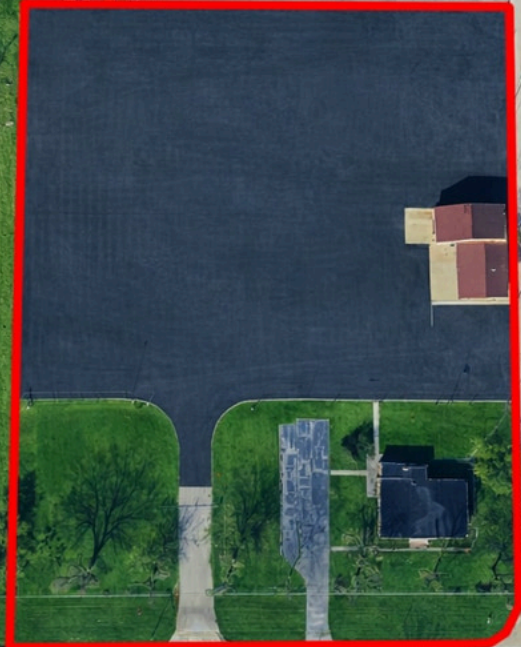




# 5155 TELEGRAPH RD TOLEDO, OH 43612

INDUSTRIAL PROPERTY  
OWNER USER




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary

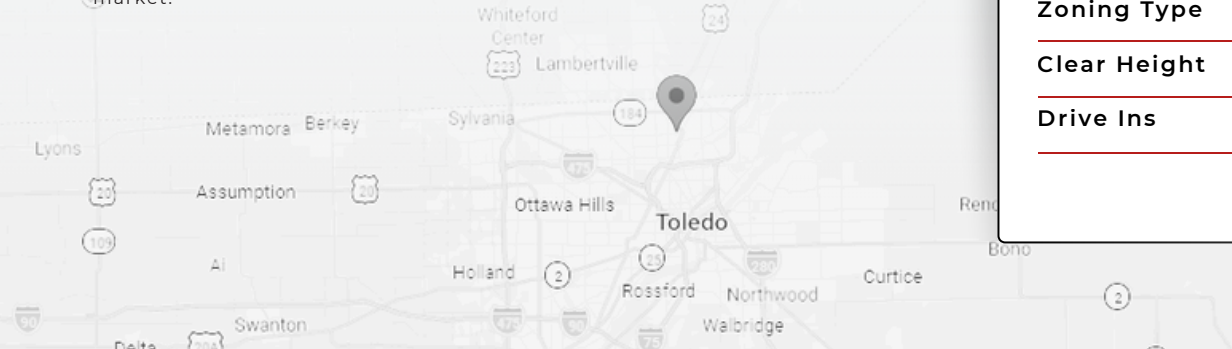
## LOCATION OVERVIEW

Photos  
About Toledo, OH  
Demographics  
Map

# EXECUTIVE SUMMARY

5155 Telegraph Road in Toledo now presents a compelling fully vacant industrial opportunity, offering immediate availability and flexibility on a sizable 3.6-acre parcel. The 6,000-square-foot building, originally constructed in 1939 and renovated in 2005, features clear heights ranging from 10' to 20' and includes two drive-in doors—well-suited for warehouse, service, or light manufacturing users. The expansive site provides valuable excess yard space, ideal for parking, outdoor storage, or future expansion.

Strategically positioned along Telegraph Road (US-24), the property benefits from direct connectivity to I-475 and the broader Toledo highway network, providing efficient access throughout Northwest Ohio and into Southeast Michigan. With its strong corridor presence and flexible layout, this asset is well-positioned for lease-up or owner-user acquisition in a proven industrial market.



## THE OFFERING

<b>Building SF</b>	6,000
<b>Year Built/Reno</b>	1939/2005
<b>Lot Size (Acres)</b>	3.60
<b>Parcel ID</b>	2205047
<b>Zoning Type</b>	IG
<b>Clear Height</b>	10'-20'
<b>Drive Ins</b>	2

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Direct frontage on US-24 (Telegraph Rd) with quick access to I-475 enables efficient regional connectivity across Northwest Ohio and into Southeast Michigan.



**Expansive Space:** Situated on 3.6 acres, the property offers significant excess land—ideal for parking, outdoor storage, or future expansion.



**Strategic Features:** Fully vacant status allows for immediate occupancy, lease-up flexibility, or repositioning to maximize value.



**Industrial Infrastructure:** Functional layout with 10'–20' clear heights and two drive-in doors supports a variety of operational needs for industrial users.



**Zoning Advantage:** Flexible industrial/commercial zoning supports a wide range of uses, including warehouse, service, light manufacturing, and potential outdoor storage



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$12,564	\$12,815	\$13,072	\$13,333	\$13,600	\$13,872
INSURANCE	\$4,648	\$4,742	\$4,836	\$4,933	\$5,031	\$5,132
TOTAL OPERATING EXPENSES	\$17,212	\$17,557	\$17,908	\$18,266	\$18,631	\$19,004
NET OPERATING INCOME	-\$17,212	-\$17,557	-\$17,908	-\$18,266	-\$18,631	-\$19,004

**PHOTOS**



# ABOUT TOLEDO, OH

Toledo, Ohio is a strategically positioned Midwest logistics hub offering strong transportation connectivity, affordable industrial land, and a deep manufacturing workforce. Located at the crossroads of I-75 and the Ohio Turnpike (I-80/90), the city provides efficient north-south and east-west access to major markets including Detroit, Cleveland, Chicago, and Indianapolis—all within a one-day drive.

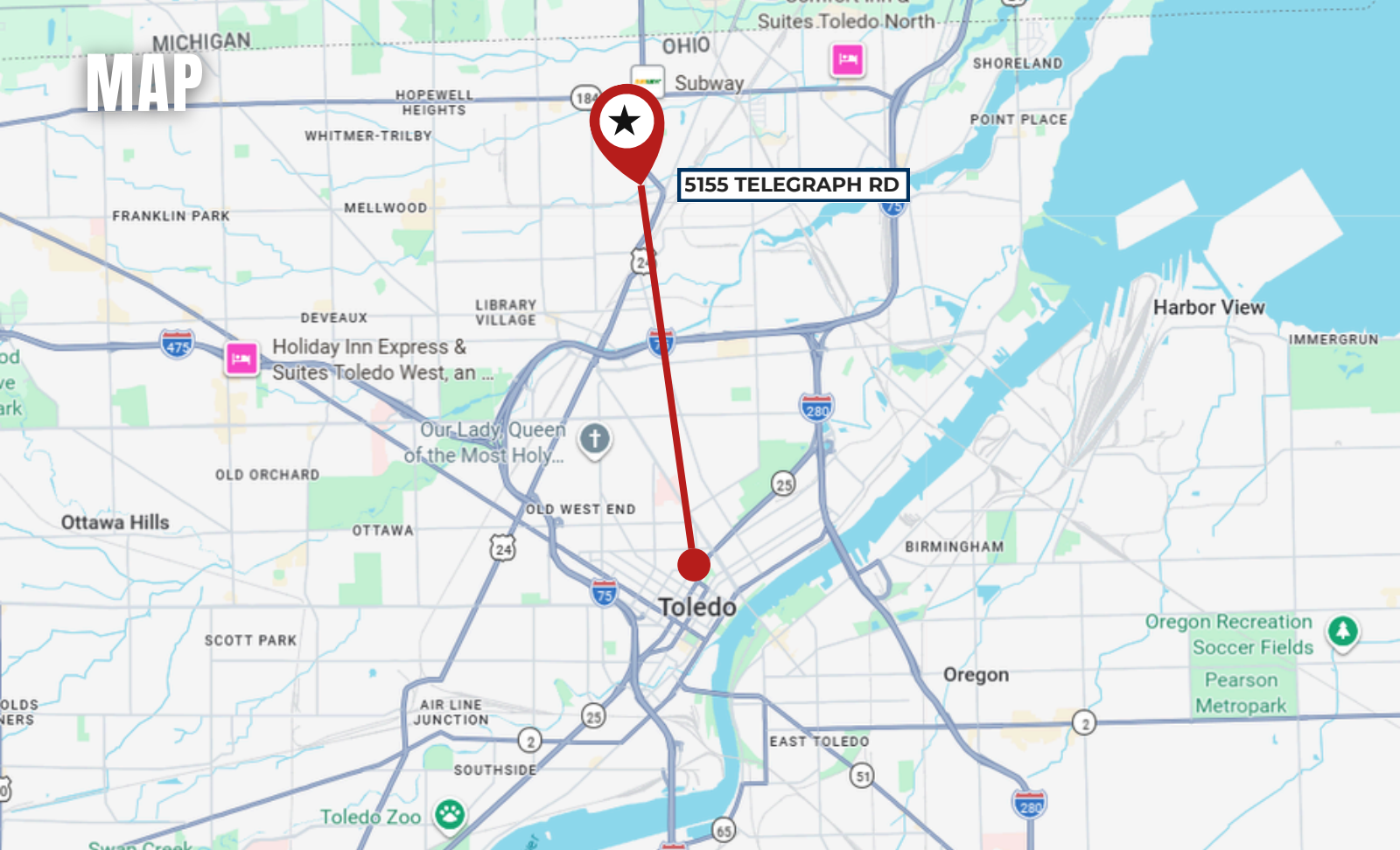
The presence of the Port of Toledo on Lake Erie adds multimodal capabilities, supporting bulk freight, manufacturing supply chains, and cross-border trade with Canada. Toledo's long-standing automotive, glass, and advanced manufacturing base continues to drive industrial demand, while competitive property pricing and lower operating costs compared to larger Midwest metros create attractive entry points for investors and users alike.

With established industrial corridors, access to rail and highway infrastructure, and a pro-business environment, Toledo remains a durable and appealing market for commercial and industrial real estate investment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	7,835	72,729	184,077
<b>2024 POPULATION</b>	7,189	73,986	187,870
<b>2029 PROJECTION</b>	6,998	73,695	187,363
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,366	30,391	79,229
<b>2024 HOUSEHOLDS</b>	3,082	30,919	80,762
<b>2029 PROJECTION</b>	2,998	30,789	80,485
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$58,404	\$59,373	\$60,462



# MAP



5155 TELEGRAPH RD



24

Toledo



MICHIGAN

OHIO

Suites Toledo North

Subway

SHORELAND

POINT PLACE

HOPEWELL HEIGHTS

WHITMER-TRILBY

FRANKLIN PARK

MELLWOOD

DEVEAUX

LIBRARY VILLAGE

Holiday Inn Express & Suites Toledo West, an ...

Our Lady, Queen of the Most Holy...

OLD ORCHARD

Ottawa Hills

OTTAWA

OLD WEST END

BIRMINGHAM

Harbor View

IMMERGRUN

SCOTT PARK

Oregon

Oregon Recreation Soccer Fields

Pearson Metropark

AIR LINE JUNCTION

SOUTHSIDE

EAST TOLEDO

Toledo Zoo

Swan Creek

# 5155 TELEGRAPH RD | TOLEDO, OH 43612

OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY



**Brian Rowe**

Dispositions Officer

📞 (315) 744-4063

✉️ [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)



**Ryan Jenkins**

VP of Dispositions



**IronHorn Enterprises**

📞 315-214-8406

🌐 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

📍 5912 N Burdick St,  
East Syracuse, NY 13057

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

**CONFIDENTIALITY STATEMENT** The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.