



3106 South Ave

Toledo, Ohio 43609

Property Highlights

- Heated Warehouse
- All New LED Lighting Throughout
- Loading Dock
- 4 Grade Level Doors
- Fenced in Lot
- Ample Parking
- 10 minutes from Downtown Toledo



Offering Summary

Lease Rate:	\$3.90 SF/yr (NNN)
Building Size:	12,932 SF
Available SF:	12,932 SF
Lot Size:	0.63 Acres

For More Information

Kevin Carr

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4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com

Lease Rate	\$3.90 SF/Yr
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Location Information

Street Address	3106 South Ave
City, State, Zip	Toledo, OH 43609
County	Lucas
Nearest Airport	Toledo Express Airport

Building Information

Building Size	12,932 SF
Building Class	C
Ceiling Height	18 ft
Minimum Ceiling Height	14 ft
Office Space	780 SF
Number of Floors	1
Year Built	1964
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete
Exterior Walls	Block
Mezzanine	Yes
Restrooms	2
Central AC	Yes

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	General Industrial
Lot Size	0.63 Acres
APN #	2026047
Lot Frontage	98 ft
Lot Depth	280 ft
Traffic Count	1150
Traffic Count Street	South Ave
Amenities	Heated, All New LED Lighting, Loading Dock, Several Overhead Doors Ranging in Size, Clear Span Height of 14', Fenced in Lot
Power	Yes
Rail Access	No

Parking

Parking Type	Surface
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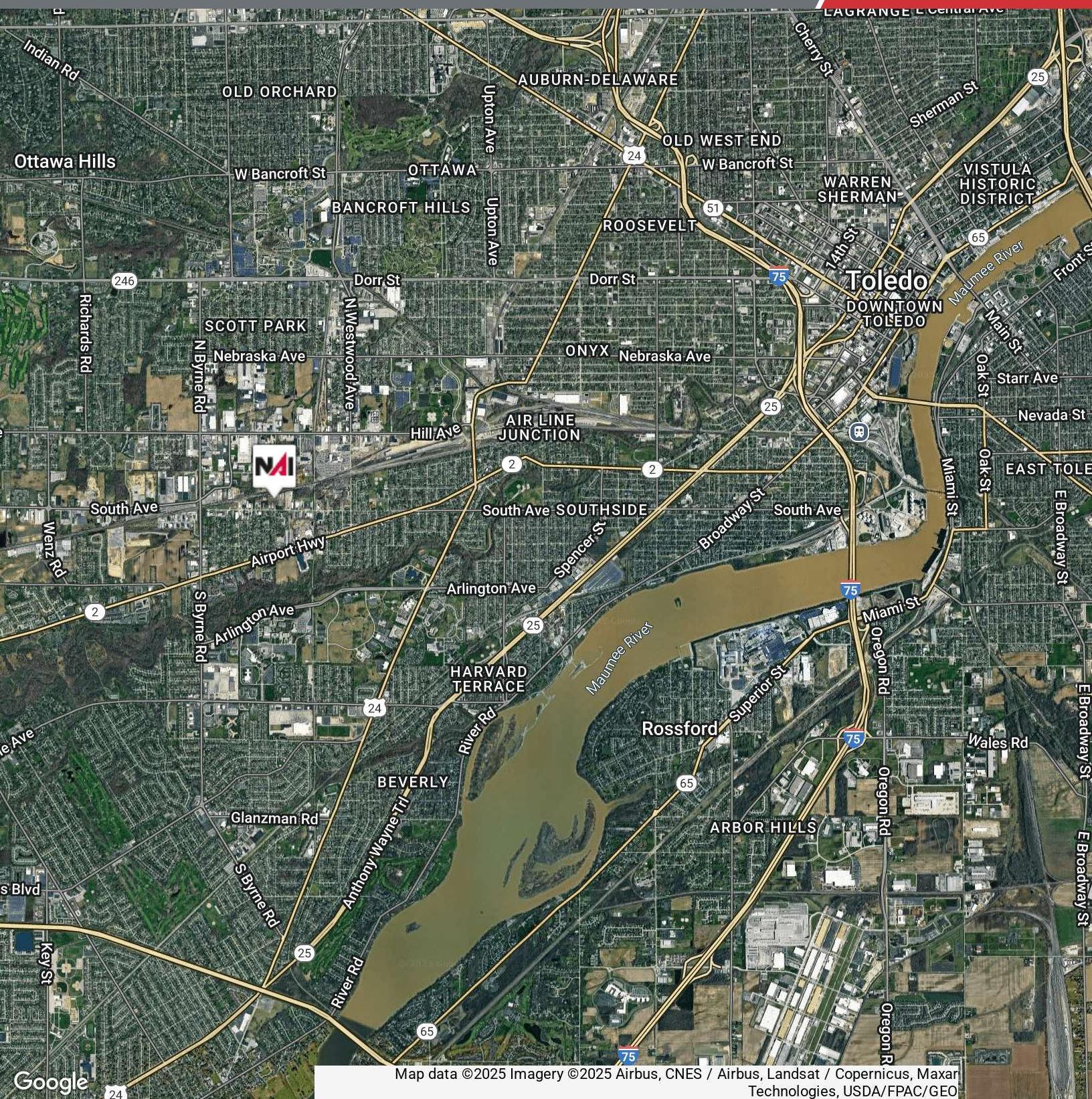
Taxes

2024	\$6,150.27
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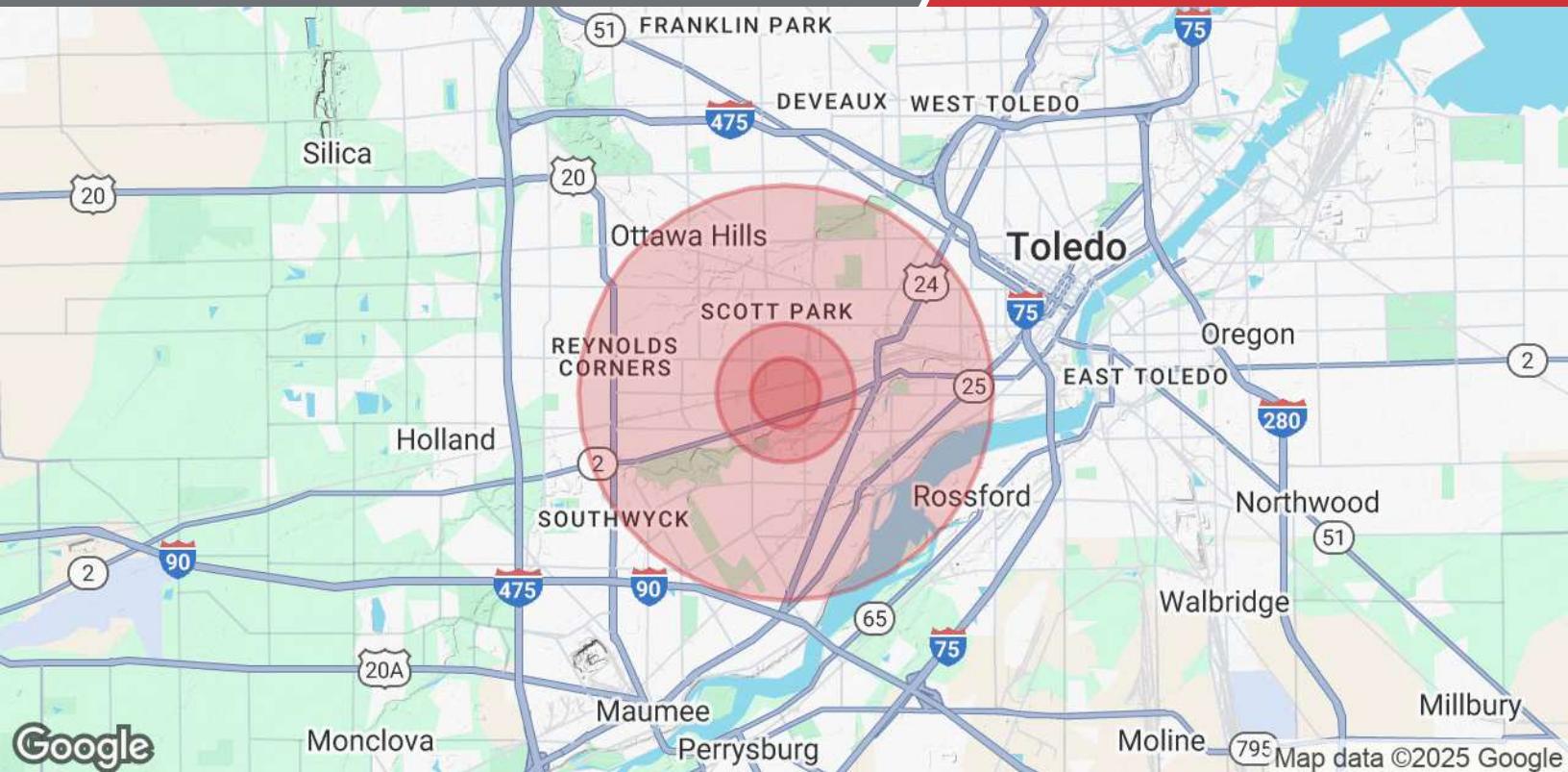
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Population

	0.5 Miles	1 Mile	3 Miles
Total Population	1,908	6,406	82,931
Average Age	34	35	39
Average Age (Male)	33	34	38
Average Age (Female)	35	36	40

Households & Income

	0.5 Miles	1 Mile	3 Miles
Total Households	787	3,011	35,799
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$42,663	\$47,131	\$66,159
Average House Value	\$102,468	\$135,456	\$140,893

Demographics data derived from AlphaMap