

AVAILABLE

1930 TREMAINSVILLE

TOLEDO, OHIO

44,777 SF | FOUR BUILDING CAMPUS | ±33 ACRES

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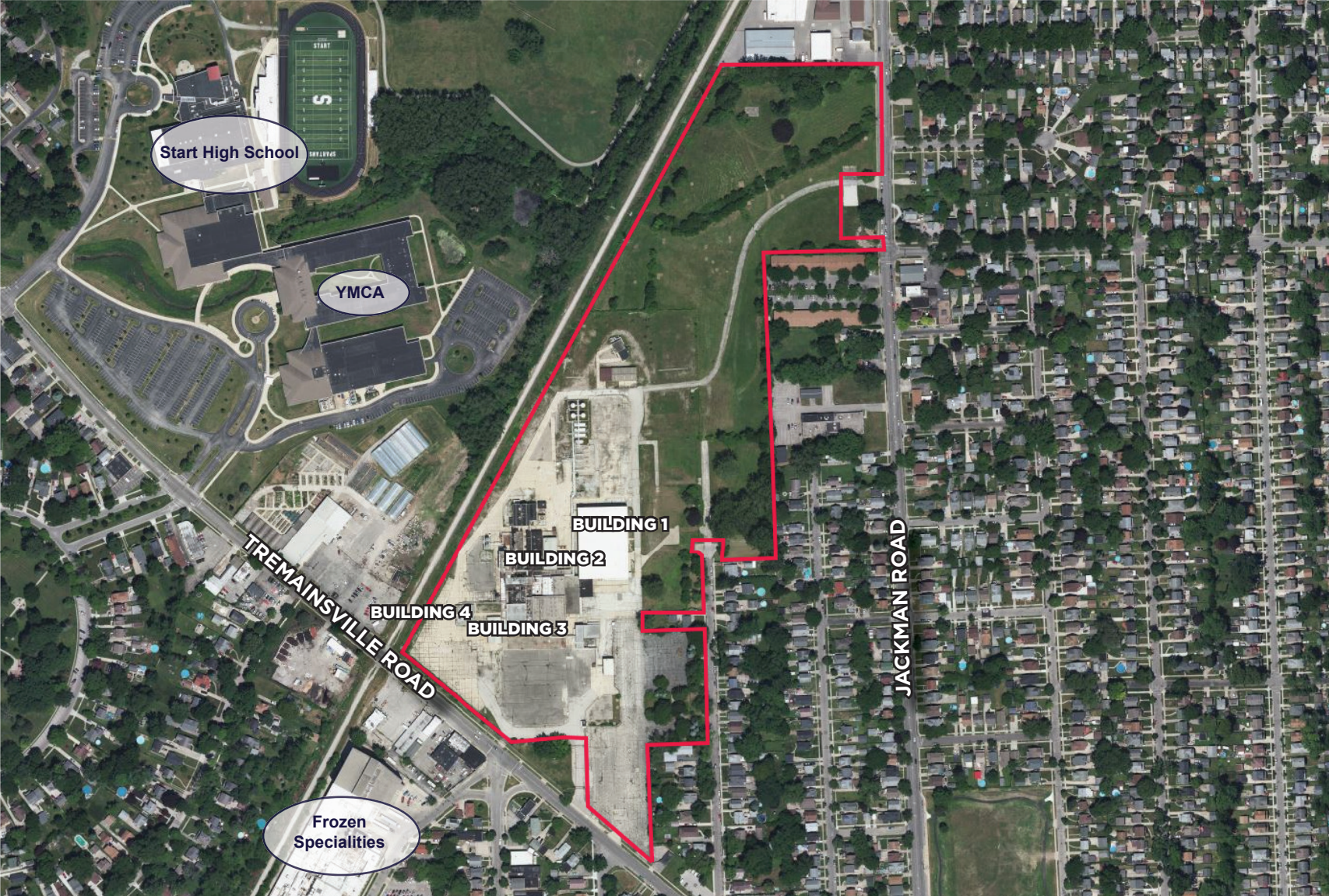


PROPERTY HIGHLIGHTS

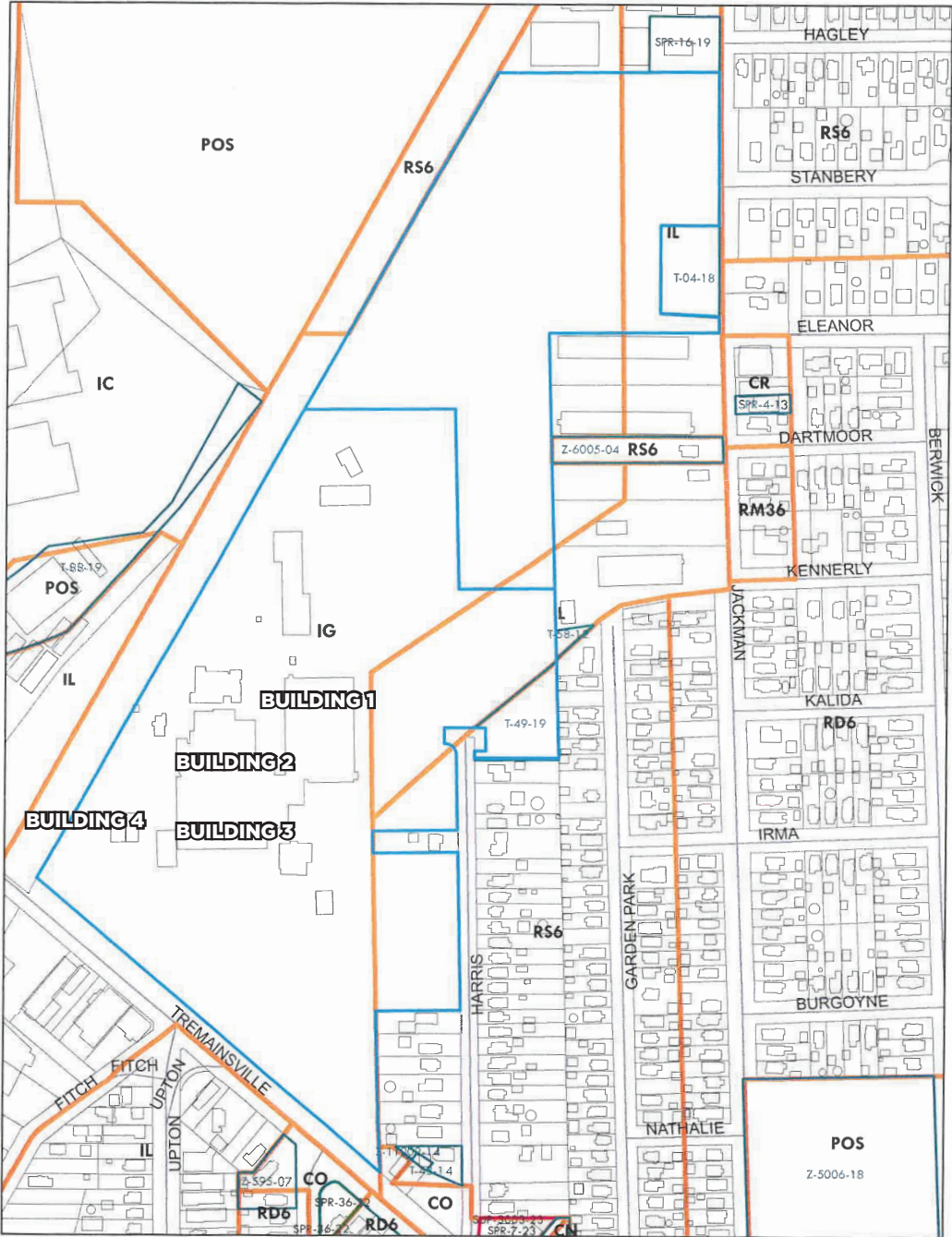
TOTAL SF	44,777 SF Building 1: 34,540 SF Building 2: 3,724SF Building 3: 3,048 SF Building 4: 3,465 SF
ACREAGE	33.77 AC
COUNTY	Lucas County
YEAR BUILT	Per public record, the intial improvements were made in 1919 with subsequent development through 1986
AUTO PARKING	Ample grounds paved and some areas compacted for parking
TRAILER PARKING	As needed
PARCEL ID	TD-18, Parcels: 24177 & 24528
ZONING	IG (General Industrial) - remainder of main parcel has MX (Mixed Zoing)
STORIES	One (1)

UTILITIES	Electric - FirstEnergy (Toledo Edison) Natural Gas - Columbia Gas of Ohio Water/Sewer - City of Toledo
ASKING RATE	To be determined upon user's requirement for buildings and outdoor areas
ASKING PRICE	\$1,500,000 (\$33.50/SF)
OPEX	TBD
CAM	TBD
TAXES	\$60,362 (\$1.34/SF)
INSURANCE	TBD
TOTAL	\$2.00-\$2.25/SF (estimated)
MISCELLANEOUS	<ul style="list-style-type: none"> • Located at the heart of west Toledo, the property is at the gateway of the north Toledo industrial market • Former DuPont and Axalta campus in West Toledo • Property is being repositioned as an industrial complex with multiple buildings with ample hard surface • Mixed zoning (refer to to zoning map) • Building 1 is 31'-34' clear with 8 docks • Significant area of hard surface with infrastructure

SITE AERIAL



ZONING MAP



BUILDING 1

TOTAL SF	34,540 SF
OFFICE SPACE	1,840 SF
PLANT/WAREHOUSE	32,700 SF
CONSTRUCTION	Masonry with insulated steel panel
FLOORS	6"
ROOF	Standing seam metal
CEILING HEIGHT	31-34'
DOCKS	Eight (8)
GRADE DOORS	Three (3)- 8'x10' (accessed via ramp)
COLUMN SPACING	25'x30'
BUSS DUCT	No
POWER	As needed - will need restoration
HVAC	In place - will require restoration
RESTROOMS	Two (2)
WATER/ SEWER	City of Toledo

SPRINKLERS	Ordinary hazard (will need upgrading)
AIR LINES	No
FLOOR DRAINS	No
BREAK ROOM	No
LIGHTING	High-pressure sodium
MISCELLANEOUS	<ul style="list-style-type: none">• Dock high building with 8 positions• Significant clear height for a building of its size• Perfect for mid-sized distribution or production



BUILDING 2

TOTAL SF	3,724 SF (38"x98')
CONSTRUCTION	Pre-engineered metal
FLOORS	TBD
ROOF	Standing seam metal
CEILING HEIGHT	17'-18'
DOCKS	One (1) exterior loading dock
GRADE DOORS	Two (2) 10'x12' (accessed via ramp)
COLUMN SPACING	Clear span
BUSS DUCT	No
HVAC	Building has duct work in place to be climate controlled
WATER/ SEWER	No
SPRINKLERS	Yes (condition unknown)
RESTROOMS	No

LIGHTING	High pressure sodium
MISCELLANEOUS	<ul style="list-style-type: none">• Clear span building• Sitting high dock• Exterior loading platform• Multiple doors



BUILDING 3

TOTAL SF	3,048 SF
CONSTRUCTION	Pre-engineered metal
FLOORS	Concerete (thickness unknown)
ROOF	Standing seam metal
DOCKS	None (building sits dock high)
GRADE DOORS	Three (3)
COLUMN SPACING	N/A
BUSS DUCT	TBD
POWER	As needed
WATER/ SEWER	TBD
SPRINKLERS	TBD
RESTROOMS	TBD
MISCELLANEOUS	<ul style="list-style-type: none">• Clear span building, great for storage



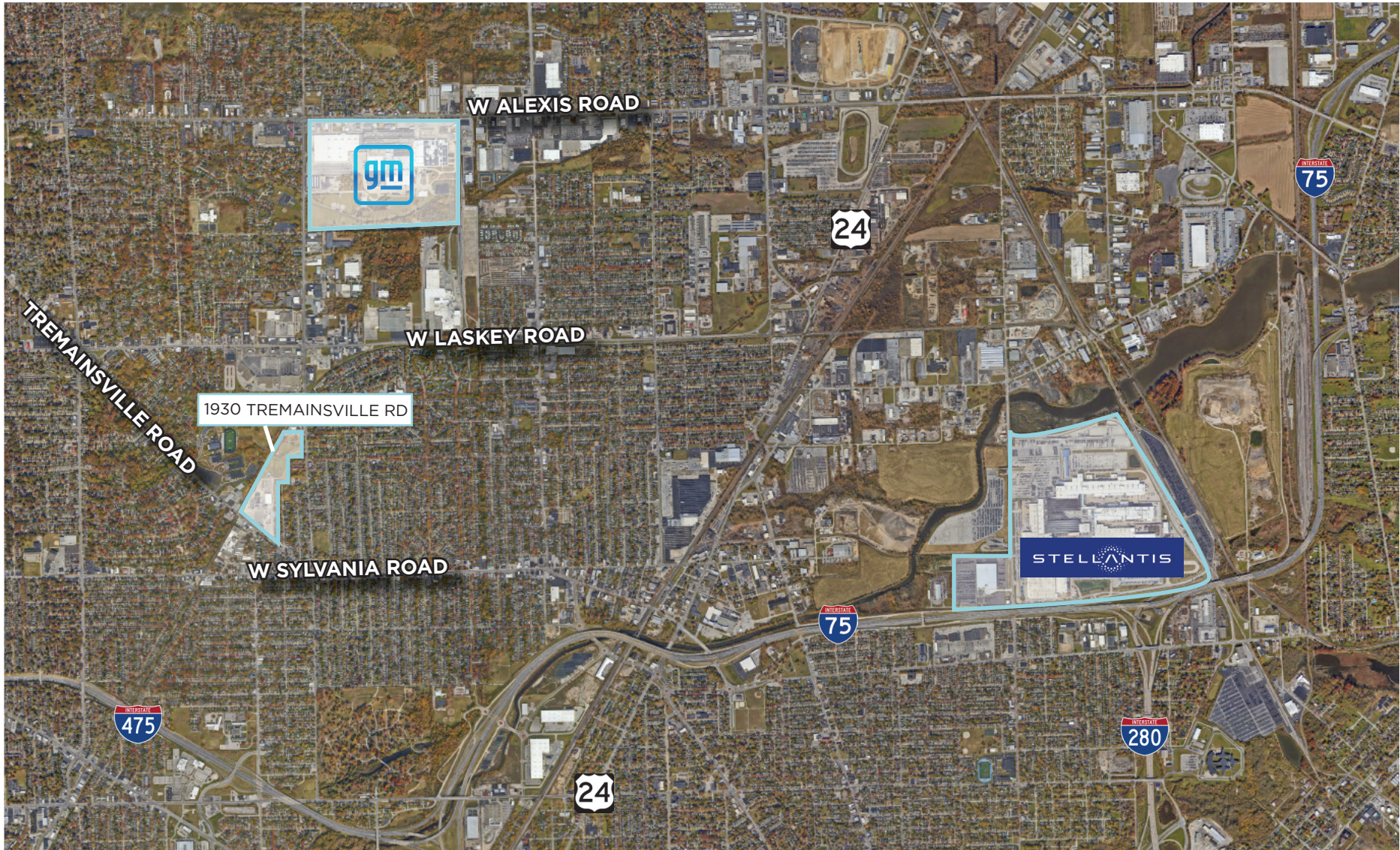
PHOTOS



PHOTOS

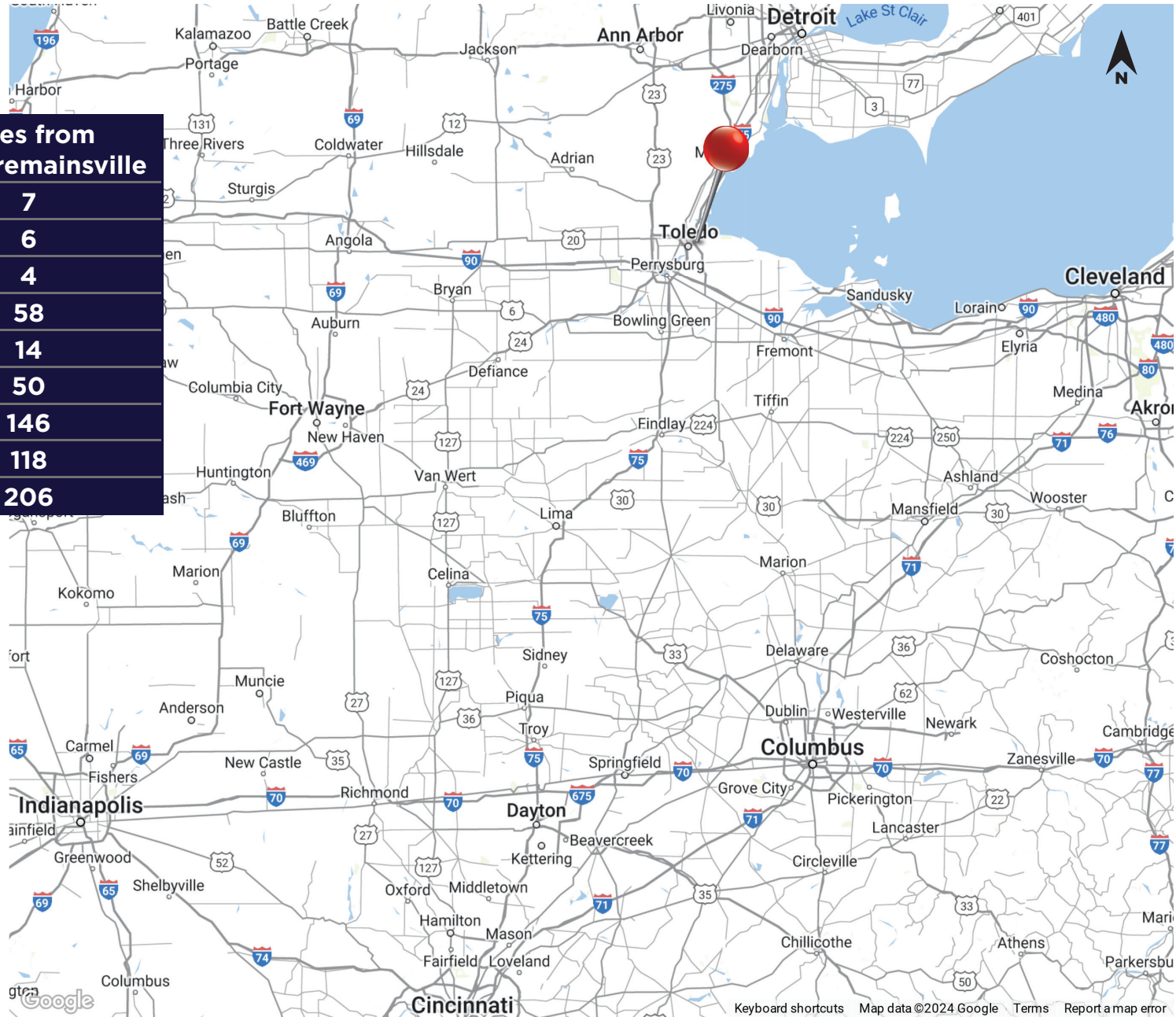


LOCATION AERIAL



1930 TREMAINSVILLE | TOLEDO, OHIO

LOCATION MAP



Location	Miles from 1930 Tremainsville
I-75	7
US-23	6
I-475	4
Detroit, MI	58
Perrysburg, OH	14
Findlay, OH	50
Columbus, OH	146
Cleveland, OH	118
Cincinnati, OH	206

DEMOGRAPHICS OF LUCAS COUNTY



Universities,
Community
Colleges, &
Trade Schools

Location	Miles from 1930 Tremainsville
University of Toledo	4
Lourdes University	7
Owens Community College	10
Bowling Green University	26
University of Findlay	48
Spring Arbor University of Toledo	92



Population
429,191



Workforce
180,981



Unemployment
Rate
3.6%



Average Starting
Wage
\$15.48/HR



Median
Home Value
\$127,900



Median
Household Income
\$53,176