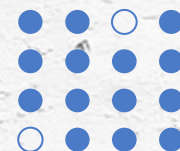


±10,500 SF WAREHOUSE FOR LEASE

5056 Angola Rd, Toledo, OH 43615

LEASING BROCHURE



EXCLUSIVE LEASING AGENTS



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MATT KOVESDY

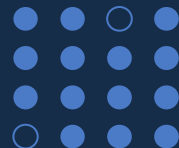
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LEASE OVERVIEW



±25 FT

CEILING HEIGHT



±10,500

SF FOR LEASE



\$5.50 PSF NNN

LEASE RATE



2

DRIVE INS

Property Summary

Available Warehouse Space

±8,500 SF

Available Office Space

±2,000 SF

Term

3-5 years

Tenant Responsibilities

All operating expenses

Heat

Radiant

Parking

10-12 spots

Power

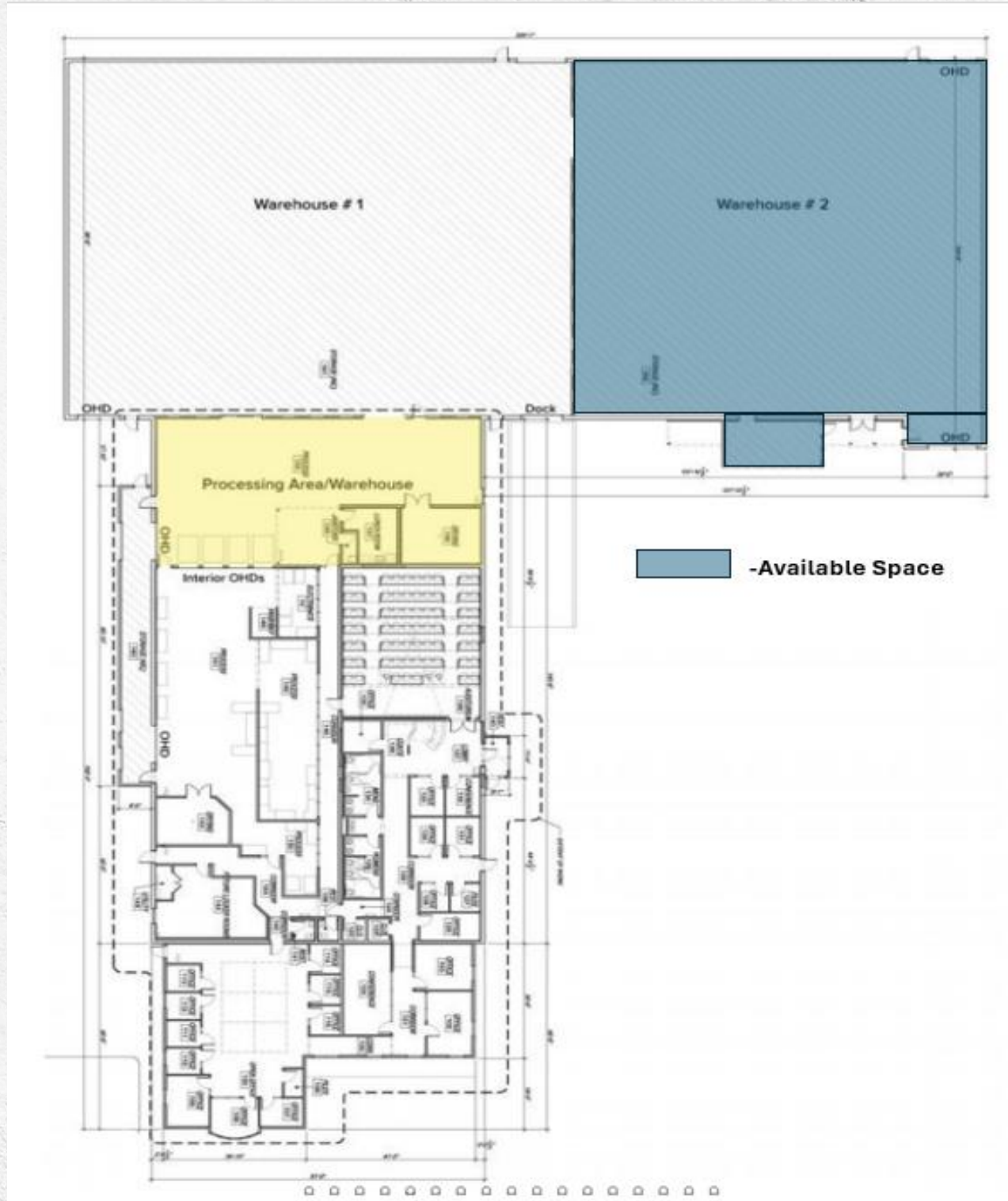
250a/240v

Drive Ins

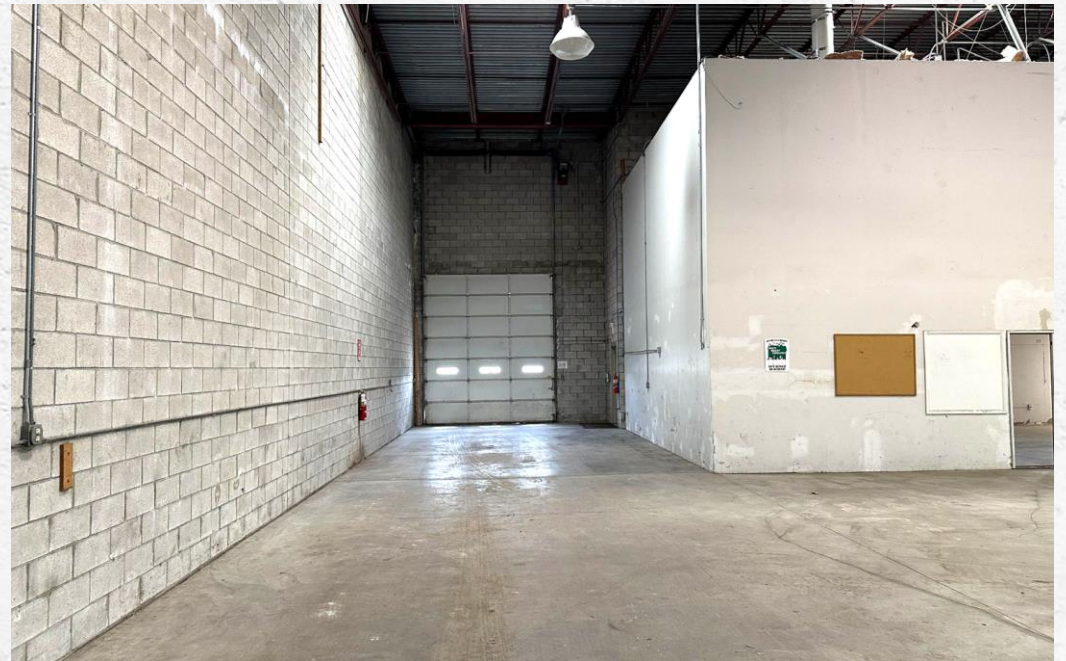
2 (12' x 14')



FLOOR PLAN



AVAILABLE WAREHOUSE SPACE



TENANT MAP



AREA OVERVIEW

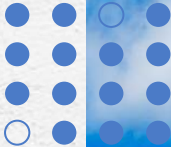
TOLEDO, OH

Toledo is a city in the northwestern part of the state of Ohio, located at the western end of Lake Erie. It is the fourth-most populous city in Ohio and has a diverse population of around 276,000 residents. The city is known for its rich history, cultural diversity, and thriving arts scene. Overall, Toledo is a vibrant city with a rich history and culture, a thriving arts scene, and plenty of unique attractions to explore. Whether you're interested in history, art, science, or just good food, Toledo has something for everyone.

ECONOMY

Toledo was an important port city on the Great Lakes prior to the industrial revolution. The city became best known for industrial manufacture after the invention of the car. Both General Motors and Chrysler have facilities in Toledo, and automotive production has been vital at least since Kirk began making automobiles in the early twentieth century. Jeep was Toledo's main employer for much of the twentieth century. Industrial restructuring has reduced the number of these well-paying employment since the late twentieth century.

The University of Toledo has a strong presence in the area, which contributes to healthcare's importance as the city's largest employment. Dana Holding Corporation, Owens Corning, The Andersons, and Owens Illinois are four Fortune 500 enterprises in the metro region. ProMedica, headquartered in Toledo, is a Fortune 1000 corporation. Fifth Third Bank's Northwest Ohio headquarters are located at One SeaGate.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,423	73,130	180,151
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,860	34,572	79,629
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$61,623	\$70,823	\$92,473





TOURISM & ATTRACTIONS

Toledo, Ohio, is a lovely tourist destination because it offers a delightful blend of natural beauty, culture, and history. Toledo, also referred to as the "Water Recreation Capital of the Midwest," is most known for its breathtaking Maumee Bay State Park, which offers a variety of outdoor pursuits along the scenic beaches of Lake Erie, including boating, hiking, and birdwatching. Renowned for its verdant gardens, sculptures, and seasonal activities, the Toledo Botanical Garden is a year-round attraction for tourists. The Toledo Museum of Art is a well-known organization with an outstanding collection of fine art from many eras and civilizations that will appeal to history buffs. Visitors seeking a window into Toledo's past can find plenty of exquisite Victorian-era residences and architecture in the city's Old West End neighborhood.

A must-see location for anyone interested in experiencing Toledo's dynamic culture is the Toledo Zoo. It offers immersive exhibitions and a wide variety of exotic animals to delight and educate guests of all ages. The National Museum of the Great Lakes, which provides an intriguing look at the history of the area's marine industry and its relationship to the Great Lakes, is also located in the city. Toledo is renowned for its rich food scene, which includes farm-to-table eating options and local cuisine, so you may indulge your taste buds. Overall, Toledo, Ohio, provides visitors with a well-rounded experience that includes a blend of scenic natural areas, fascinating cultural landmarks, and mouthwatering cuisine that is guaranteed to make an impression.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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REAL ESTATE INVESTMENT SERVICES