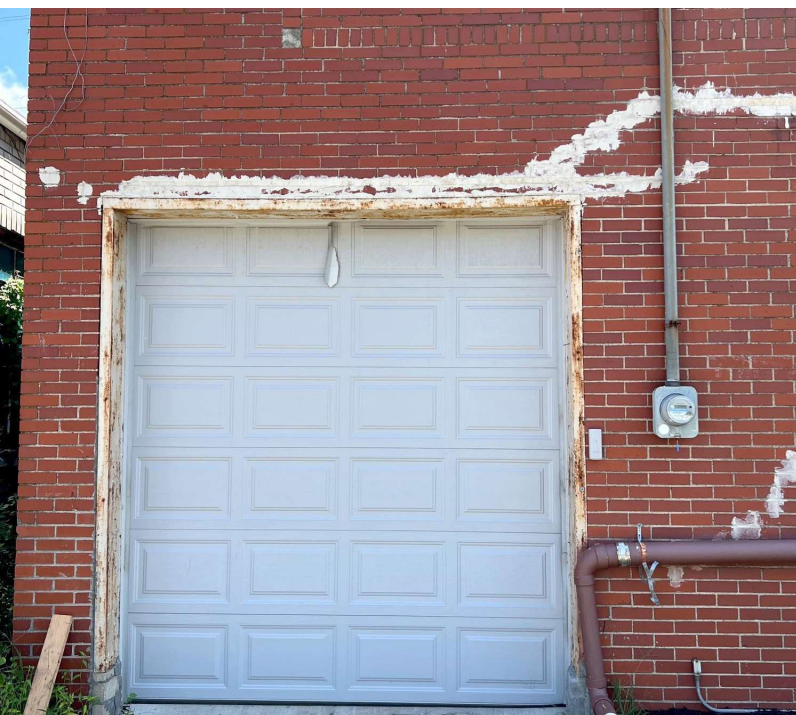
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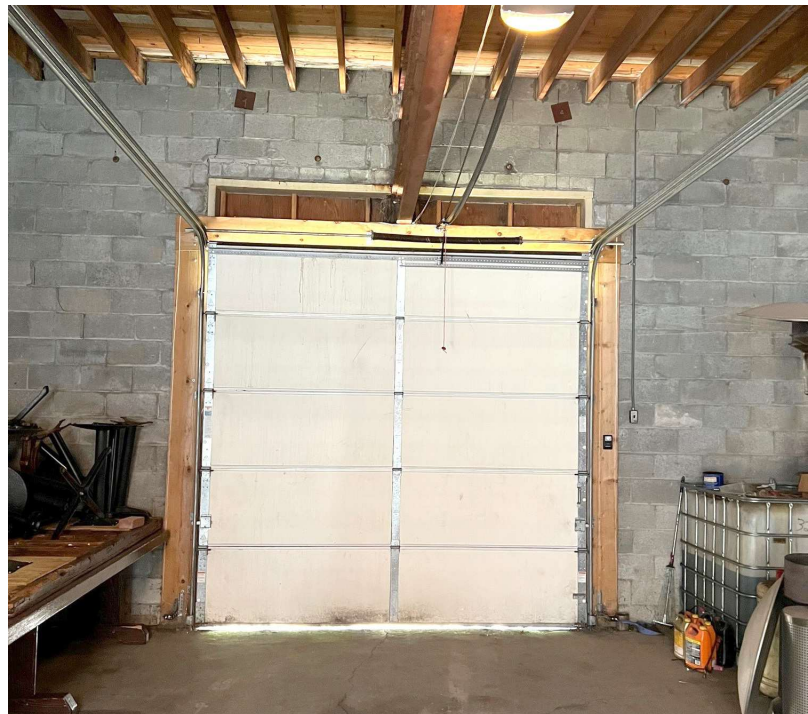
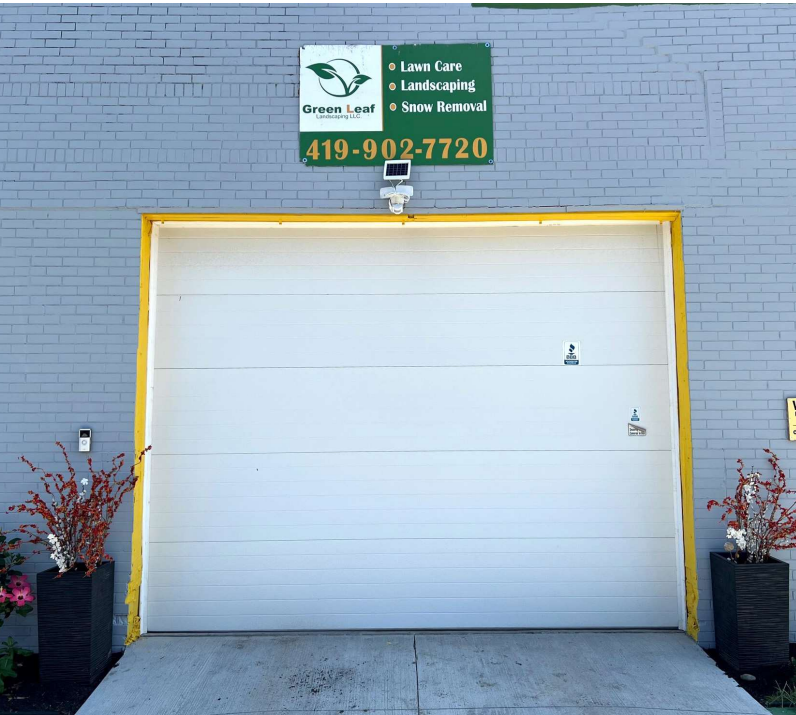
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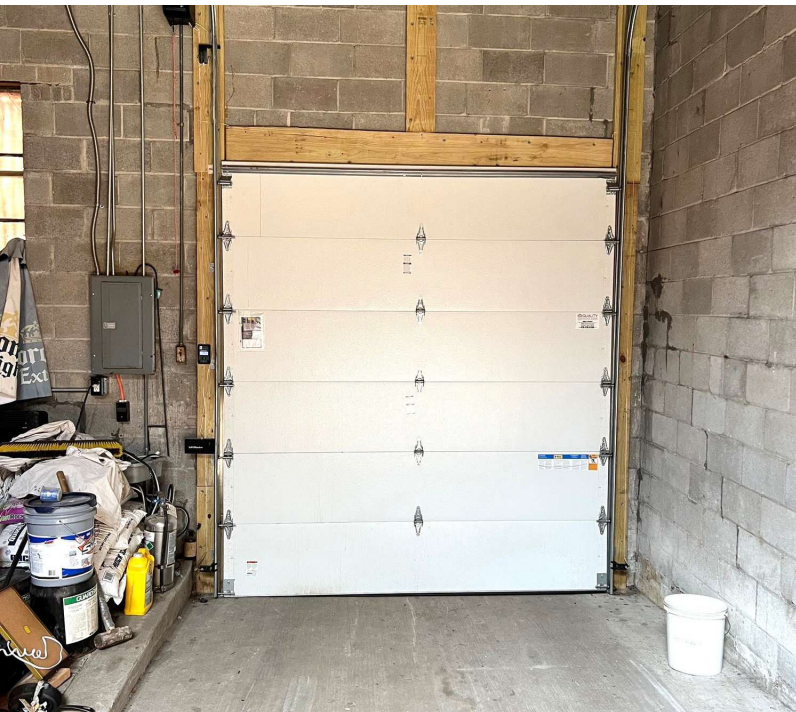
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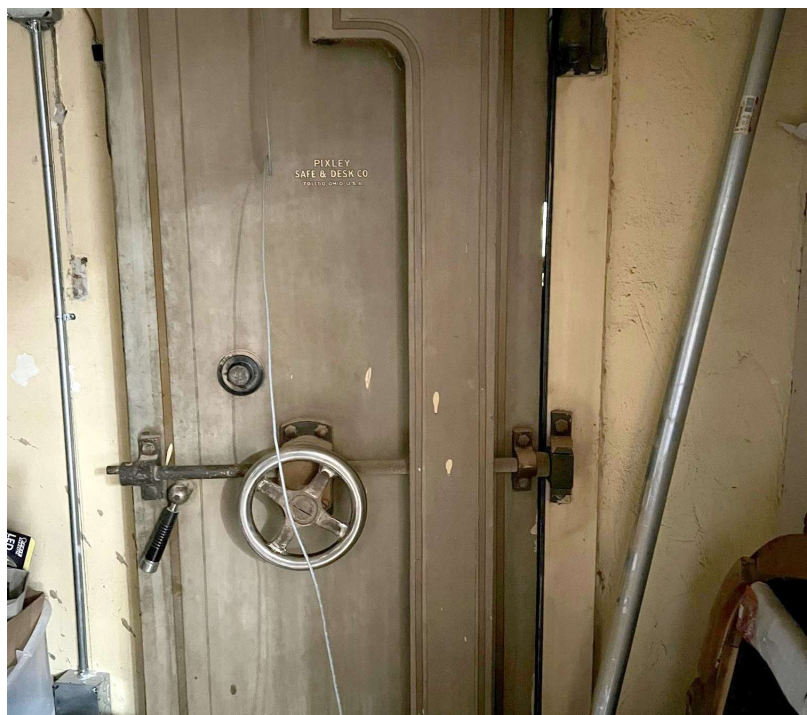
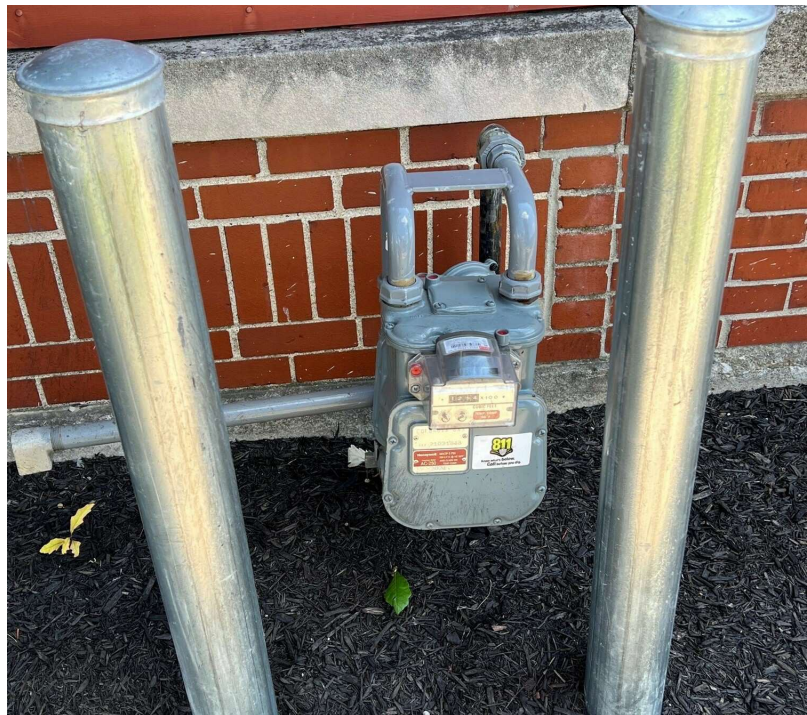
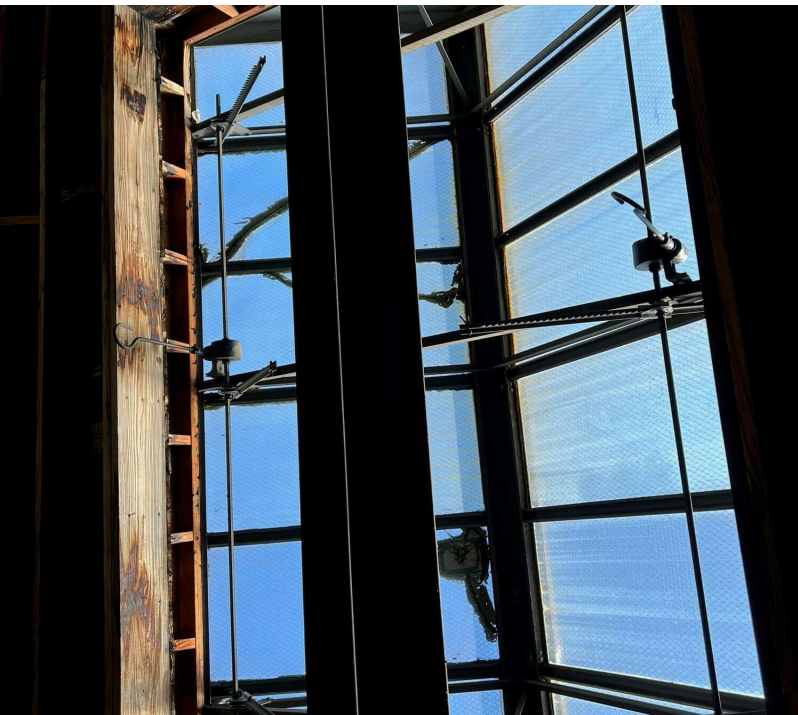
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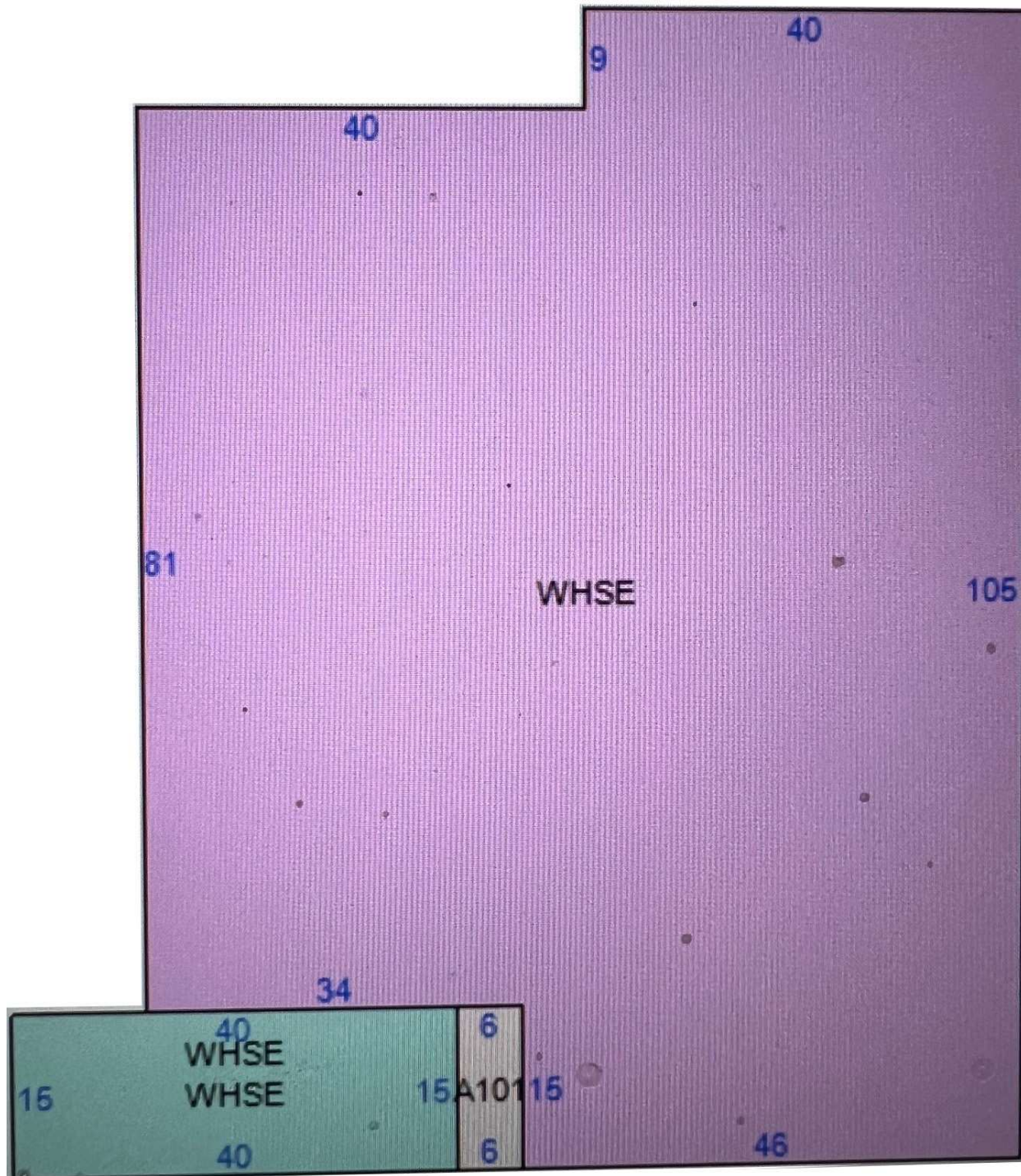
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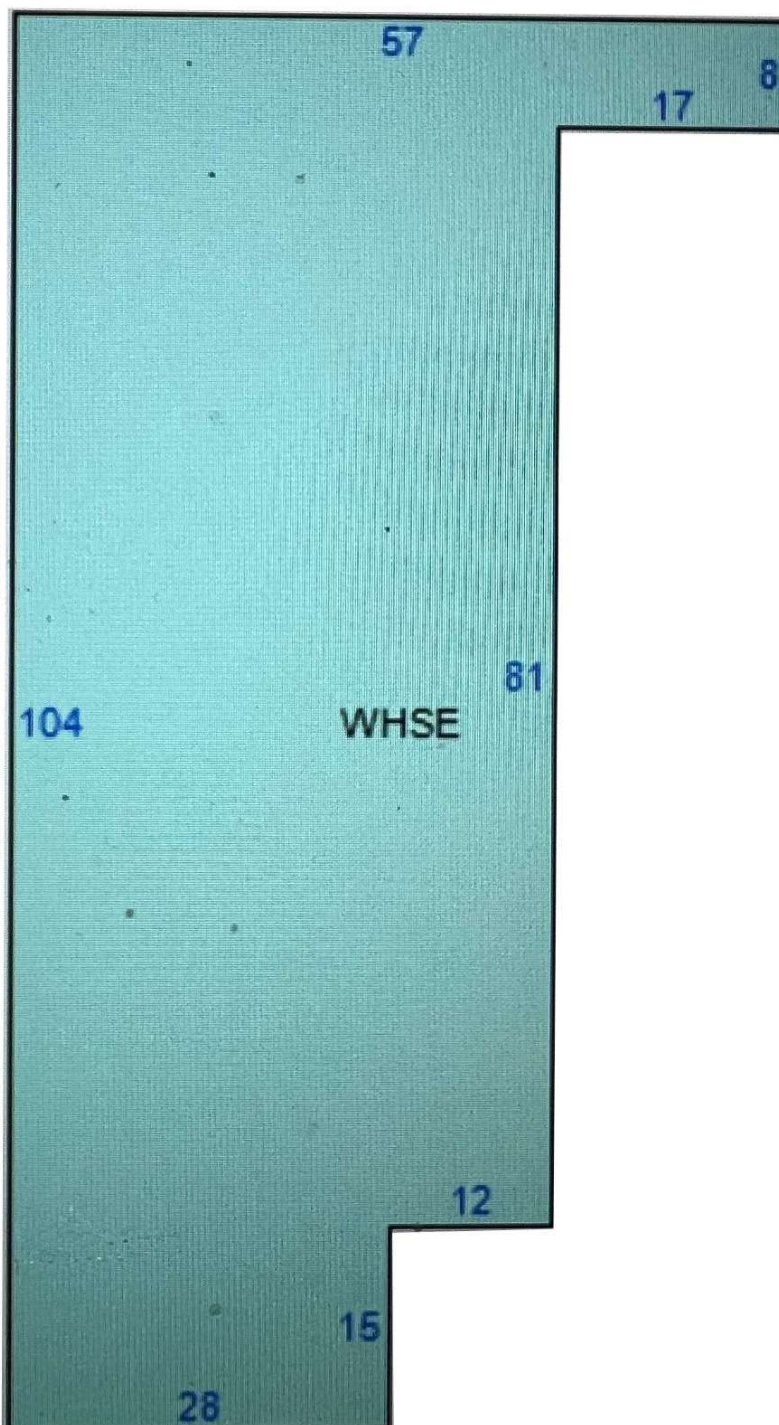
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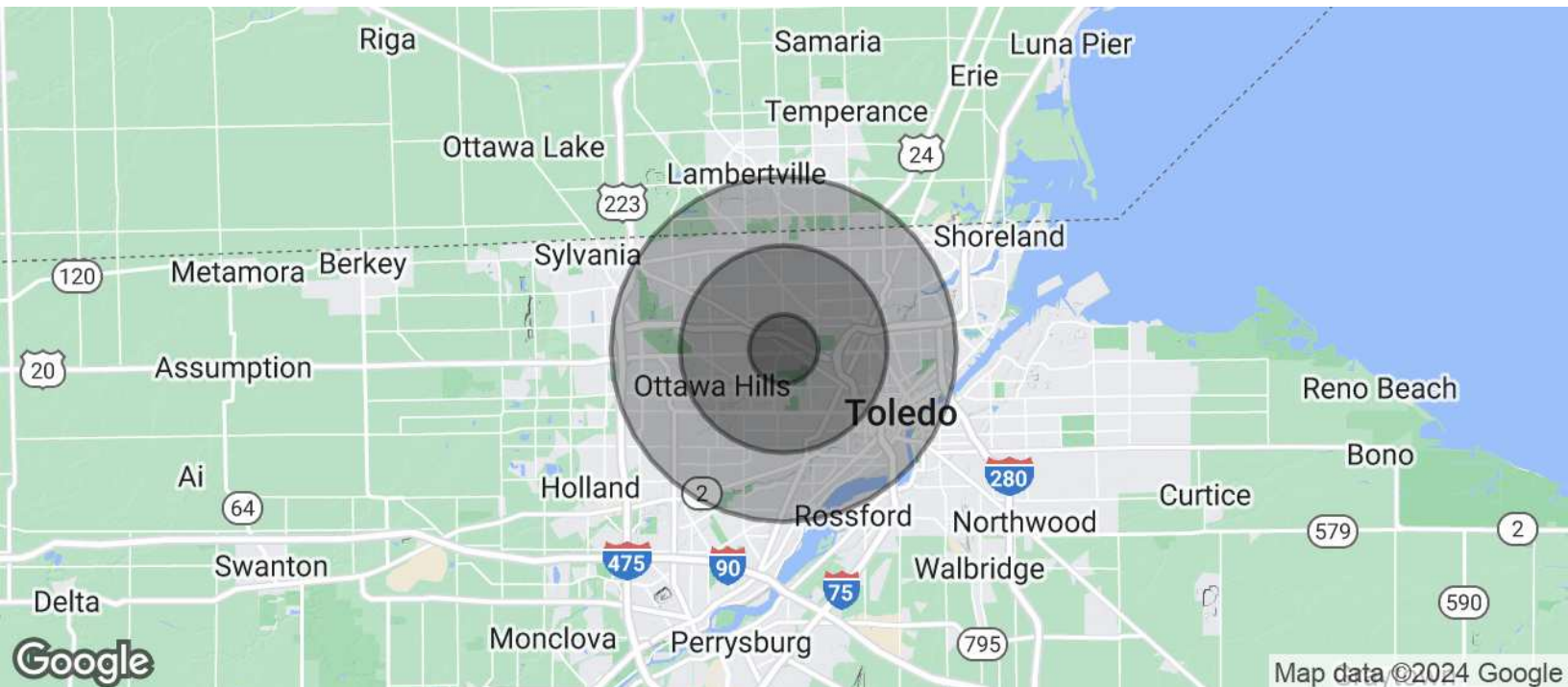
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	16,809	114,099	247,285
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	7,847	49,093	107,253
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,015	\$71,368	\$69,517
Average House Value	\$134,747	\$151,137	\$155,130

Demographics data derived from AlphaMap

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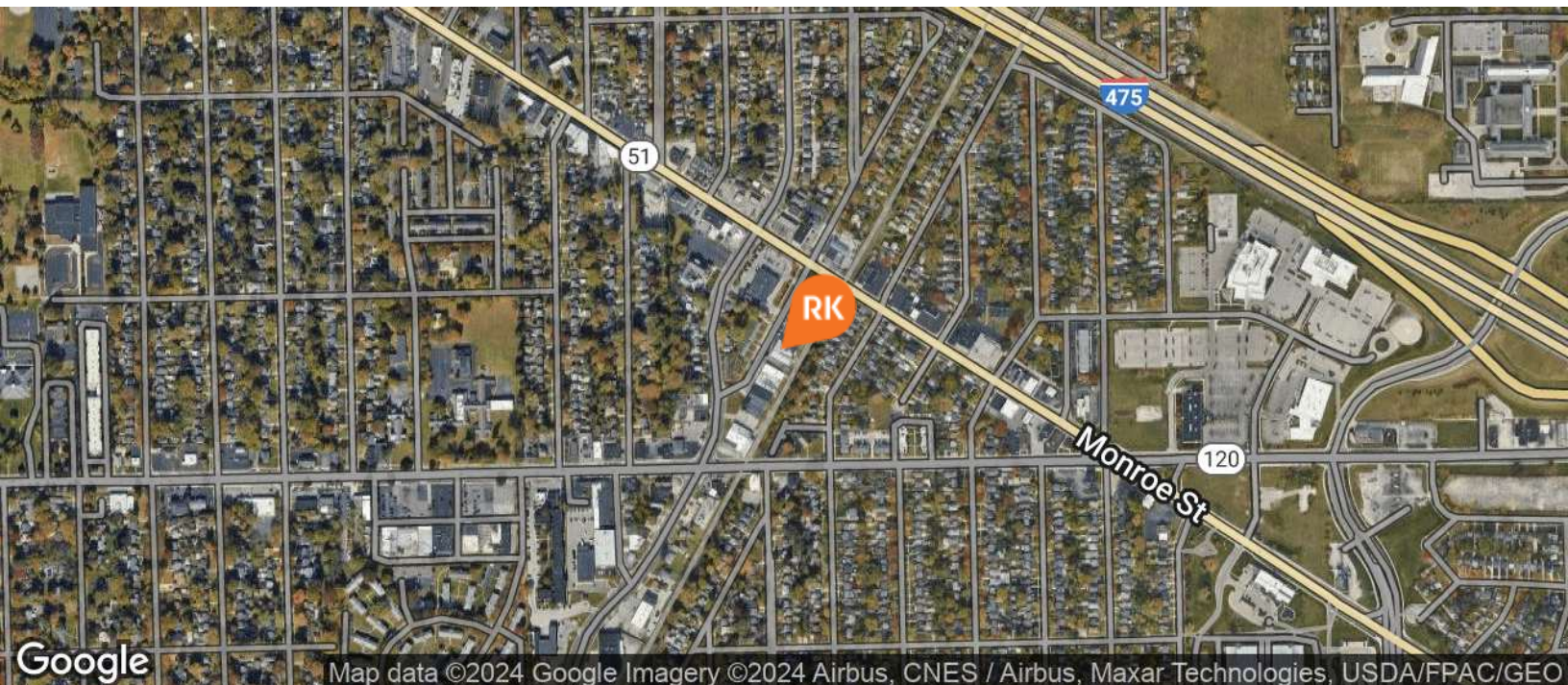
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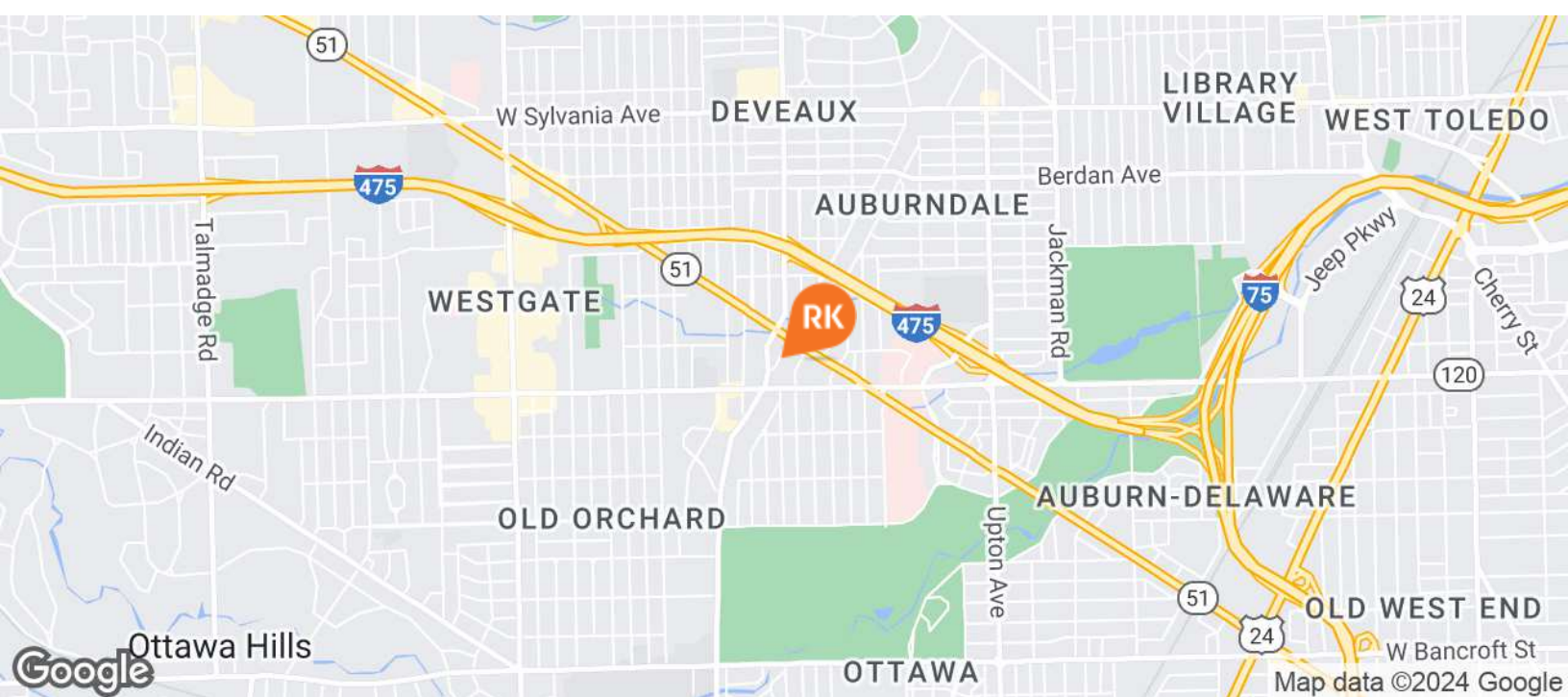


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