



**BLUE DOCK**

**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:

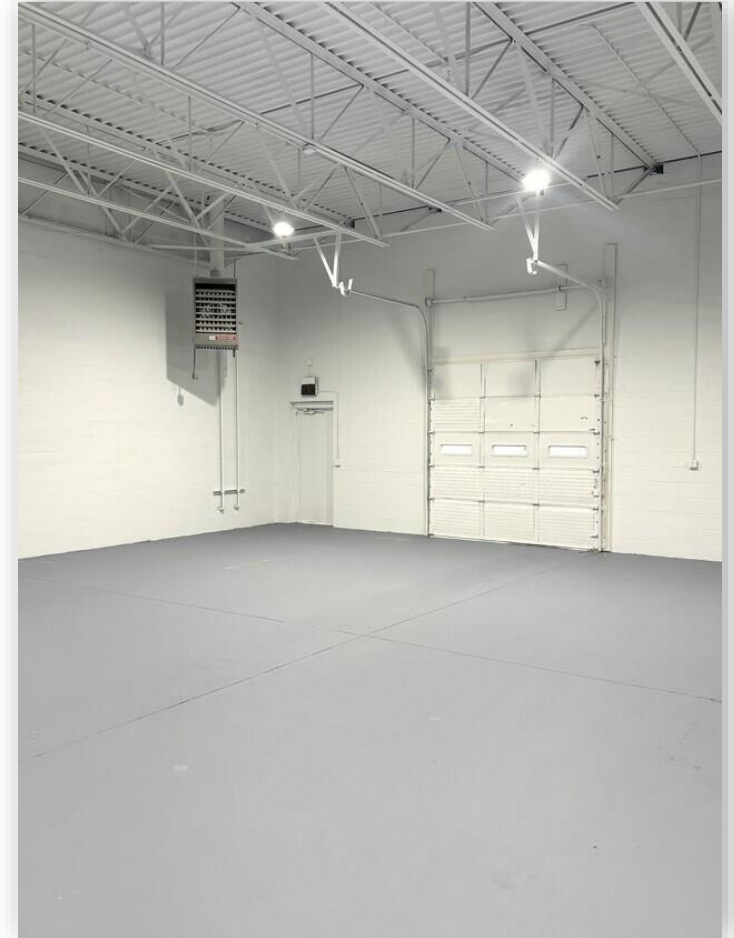
- 5265-5272 Tractor Rd, Toledo, OH
- 5222, 5232, 5242 Tractor Rd, Toledo, OH
- 444 Laskey Rd, Toledo, OH

**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



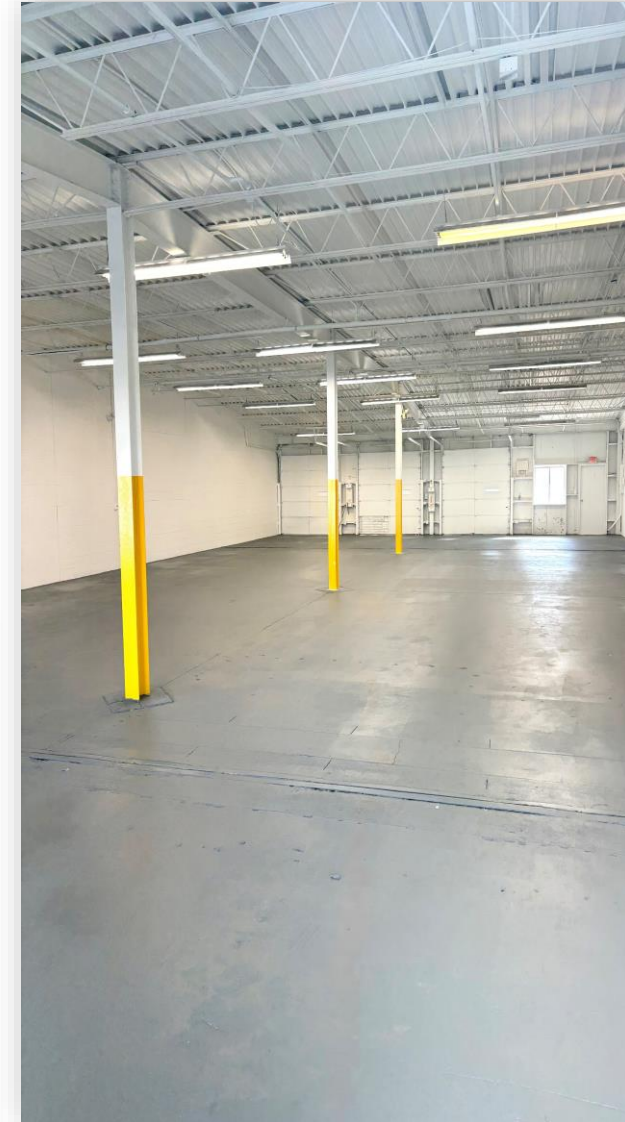
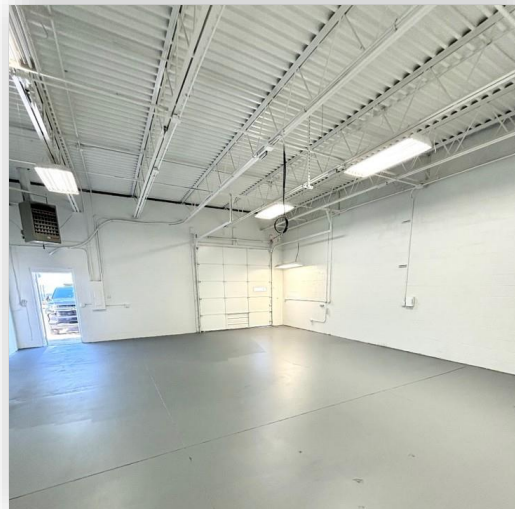
## SPACE AVAILABILITY

### 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	LEASED	LEASED	LEASED	LEASED	LEASED	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

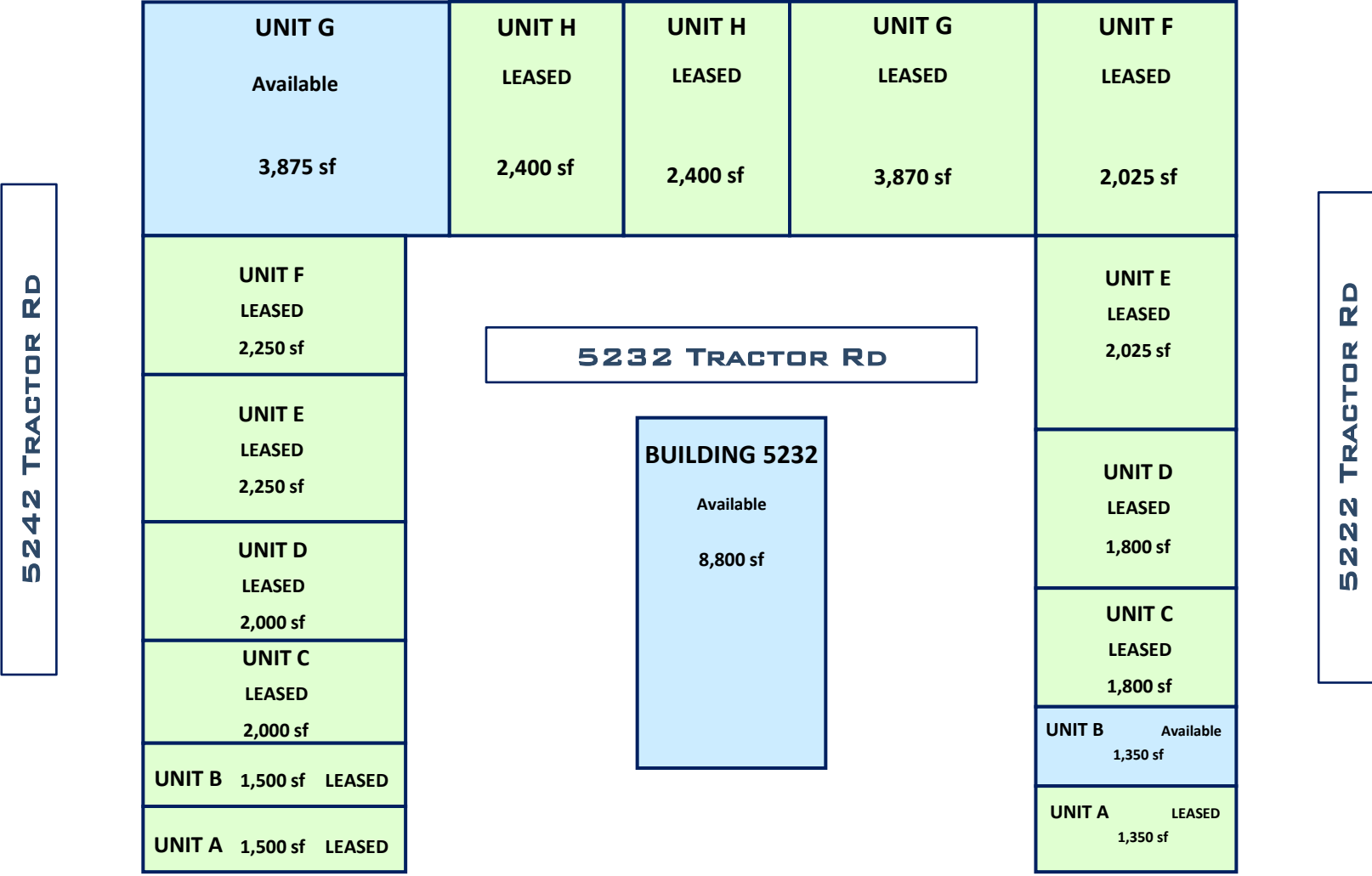
## 5272 TRACTOR RD

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

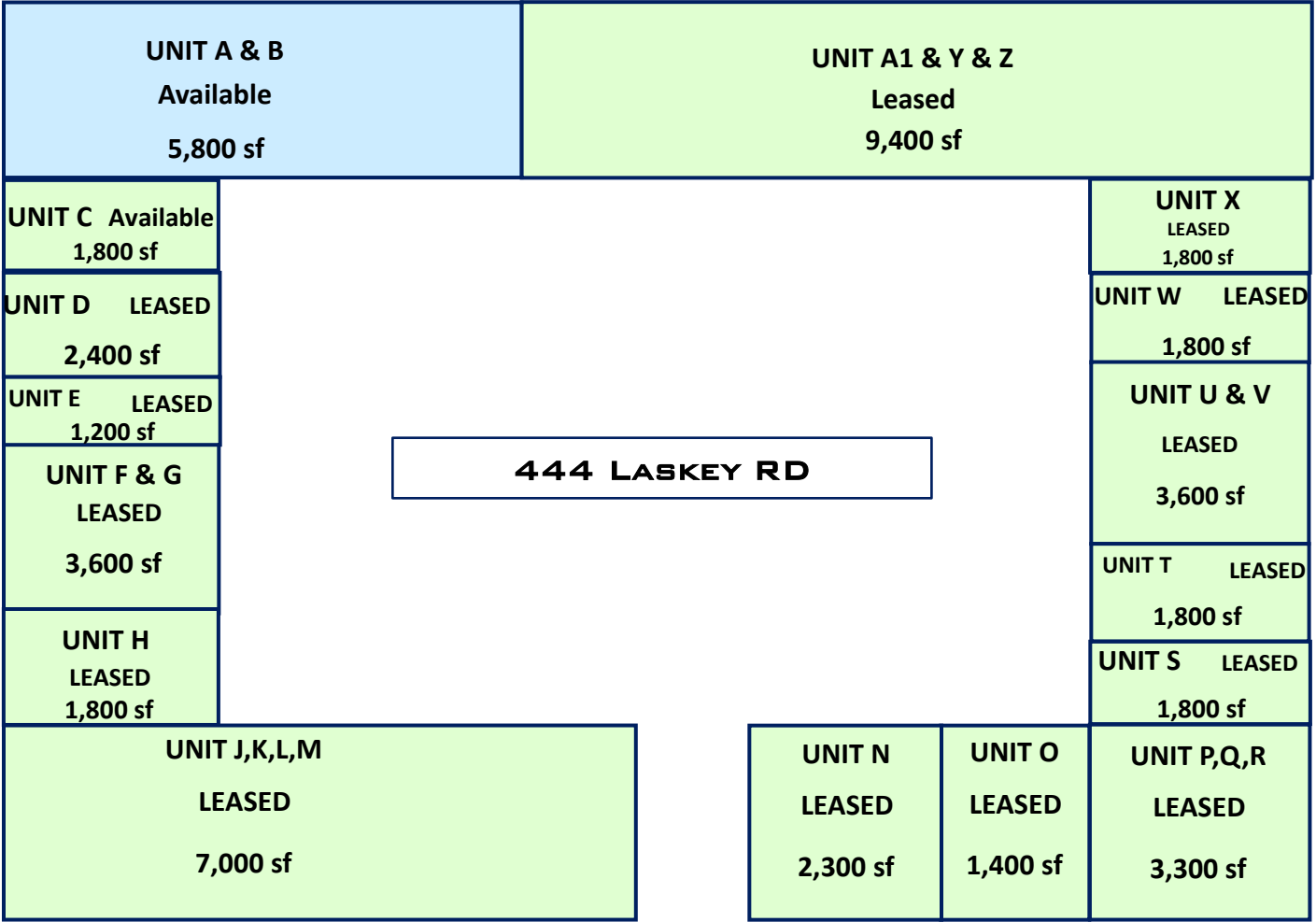
TOLEDO COMMERCE SOUTH



Available spaces can be combined or subdivided

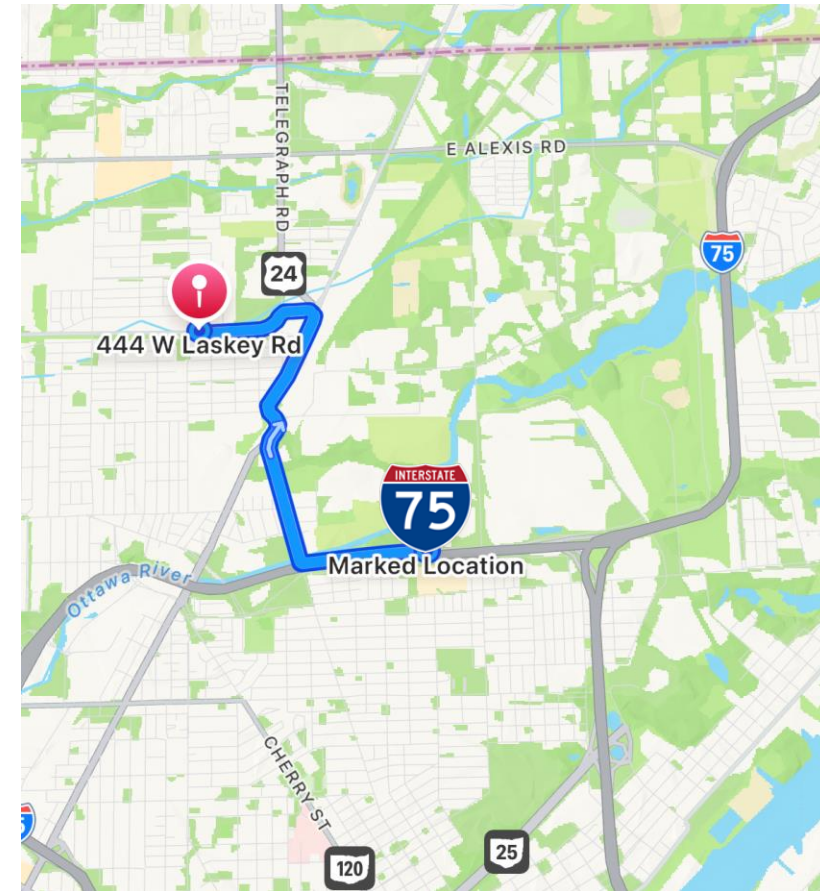
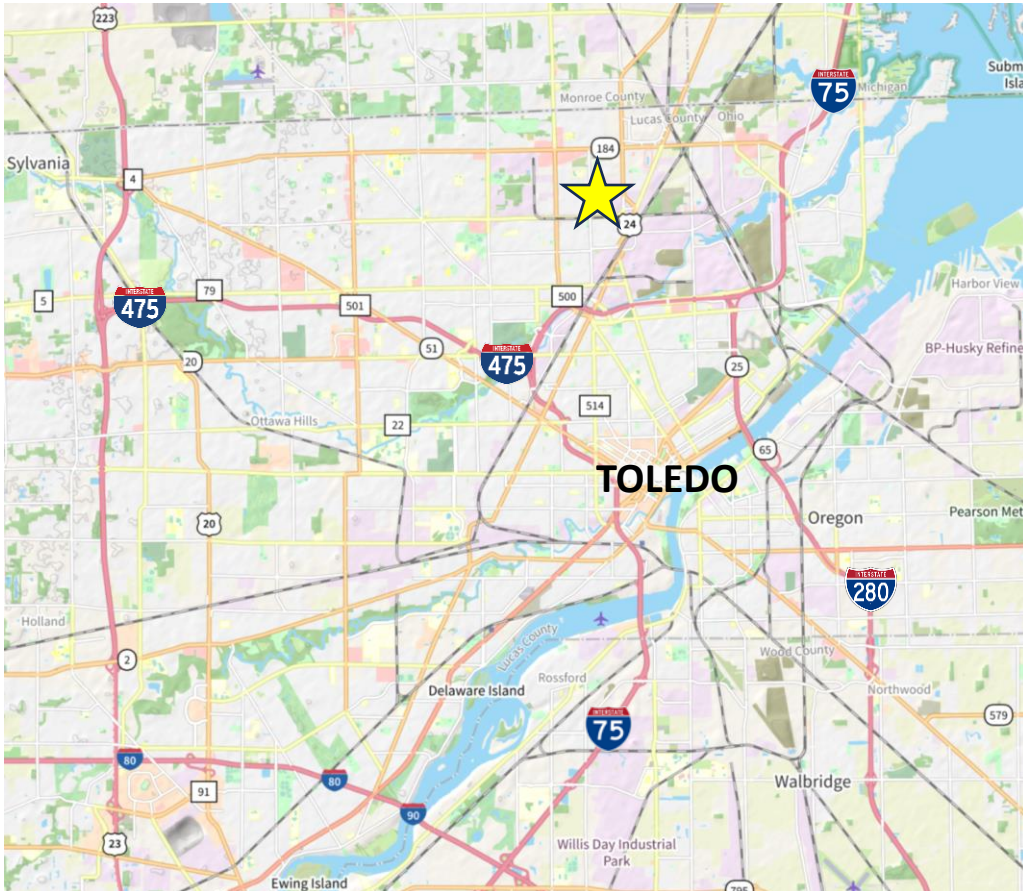
Available  
Leased

# 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

