NAI Harmon Group

For Sale

33,985 SF | $1,099,000

Industrial Investment Opportunity

5405 Telegraph Rd

Toledo, OH 43612

Property Highlights

- Short-term investment w/ owner occupant potential
- Move in ready to backfill existing tenant
- Centrally located in Toledo's main industrial region
- Exterior recently pressure washed and painted
- Office space move-in ready
- Floor drains throughout
- 20 parking spots in front on recently striped lot
- LED motion-censored lighting throughout the warehouse
- Security System in place
- Ample Power throughout building

Offering Summary

Sale Price:	$1,099,000
Cap Rate	12.7%
NOI	$140,000 based on budgeted maintenance and capital reserves
Occupancy	Lease Terminates 3/31/27
Current Annual Base Rent	$151,065.00
4/1/26 - 3/31/27 Base Rent	$159,457.50
Tenant Responsibilities	All Utilities, Repairs/Maintenance, Insurance & Taxes
Landlord Responsibilties	Roof, Structure & Parking Lot

For More Information

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Property Details

Sale Price	$1,099,000

Location Information

Street Address	5405 Telegraph Rd
City, State, Zip	Toledo, OH 43612
County	Lucas
Market	North Toledo
Nearest Highway	I-75
Nearest Airport	Toledo Express & Detroit

Building Information

Building Size	33,985 SF
Exterior Grade Level Doors	12' x 12' & 10' x 10'
Interior Grade Level Doors	(2) 10' x 8"
Loading Docks	3
Number of Restrooms	4
Clear Span Ceiling Height	12ft - 16 ft
Office Space	2,100 SF
Number of Private Offices	5
Year Built	1943
Year Last Renovated	2024
Warehouse %	90.0%
Framing	Block
Condition	Good
Roof	Torch Down
Roof Condition	Good
Free Standing	Yes
Walls	Block/Brick
Floor Coverings	Concrete, Carpet, LVT, Stone
Exterior Walls	Block
	Yes

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	General Industrial
Lot Size	1.97 Acres
APN #	2204885
Lot Frontage	160 ft
Lot Depth	535 ft
Traffic Count Street	Telegraph
Traffic Count	12,718
Power	480V - 400A - 3Phase
Rail Access	No

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	20

Utilities & Taxes

2024 Taxes	$17,804.75
Gas (Heat)	Columbia Gas
Electric	Toledo Edison
Water/Sewer	City of Toledo

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Location Description

Location Description

North Toledo is a very industrious part of the city, home to automotive manufacturers/suppliers, solar, logistics, and much more. Strategically located to provide quick access to I-75, I-280, 80/90, Port of Toledo, DTW and Toledo Express Airport.

This location has been used for distribution and manufacturing, given the location and surrounding businesses those uses are poised to thrive. There has been a lot of activity to revitalize this part of Toledo, a couple examples are below

Toledo's largest and newest industrial park (Toledo Trade Center) is only 1 mile away. This site will host three 285,000 SF speculative industrial buildings, one of them already occupied.

The former Spicer-Dana manufacturing facility, consisting of 400,000 SF, was recently renovated to put back into service

Drive Times

I-75: 5 minutes (2.8 miles)
I-280: 9 minutes (5.5 miles)
Ohio Turnpike 80/90: 17 minutes (13.5 miles)
DTW: 40 Minutes (40.4 miles)
Toledo Express: 28 minutes (21.8 miles)

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Exterior Photos

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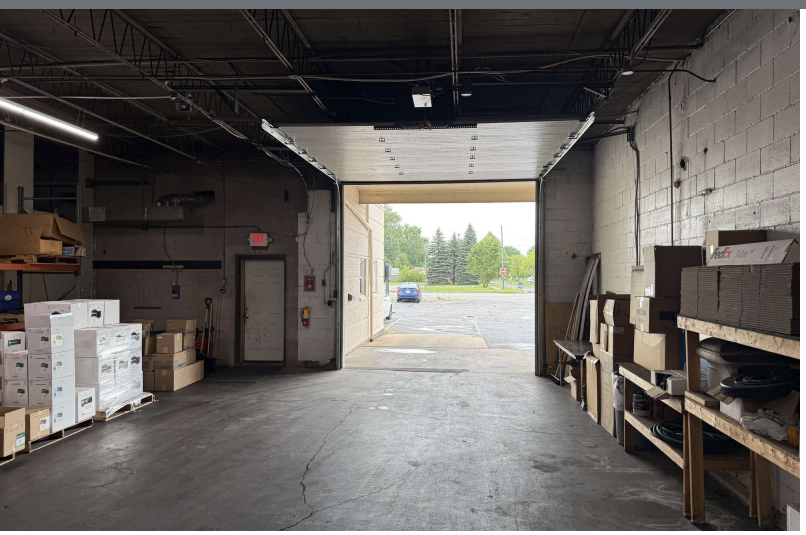
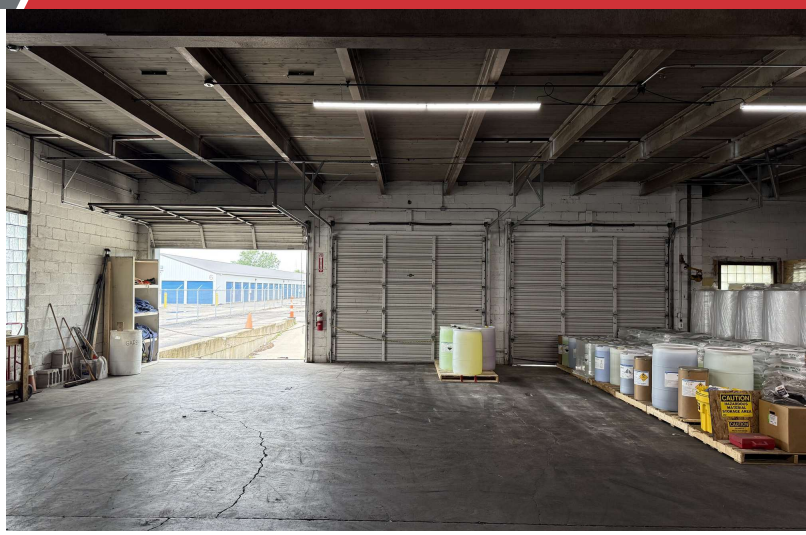
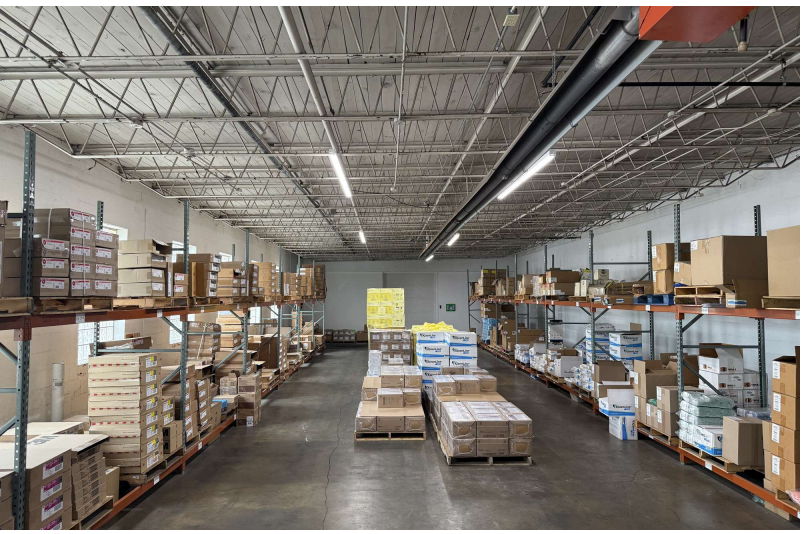
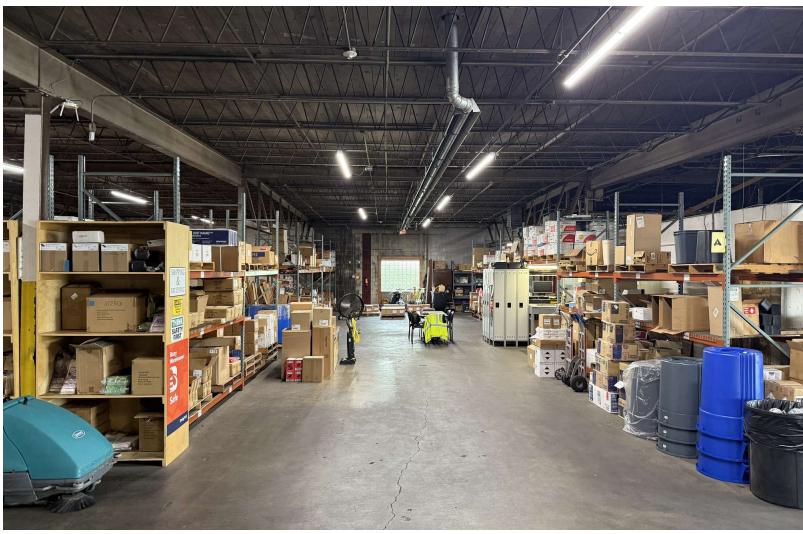
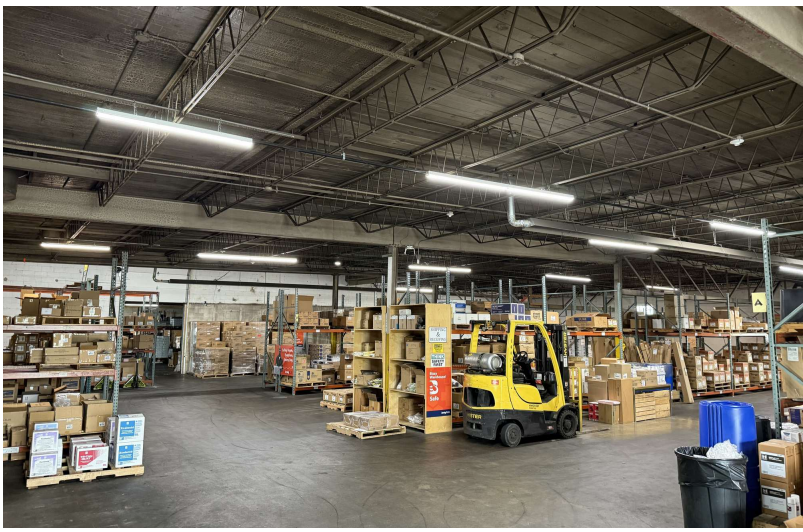
Warehouse Photos











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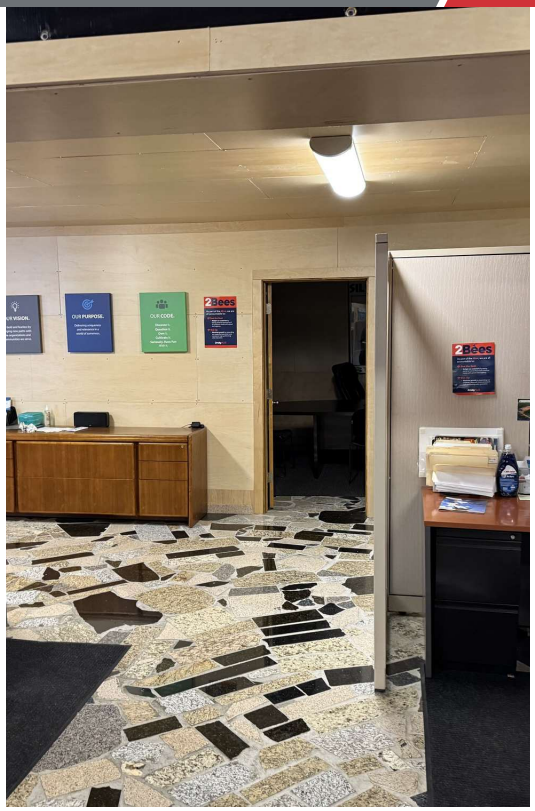
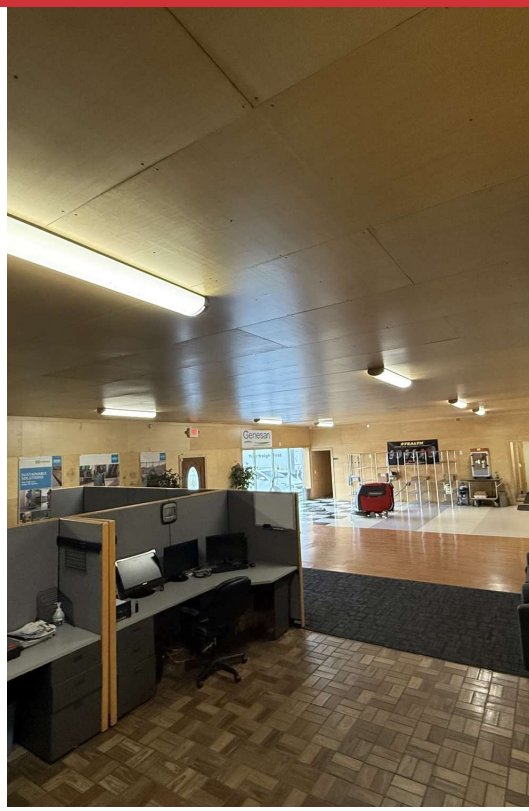
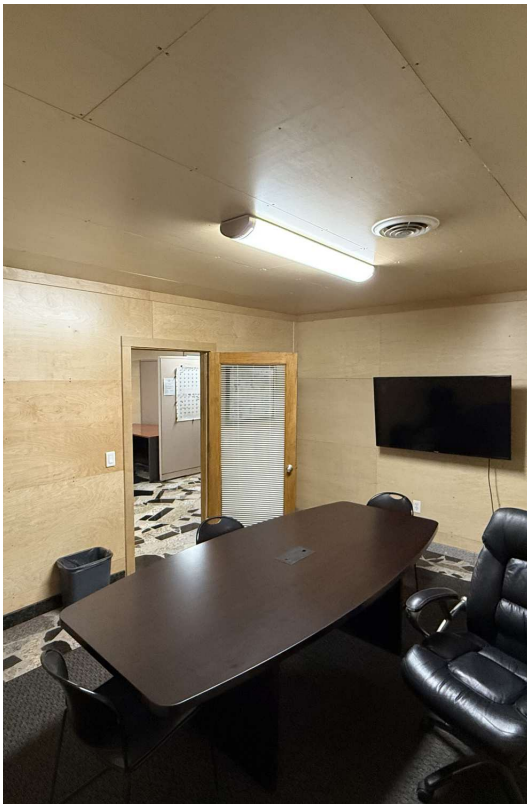
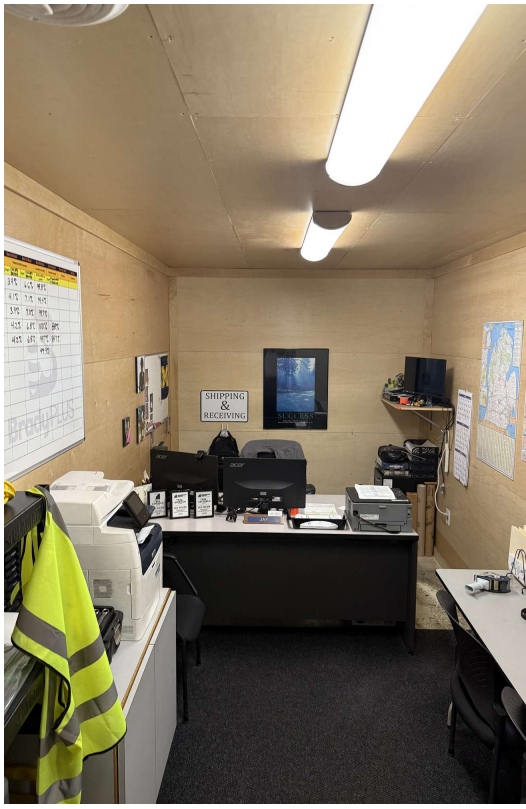
Office Photos









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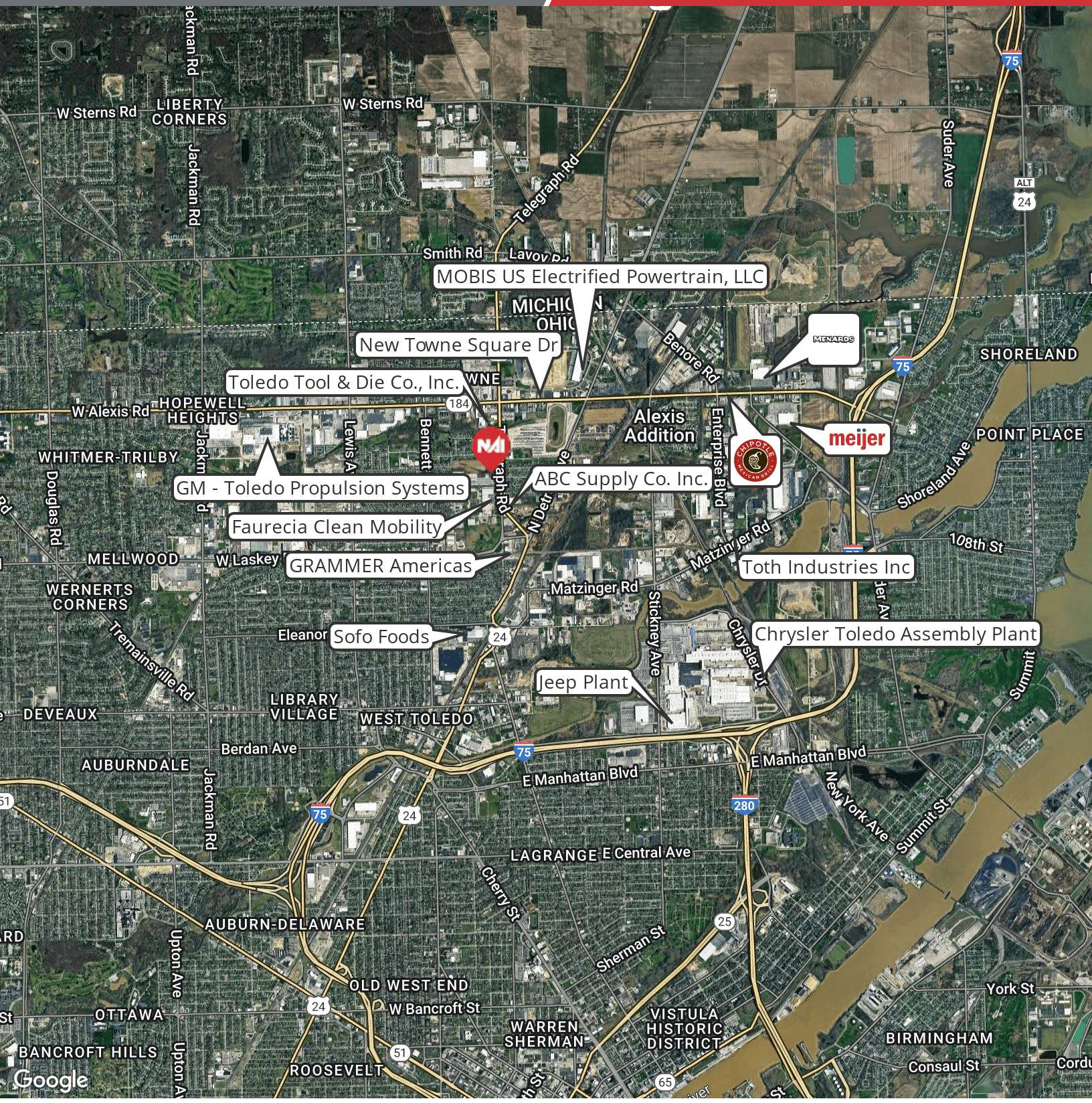
Local Business Map



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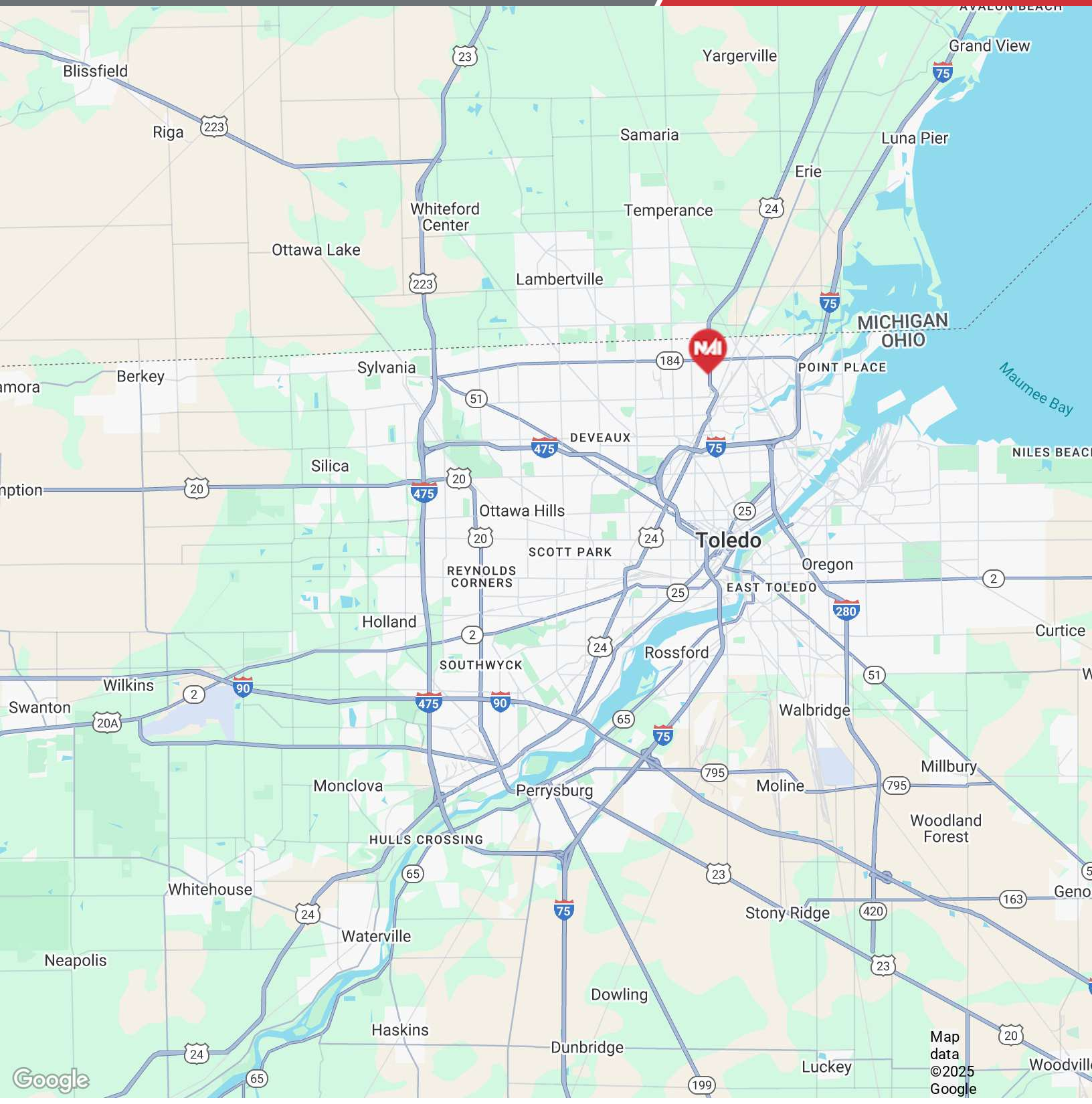

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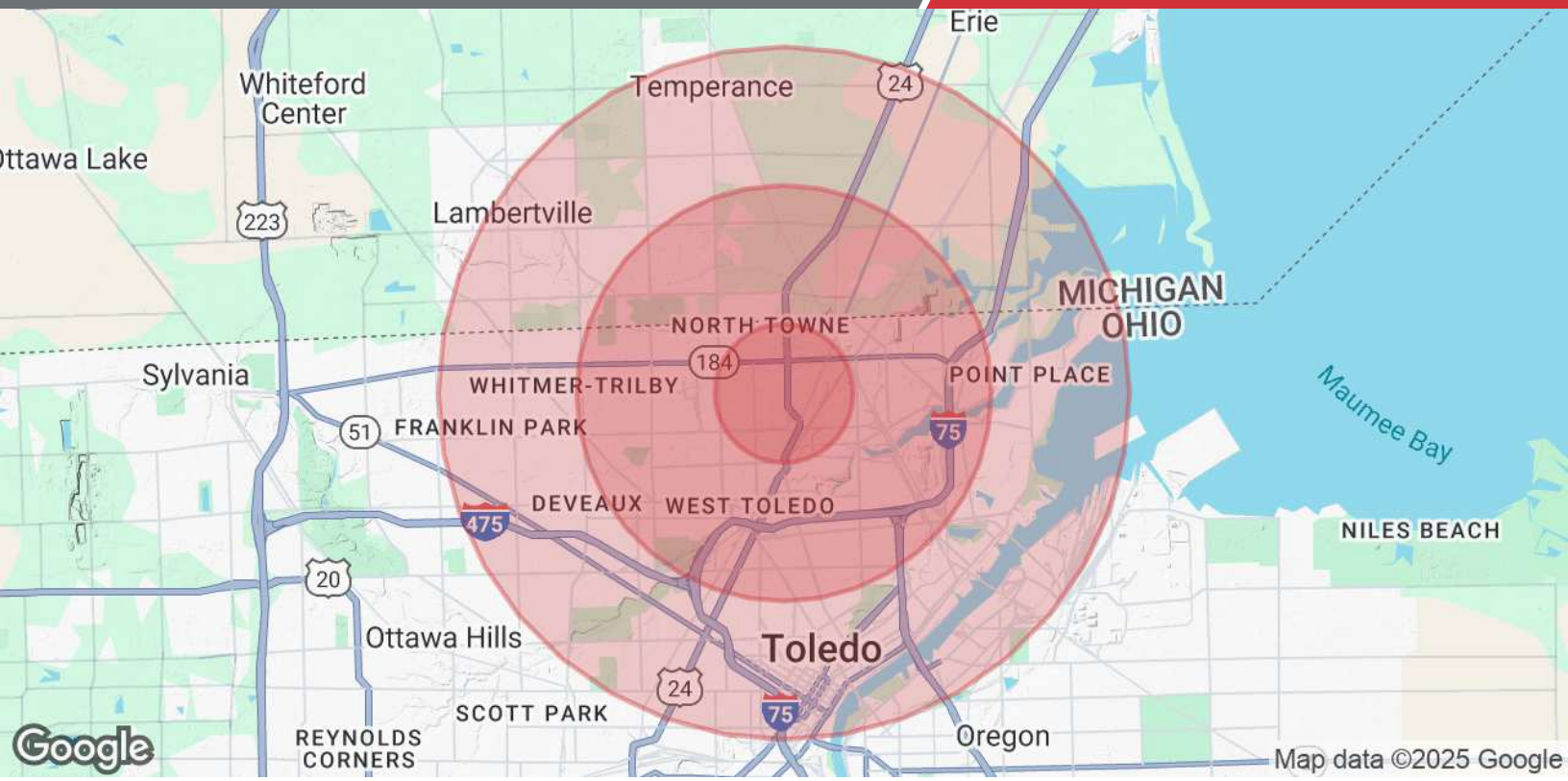
Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	7,801	69,076	171,641
Average Age	39	38	39
Average Age (Male)	39	38	38
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,379	29,074	74,021
# of Persons per HH	2.3	2.4	2.3
Average HH Income	$62,467	$64,698	$66,747
Average House Value	$111,183	$133,145	$145,744

Demographics data derived from AlphaMap

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