



**BLUE DOCK**

**CLASS-A STANDALONE BUILDING AVAILABLE FOR LEASE IN TOLEDO**

## LEASING OVERVIEW

Blue Dock is fully renovating multiple industrial and flex sites in Toledo. Our sites, conveniently located off I-75 provides a centralized location on a major corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing class A customized space to help them thrive.

### SUMMARY OF TERMS

**Space:** 8,800 SQFT

**Rate:** \$7.00/SF

**Term:** 3-5 years

**Annual Rent Increase:** CPI or 3% bumps

**Occupancy:** Immediate

### PROPERTY HIGHLIGHTS

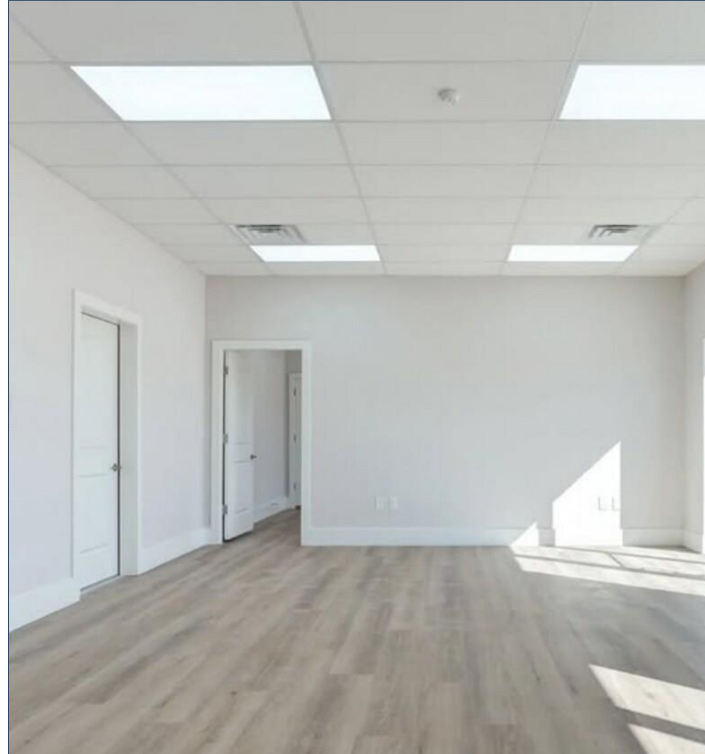
**Addresses:** 5232 Tractor Rd, Toledo, OH

**County:** Lucas County

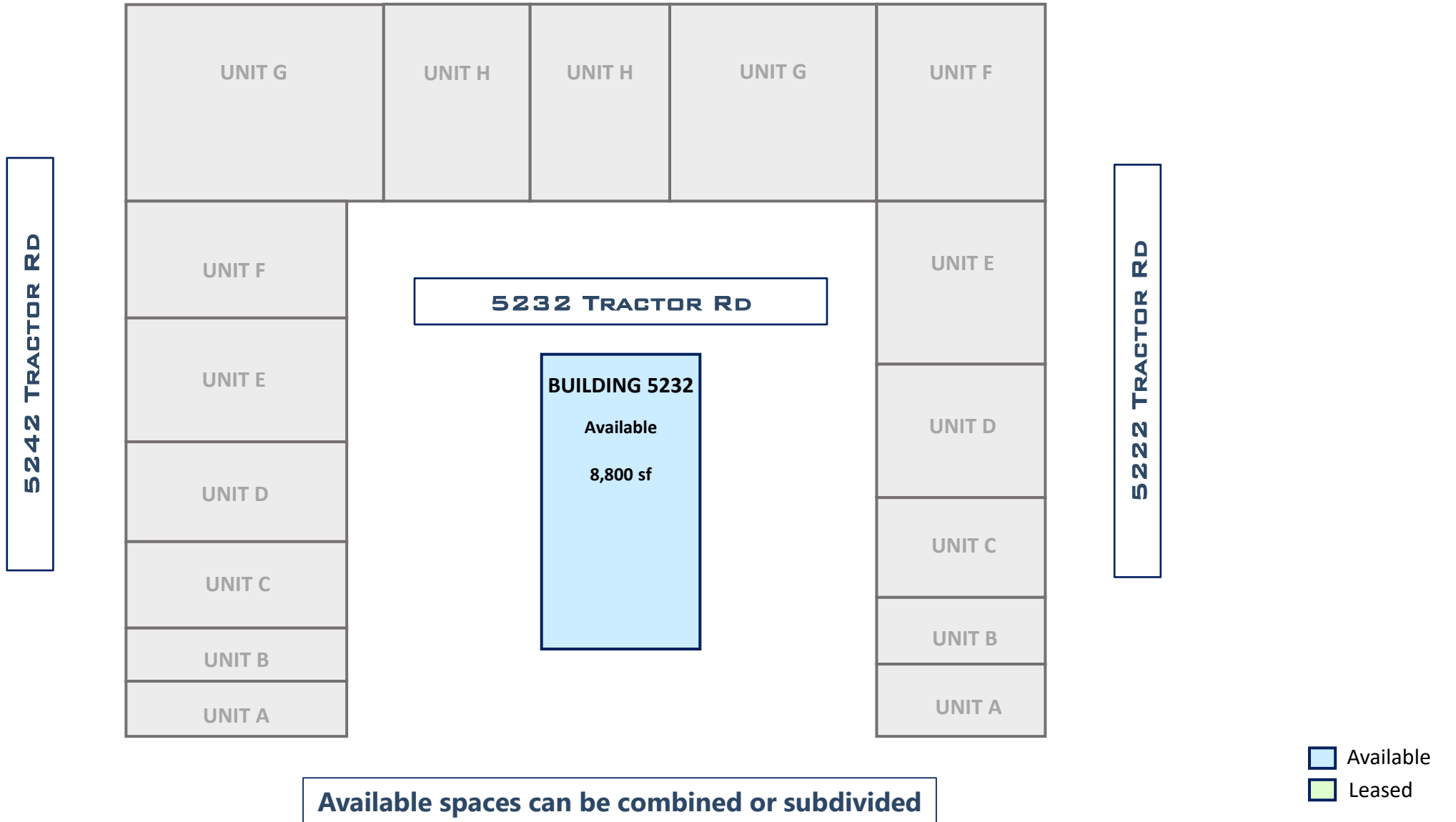
**Highway:** 5-minute drive to I-75

#### Amenities:

- Private Entrance w/ 24/7 access.
- Drive-in Door & Loading Dock.
- Epoxy Floors in Warehouse.
- LVP Floors in Office.
- Private Offices and Bathrooms.
- Climate Controlled.
- LED Lighting.



# FLOOR PLAN



# LOCATION



6 min from I-75



## CONTACT INFORMATION

Cam Schilling  
Blue Dock  
317.490.9334  
[cam@bluedockholdings.com](mailto:cam@bluedockholdings.com)



Hannah Lawrence  
Blue Dock  
248.671.4377  
[hannah@bluedockholdings.com](mailto:hannah@bluedockholdings.com)

David Ellis  
Blue Dock  
317.250.6633  
[david@bluedockholdings.com](mailto:david@bluedockholdings.com)

BLUE DOCK

**ESTABLISHED DEVELOPER**

