



AVAILABLE FOR LEASE | INDUSTRIAL

**6020 BENORE ROAD | TOLEDO, OH 43612**

**13,500 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors





6020 BENORE ROAD

## Offering Summary

Lease Rate: Available SF:  
**\$8.50 SF/yr (NNN) 13,500 SF**

Building Size: Year Built:  
**13,500 SF 1975**

Lot Size: Lease Term:  
**1.15 Acres Negotiable**

### Property Overview

- 13,500 SF Industrial building in excellent condition
- Climate control throughout
- 1 - 8'x8' dock door with leveler
- 10'x10' grade door
- Roof sealed in 2024
- Power upgrade in 2022

Contact us for additional information!  
**[rkgcommercial.com](http://rkgcommercial.com)**

**RK**





6020 BENORE ROAD

## Property Details

Number Of Floors  
**1**

Acreage  
**1.15 Acres**

Utilities  
**Power: Toledo Edison**  
**Fuel: Columbia Gas**  
**Water: City of Toledo**

Tenancy  
**Single**

Annual Real Estate  
Taxes/Annual Real Estate  
Taxes Per SF  
**\$14,151 / \$1.04**

Office Size  
**1,500 SF**

Roof  
**Metal**

Parcel Nos.  
**22-30142**

# Of Grade Level Doors  
**1**

Ceiling Height  
**15 ft**

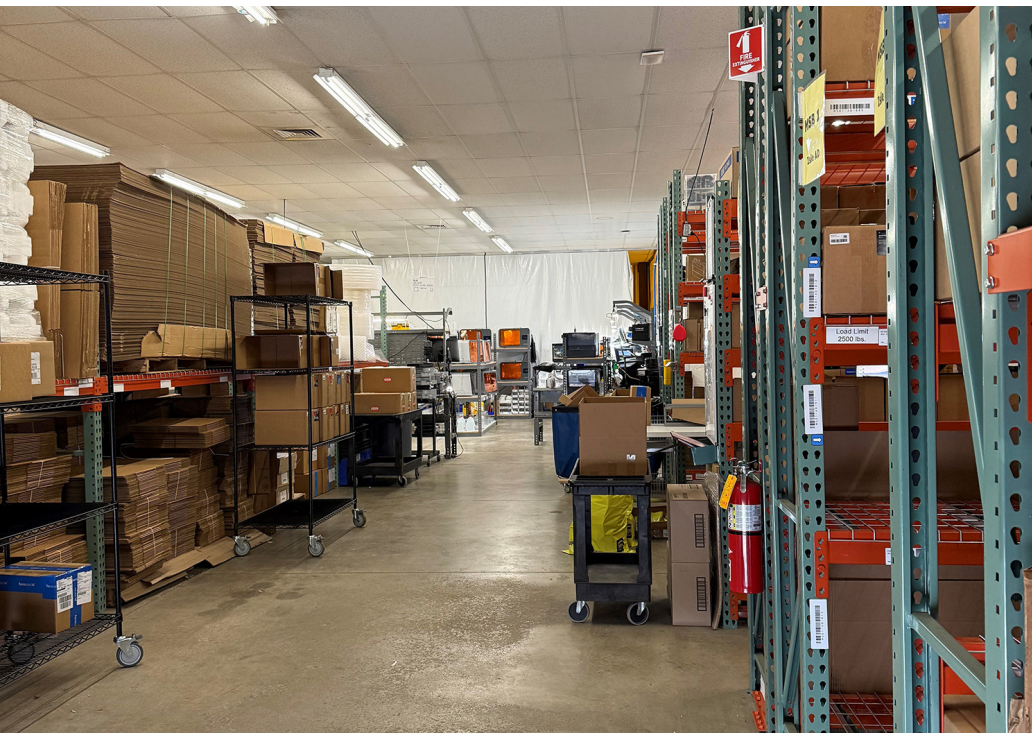
Cross Streets  
**American Road**

# Of Dock High Doors  
**1**





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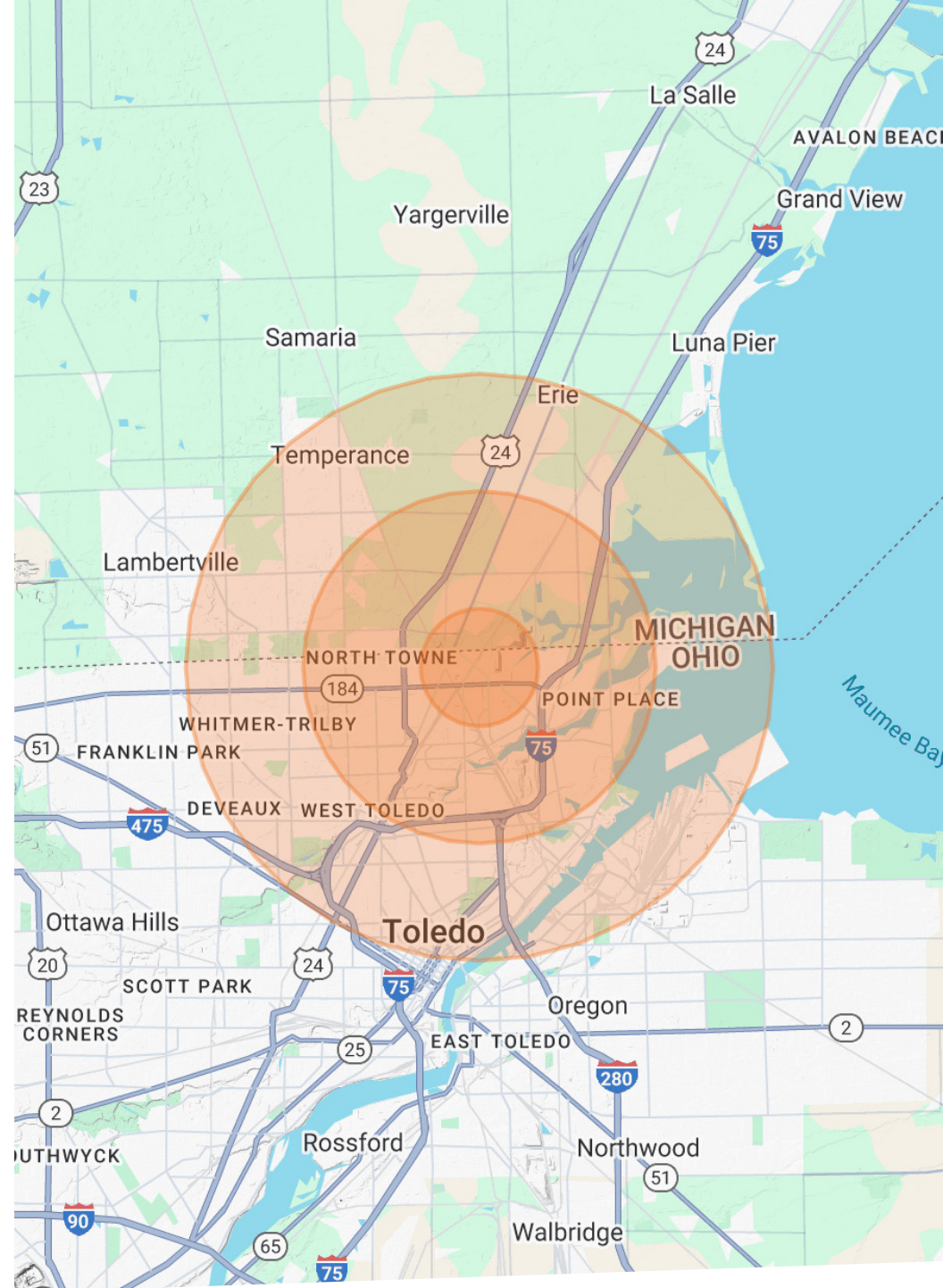


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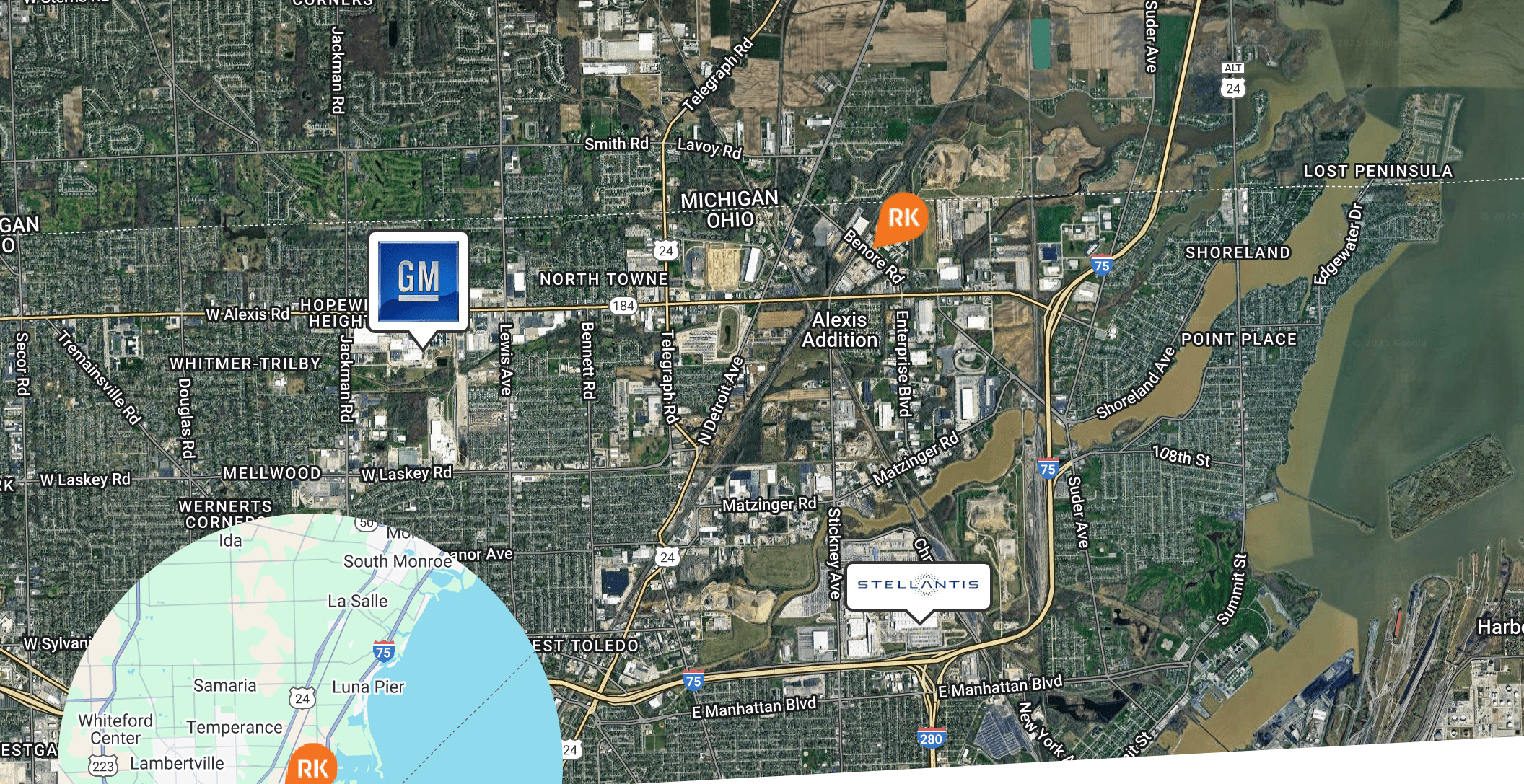
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,648	36,406	122,382
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	719	15,788	51,952
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$65,820	\$68,318	\$64,588
Average House Value	\$133,112	\$141,400	\$140,872

Demographics data derived from AlphaMap







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## Location Benefits

- Prime North Toledo location with easy access to I-75 and I-280
- Close proximity to Jeep and GM Powertrain





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***Lynette Reichle, SIOR  
Senior Vice President***

**Lynette Reichle, SIOR**

**Reichle Klein Group**

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#### OUR PURPOSE

**To make real estate work for  
our clients and customers**

#### OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

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