

1655 DORR STREET
TOLEDO, OHIO 43607

INDUSTRIAL BUILDING FOR SALE
55,264 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

CLASS C WAREHOUSE WITH OUTDOOR STORAGE



GENERAL INFORMATION

Sale Price:	\$695,000
Building Size:	55,264 sf
Number of Stories:	Partial 2 story
Year Constructed:	1930
Condition:	Fair
Acreage:	2.5
Land Dimensions:	Irregular
Closest Cross Street:	Smead Avenue
County:	Lucas
Zoning:	IL
Parking:	50 spaces
Curb Cuts:	3
Street:	4 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	3,500 sf
Shop Space:	51,764 sf
Exterior Walls:	Block & brick
Structural System:	Block & bar joist
Roof:	Membrane
Floors/Coverings:	Concrete/tile in office
Ceiling Height:	14' – 16'
Basement:	Yes – small
Heating:	Gas suspended units
Air Conditioning:	Partial in office
Power:	800 amp
Security System:	Yes
Restrooms:	4
Overhead Doors:	4 – 10' x 9' & 13' x 14'
Truck Well/Dock:	No
Sprinklers:	Wet system (unknown condition)
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Cold Storage
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Lockbox

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

2023 REAL ESTATE TAXES

TD:	02
Parcel:	27697
Total Annual Taxes:	\$8,047.52

Comments:

- Heavy outdoor storage component.
- Newer electrical and roof (black membrane section). The white rubber membrane section of roof is in fair condition.
- Skylights in need of repair.
- 1.5 miles to on/off ramp to I-75/ I-475.

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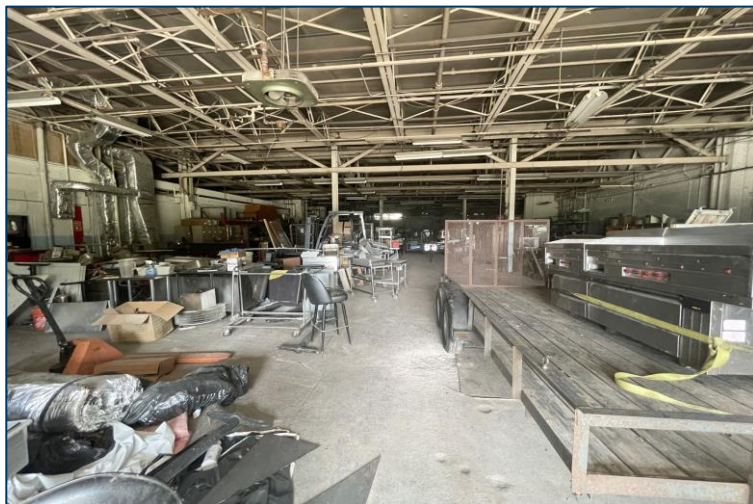
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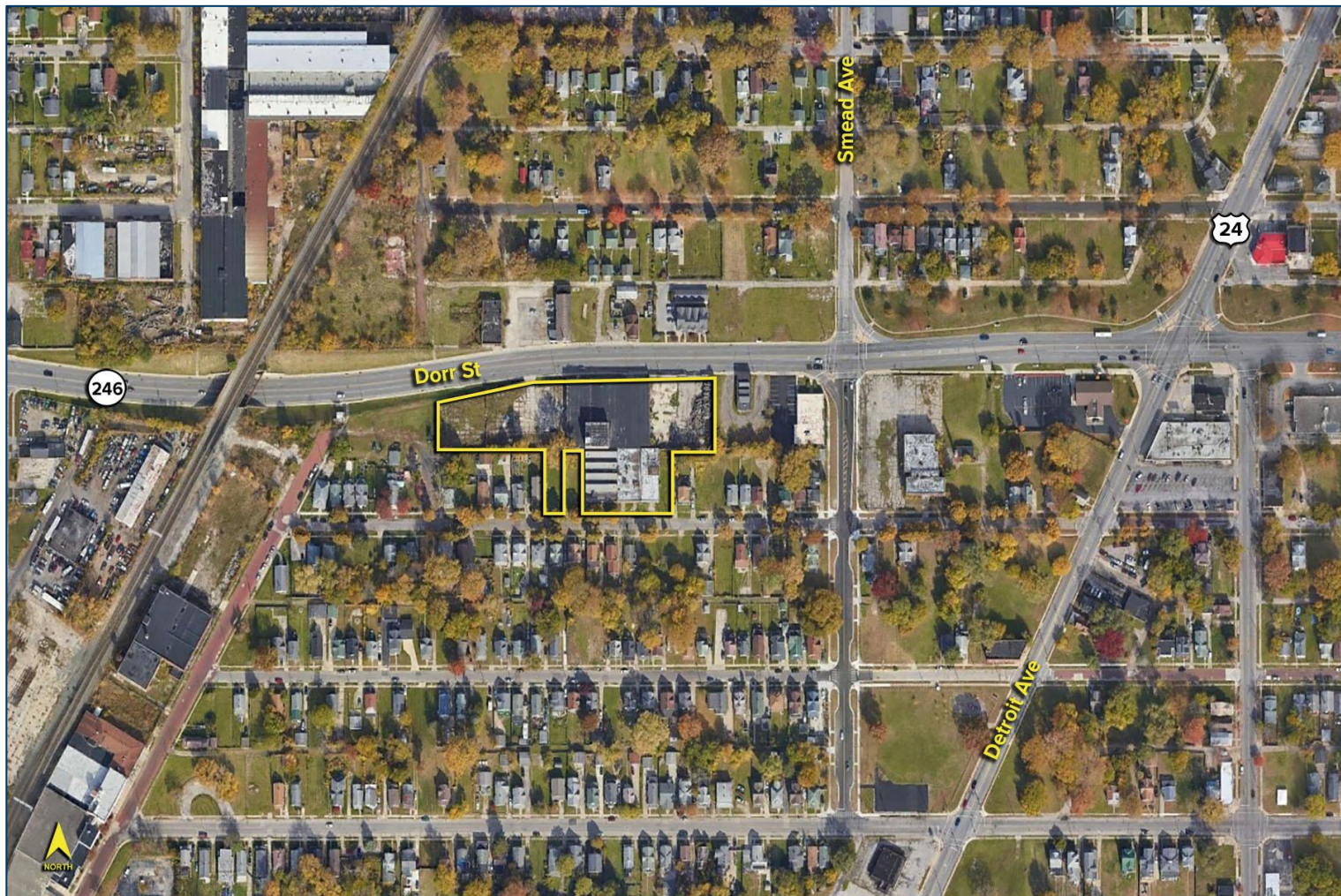
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	11,170	\$40,357
3 MILE	103,700	\$45,690
5 MILE	235,560	\$51,976

2022 TRAFFIC COUNTS (TWO-WAY)

15,539	N. Detroit Avenue. (Hwy 24)
11,631	Dorr Street
5,300	Upton Avenue

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