

A dark, semi-transparent background image of the Toledo, Ohio skyline across a body of water. The skyline includes various buildings, including the FirstEnergy Tower and the Huntington Center, reflected in the water below.

CLASS-A FLEX INDUSTRIAL SPACE 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

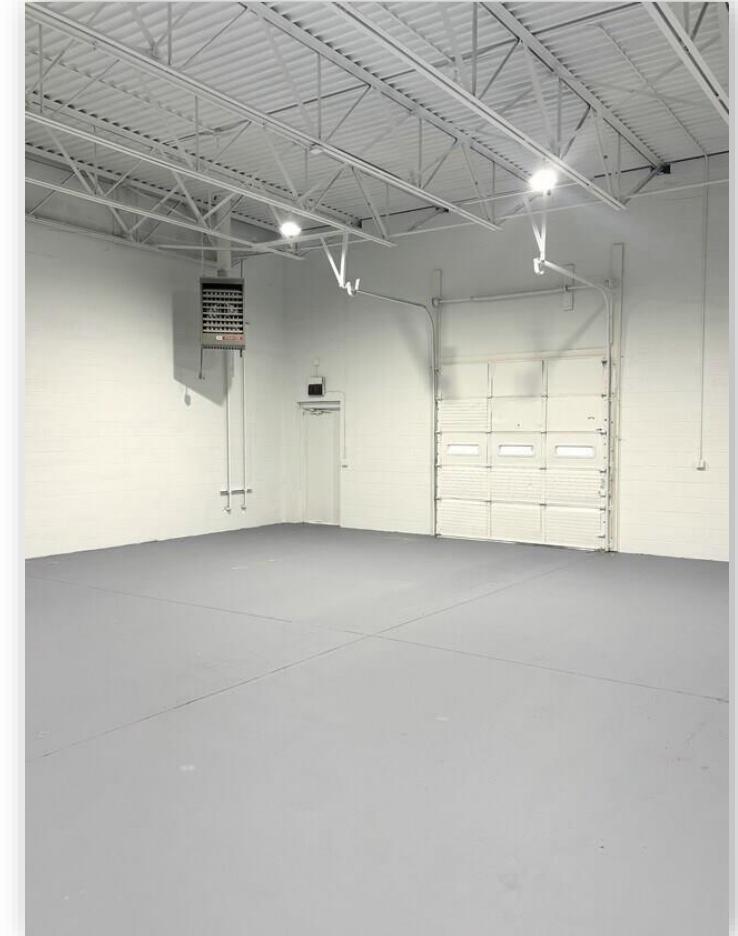
Space: Ranging from 1,350 to 15,000 SQFT

Rate: TBD

Term: 3-5 years

Annual Rent Increase: CPI or 3% bumps

Occupancy: Immediate



PROPERTY HIGHLIGHTS

Addresses:

- 5265-5272 Tractor Rd, Toledo, OH
- 5222, 5232, 5242 Tractor Rd, Toledo, OH
- 444 Laskey Rd, Toledo, OH

County: Lucas County

Highway: 5-minute drive to I-75

Amenities:

- Private Entrance
- Epoxy Floors in Warehouse
- LVP Floors in Office
- Private Offices and Bathrooms
- Drive-in & Dock-High Loading
- Climate Controlled
- LED Lighting

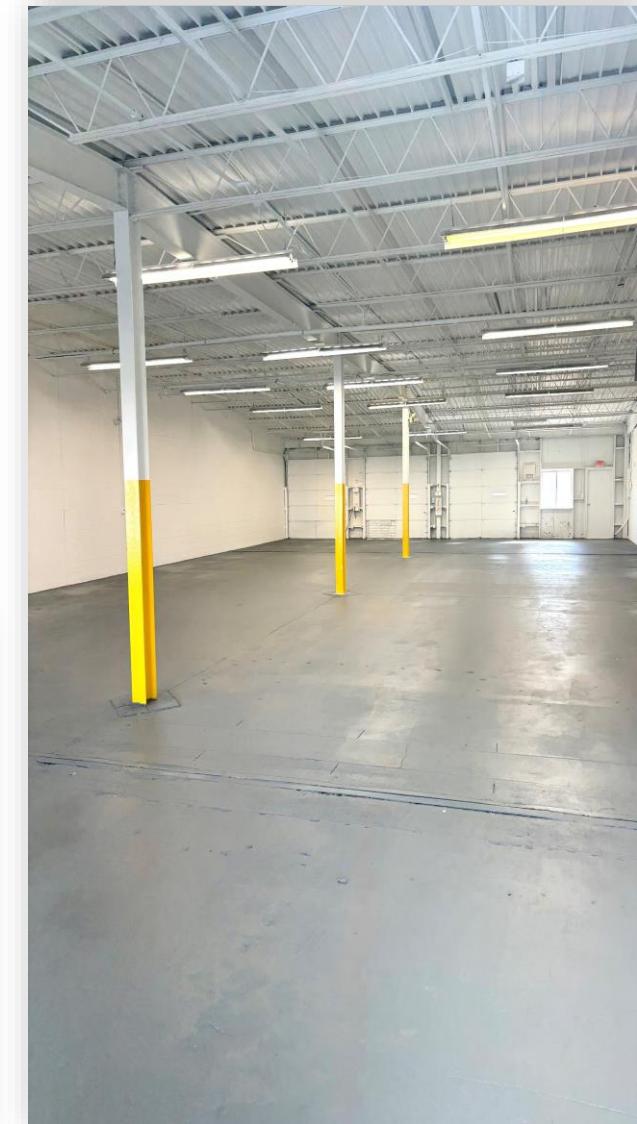
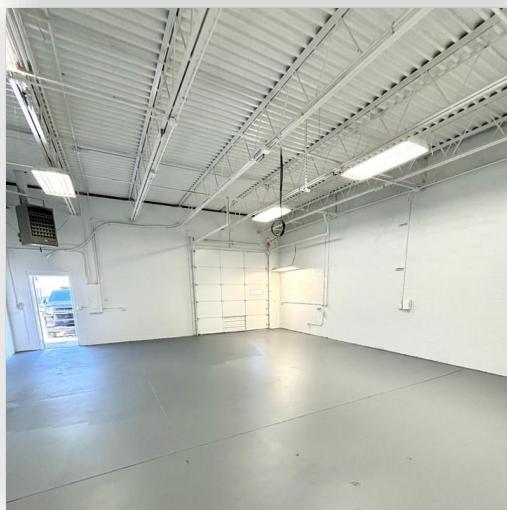
SPACE AVAILABILITY

AVAILABLE SPACES

Building	UNIT	SPACE SIZE (SF)	RATE (NNN)
5265 Tractor Rd	H	2,400	\$7.75
5272 Tractor Rd	K, L, M	4,800 - 15,600	\$7.00
5222 Tractor Rd	B	1,350	\$8.00
5242 Tractor Rd	G	3,875	\$7.50
5232 Tractor Rd		8,800	\$7.00
444 Laskey Rd	A & B	5,800	\$7.50

UPGRADES AVAILABLE

- White Paint
- Additional loading docks
- Drive-in loading
- Other upgrades available



TOLEDO COMMERCE NORTH

5265 TRACTOR RD

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT I	UNIT J	UNIT K	UNIT L & M	UNIT N
LEASED	AVAILABLE	LEASED	LEASED	LEASED	LEASED	LEASED						
3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,000 sf	4,200 sf	2,400 sf	2,400 sf	3,900 sf	3,360 sf	3,000 sf	4,300 sf	4,100 sf

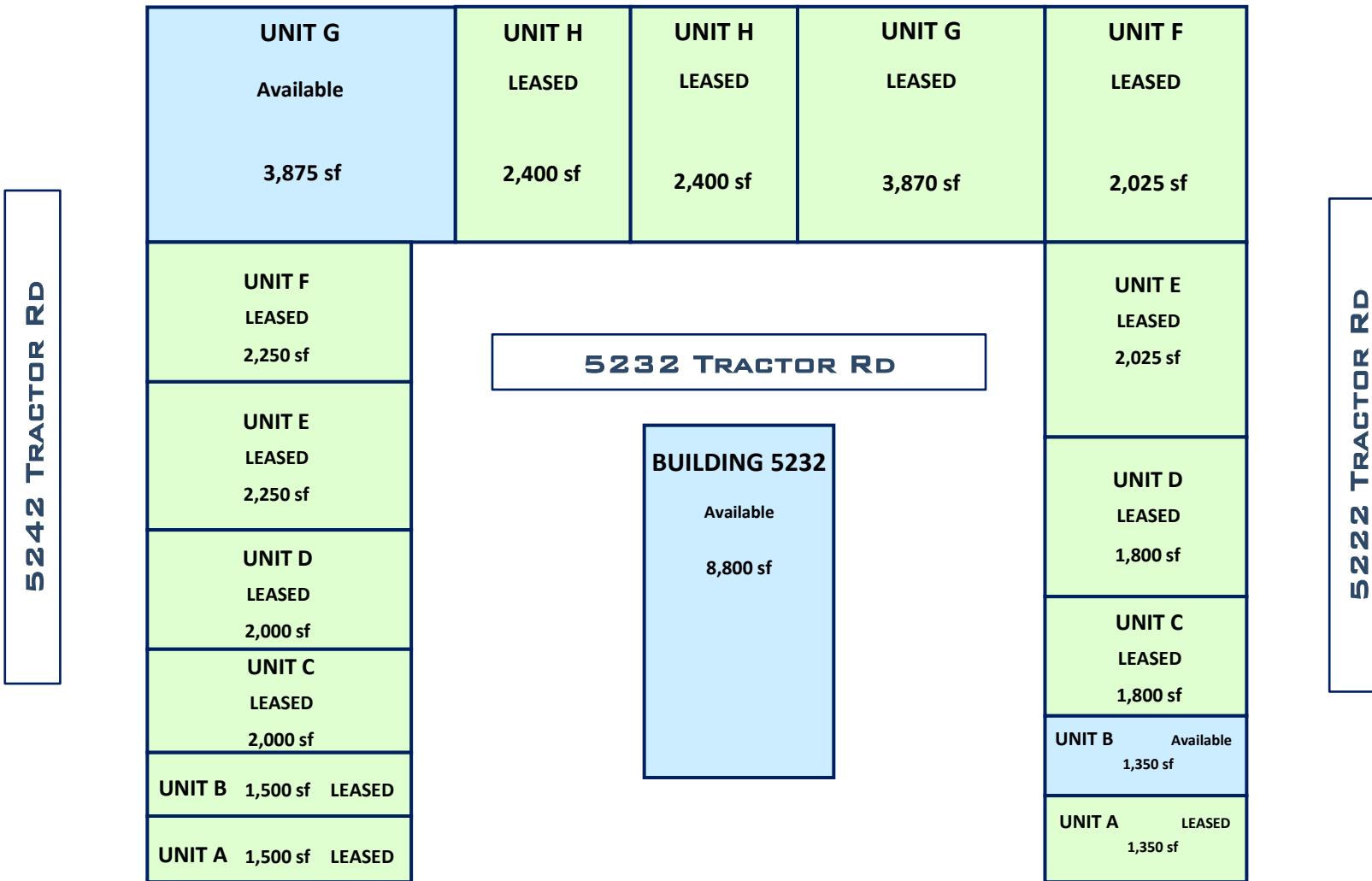
5272 TRACTOR RD

UNIT A & B & C	UNIT D	UNIT E	UNIT G	UNIT H	UNIT F	UNIT J	UNIT K	UNIT L	UNIT M	UNIT N & O
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	AVAILABLE	AVAILABLE	LEASED
9,000 sf	3,600 sf	6,000 sf	4,800 sf	4,800 sf	3,900 sf	3,600 sf	4,800 sf	6,000 sf	4,800 sf	12,000 sf

Available spaces can be combined or subdivided

Available
Leased

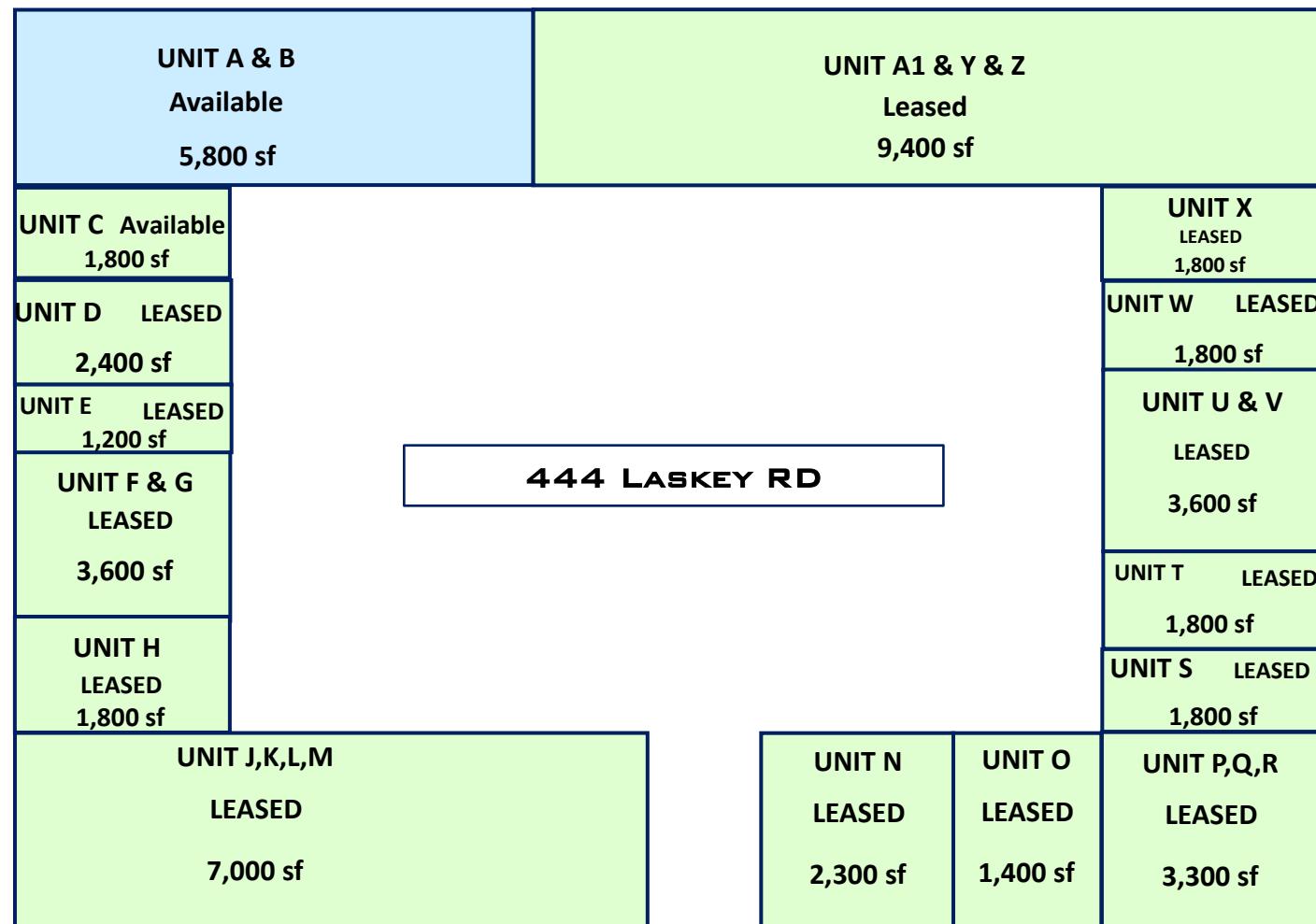
TOLEDO COMMERCE SOUTH



Available spaces can be combined or subdivided

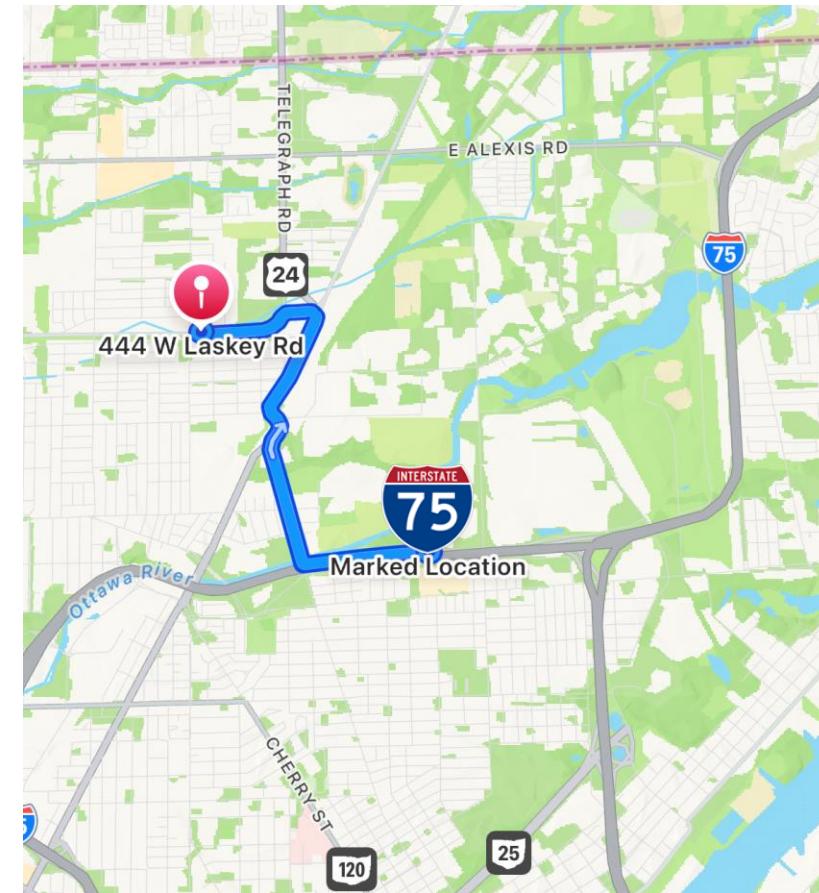
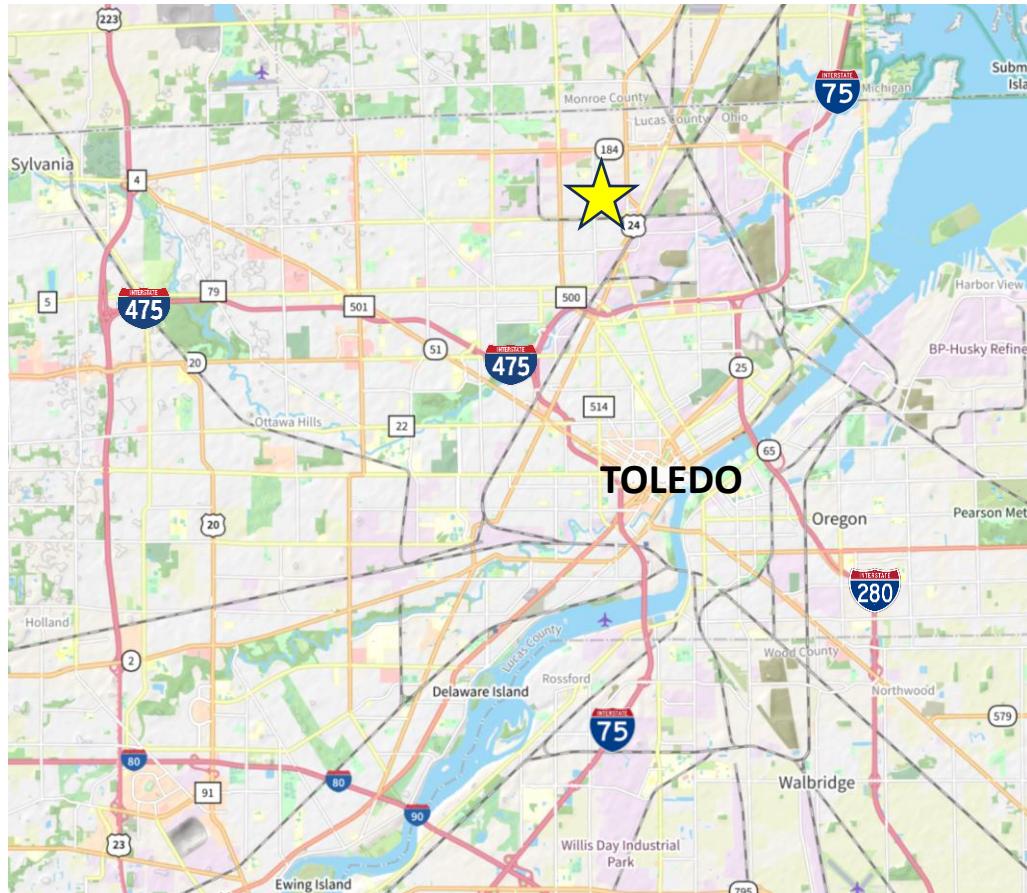
■ Available
■ Leased

LASKEY COMMERCE CENTER



Available
Leased

LOCATION



All three properties are 6 min from I-75



CONTACT INFORMATION

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BLUE DOCK

ESTABLISHED DEVELOPER

