



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

3621 MARINE ROAD | TOLEDO, OH 43609

10,737 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



Contact us for additional information!
rkgcommercial.com

3621 MARINE ROAD

Offering Summary

Sale Price:
\$645,000

Lease Rate:
\$7.00 SF/yr (NNN)

Available SF:
4,080 - 10,737 SF

Building Size:
10,737 SF

Year Built:
1971

Lot Size:
0.49 Acres

Lease Term:
Negotiable

Price / SF:
\$60.07

Property Overview

- Ideal opportunity for an owner/investor
- Centrally located
- Ample on-site parking
- Block construction
- 18'+ clear height
- Well-maintained building in good condition
- Two drive-thru bays
- Five grade-level doors
- Existing month-to-month tenant occupying approximately half of the building

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3621 MARINE ROAD

Property Details

Parcel No.
2006597

County
Lucas

Ceiling Height (Max)
18'6"

Restrooms
4

Structure
Block/Brick

Office Size
800+/- SF

Power
**225amp/120/208v/
3-Phase**

Of Grade Level Doors
5 (12'x14')

Zoning
IL- Limited Industrial

Heat
GFA Ceiling Units

Tenancy
Single or Multi

Condition
Good

Submarket
South/Southwest

Parking Surface Description
Asphalt

Mezzanine
Yes

Secondary Property Type
Warehouse/Distribution

RK



3621 MARINE ROAD

Property Details

Cross Streets
Byrne Road

Annual real estate taxes
\$7,314.19

Annual real estate taxes per
SF
\$0.68

Utilities
Power: Toledo Edison
Gas: Columbia Gas
Water: Municipal





LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,080 - 10,737 SF	Lease Rate:	\$7.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3621	Available	4,080 SF	NNN	\$7.00 SF/yr
3621-3623	Available	10,737 SF	NNN	\$7.00 SF/yr

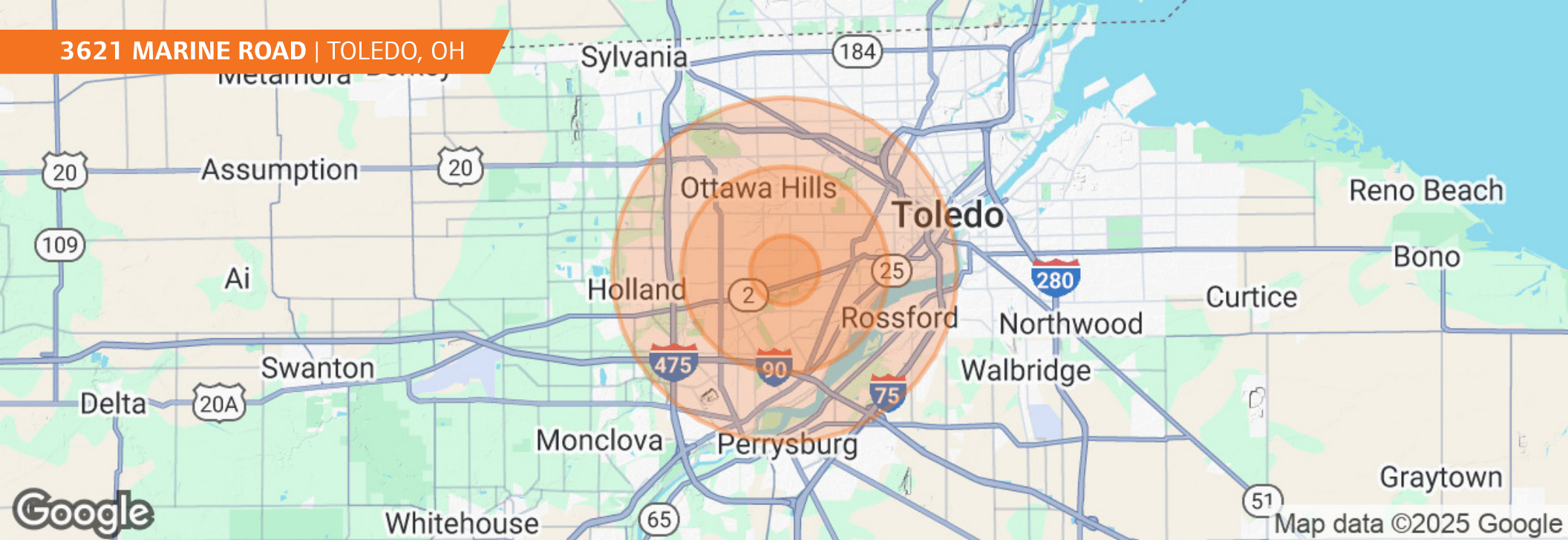


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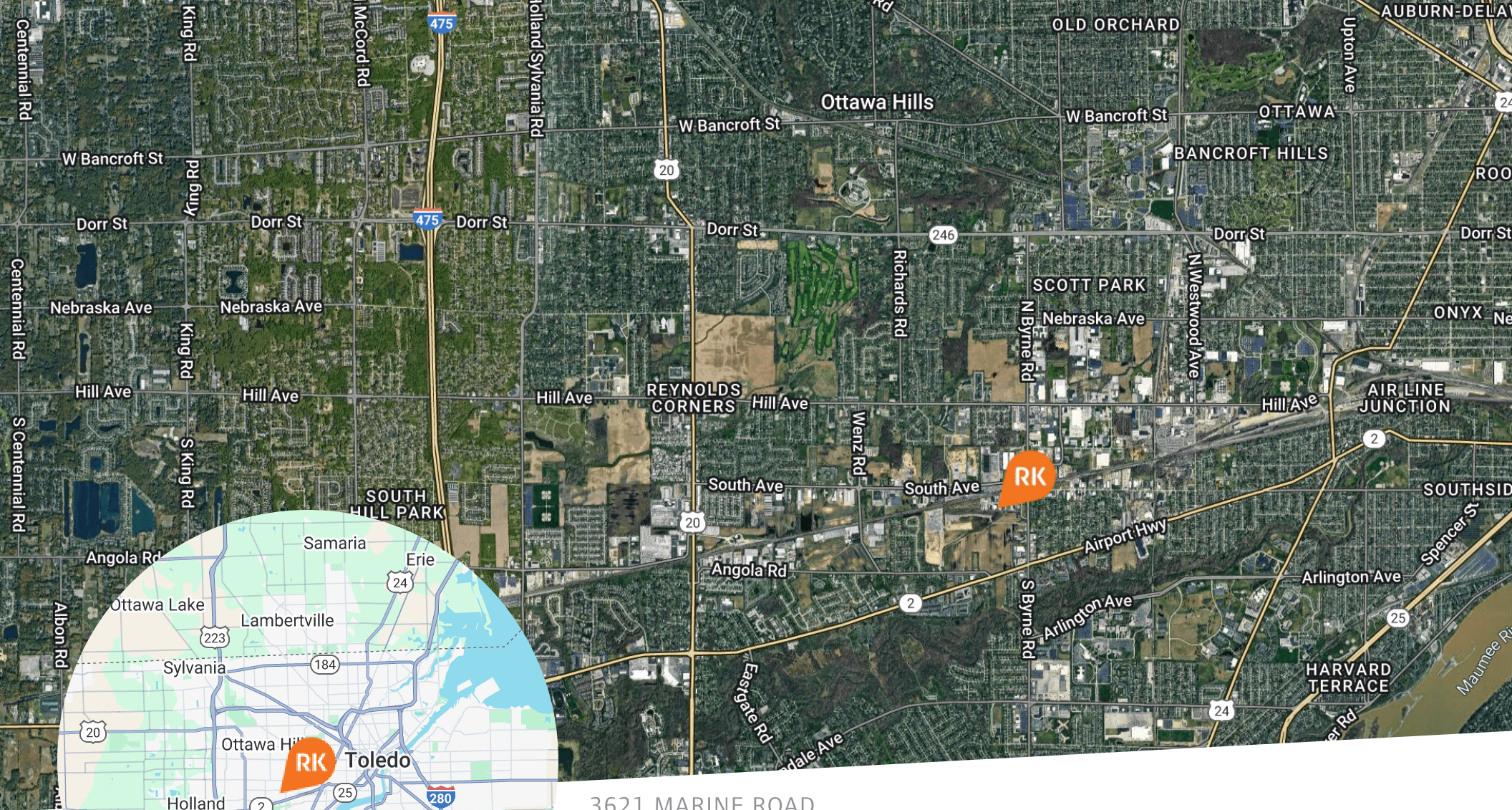
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,960	85,634	197,076
Average Age	36	39	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,539	37,308	87,485
# of Persons per HH	2	2.3	2.3
Average HH Income	\$42,472	\$68,440	\$77,243
Average House Value	\$144,938	\$147,663	\$175,279

Demographics data derived from AlphaMap



3621 MARINE ROAD

Location Benefits

- Located in well-established industrial corridor in Toledo
- 1 mile from I-75
- Surrounded by a strong base of industrial and service-oriented businesses
- Zoning supports industrial and warehouse uses



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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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