

1125 E. ALEXIS ROAD

Toledo, OH 43612

RK



Lease Rate

\$8.50 SF/Yr

Offering Summary

Building Size:	25,392 SF
Lease Type:	NNN
Available SF:	25,392 SF
Office Size:	2,300 SF
Lot Size:	5.5 Acres
Year Built:	1973
Zoning:	General Industrial
Submarket:	North Toledo
Traffic Counts:	
Alexis Rd.	21,549
Benore Rd.	4,318

Property Overview

- Former truck sales and service center
- Offices, showroom, parts room with service desk
- 11 drive-thru bays
- Air lines throughout
- 5.5 acres of fenced, secured outside parking/storage
- Paved with lighting and 2 automatic gates
- Can be split
- Two curb cuts

Location Overview

- Less than 1 mile from I-75/Alexis Rd. interchange
- Less than 2 miles to Jeep Assembly and 3 miles to GM Powertrain
- Located on heavy haul route

Lynette Reichle, SIOR

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Commercial Property Brokers, Managers & Investment Advisors

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Building Information

# of Floors	2
Tenancy	Single
Year Built	1973
Building Class	B
Condition	Fair
Construction Status	Existing
Roof System	Rubber Membrane
Clear Ceiling Height (Min)	20 ft
Clear Ceiling Height (Max)	21 ft
Lighting	Fluorescent
Heat System Description	Radiant unit heaters and GFA
Restrooms	2
Fire Suppression	Yes
# of Grade Level Doors	23
Mezzanine	Yes

Location Information

Street Address	1125 E. Alexis Road
City, State, Zip	Toledo, OH 43612
County	Lucas
Cross Streets	Benore
Nearest Highway	I-75

Lease Details

Lease Type	NNN
Lease Rate	\$8.50 SF/yr

Property Details

Property Type	Industrial
Annual Real Estate Taxes	\$36,728.49
Annual Real Estate Taxes / SF	\$1.45
Parcel Number(s)	2275167
Rail Access	No
Parking Surface Description	Asphalt, concrete, stone
# of Buildings	1
Freestanding	Yes

Utilities

Power Provider	Toledo Edison
Power Description	600 Amp-120/208, 3 phase
Fuel Provider	Columbia Gas
Fuel Type	Natural Gas
Water Provider	City of Toledo

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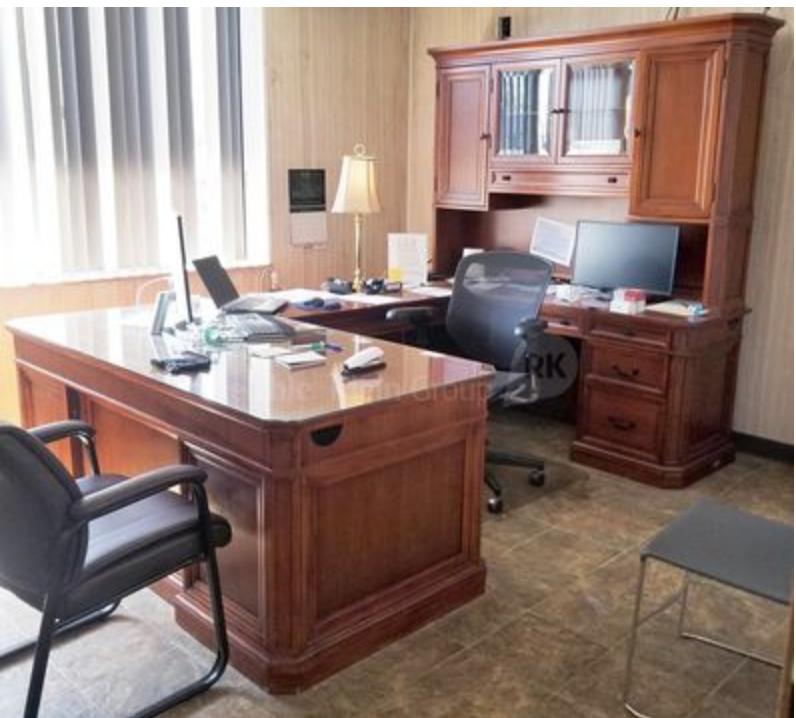
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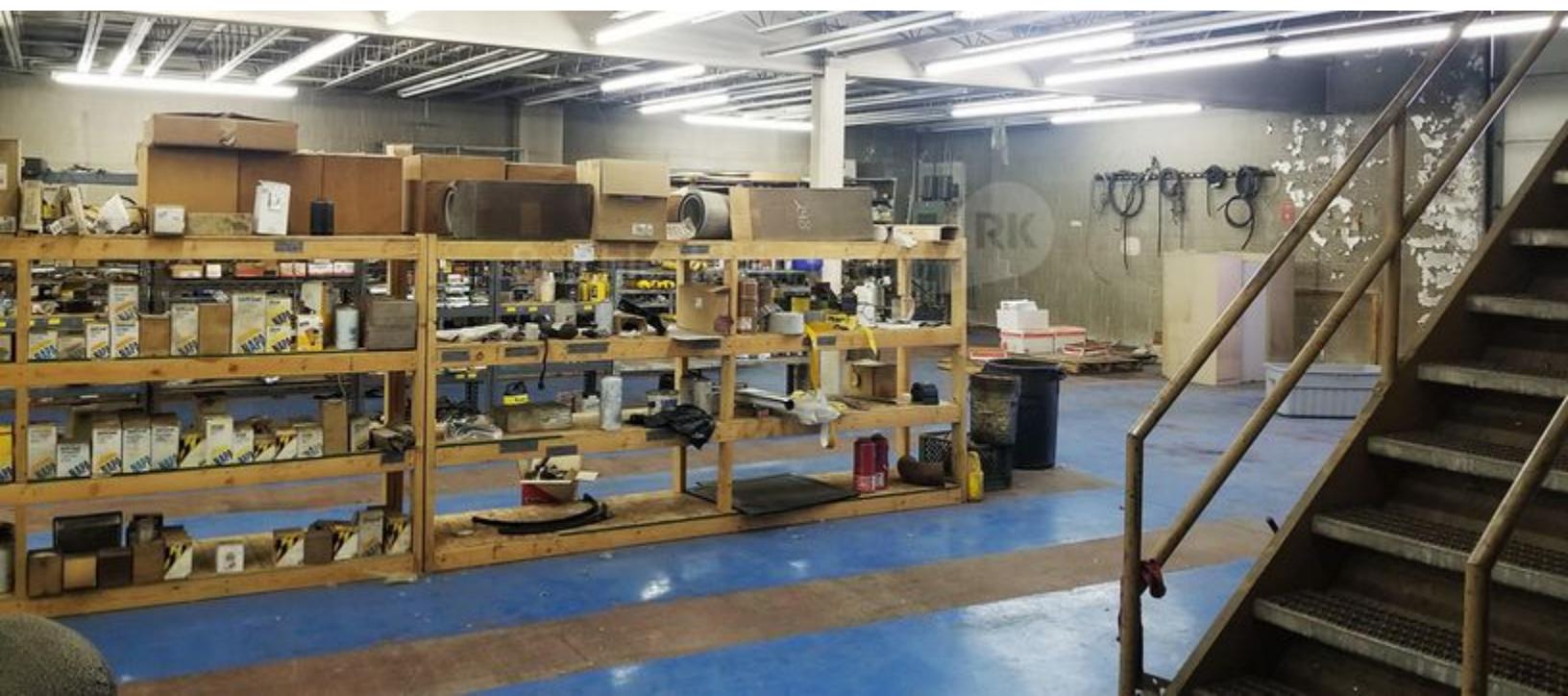
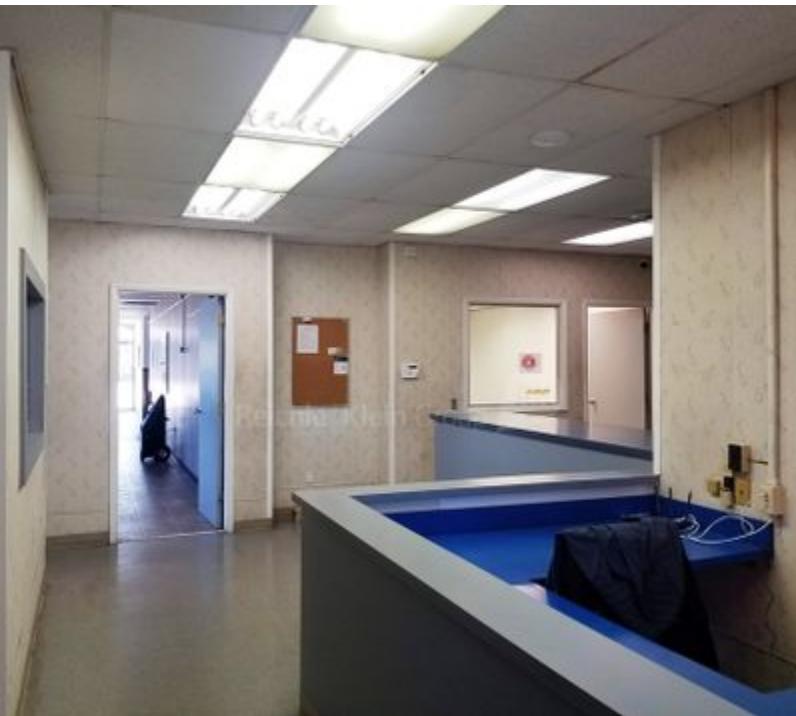
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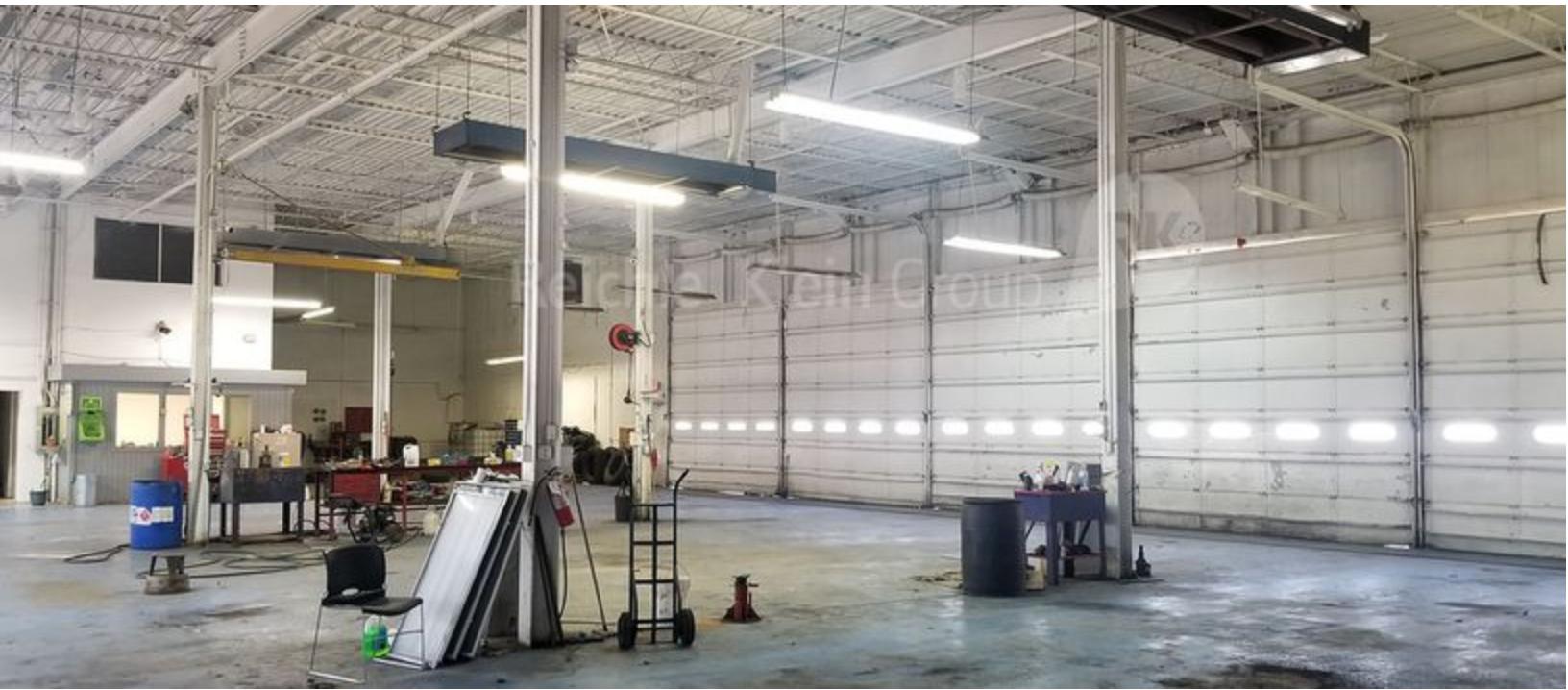
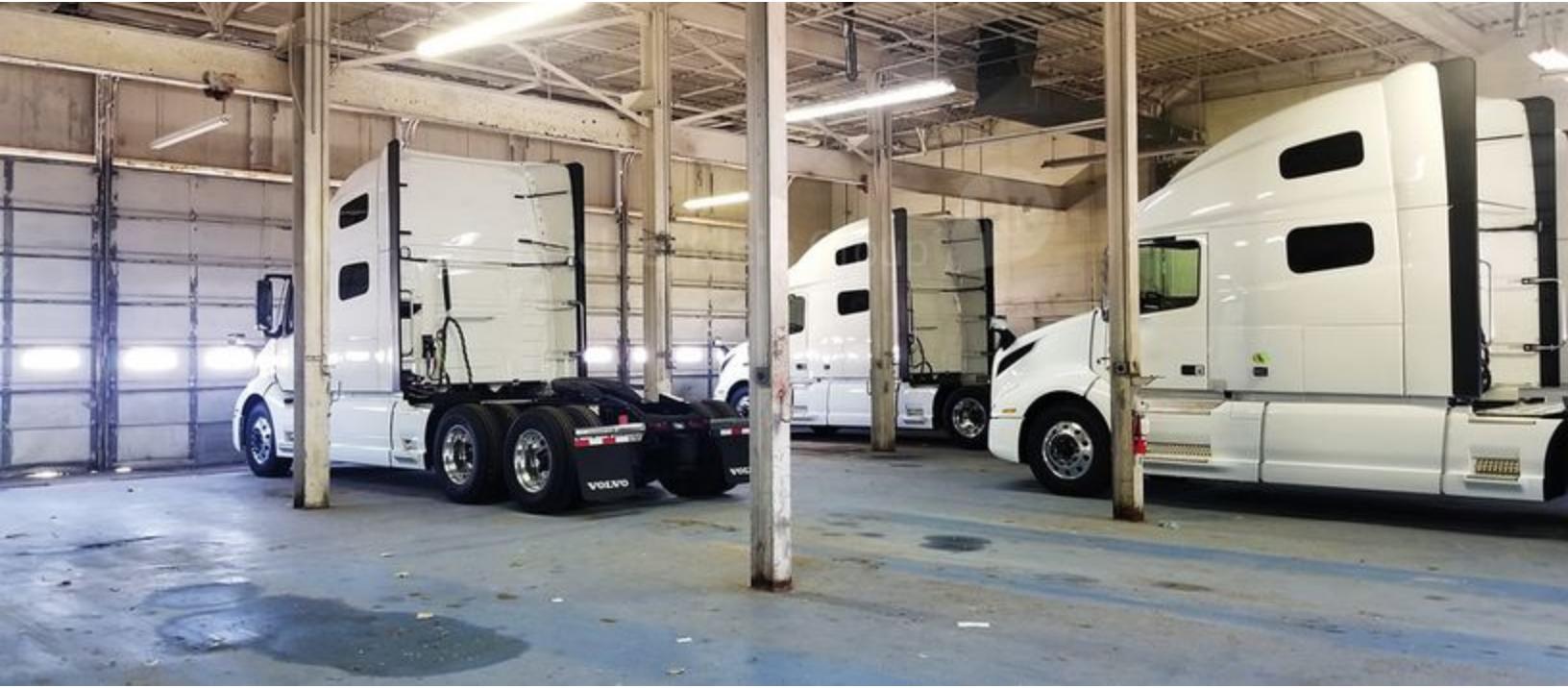
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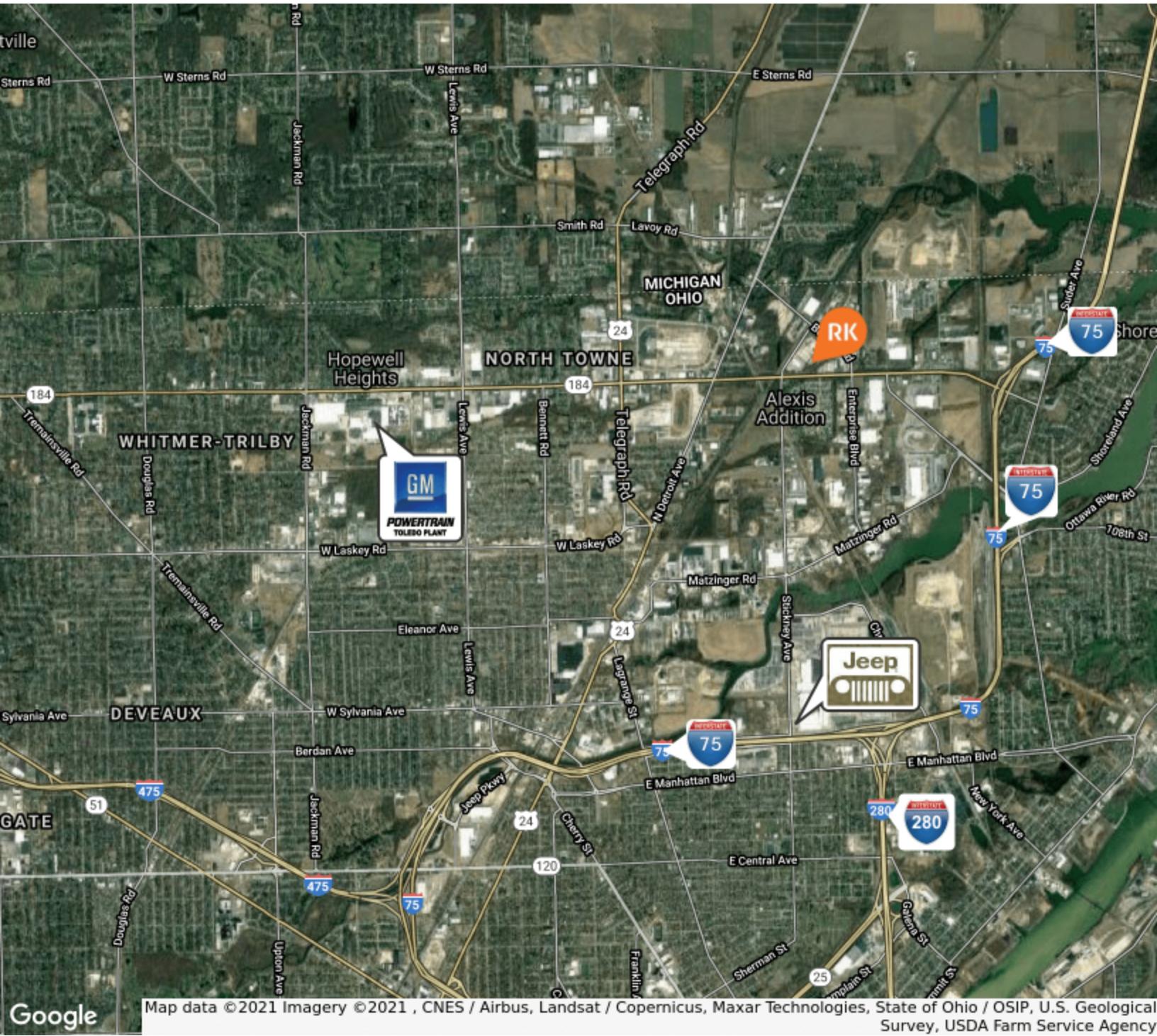
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