



AVAILABLE FOR LEASE | INDUSTRIAL

6020 BENOKE ROAD | TOLEDO, OH 43612

13,500 SF INDUSTRIAL BUILDING

rkgcommercial.com

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

RK



6020 BENOKE 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





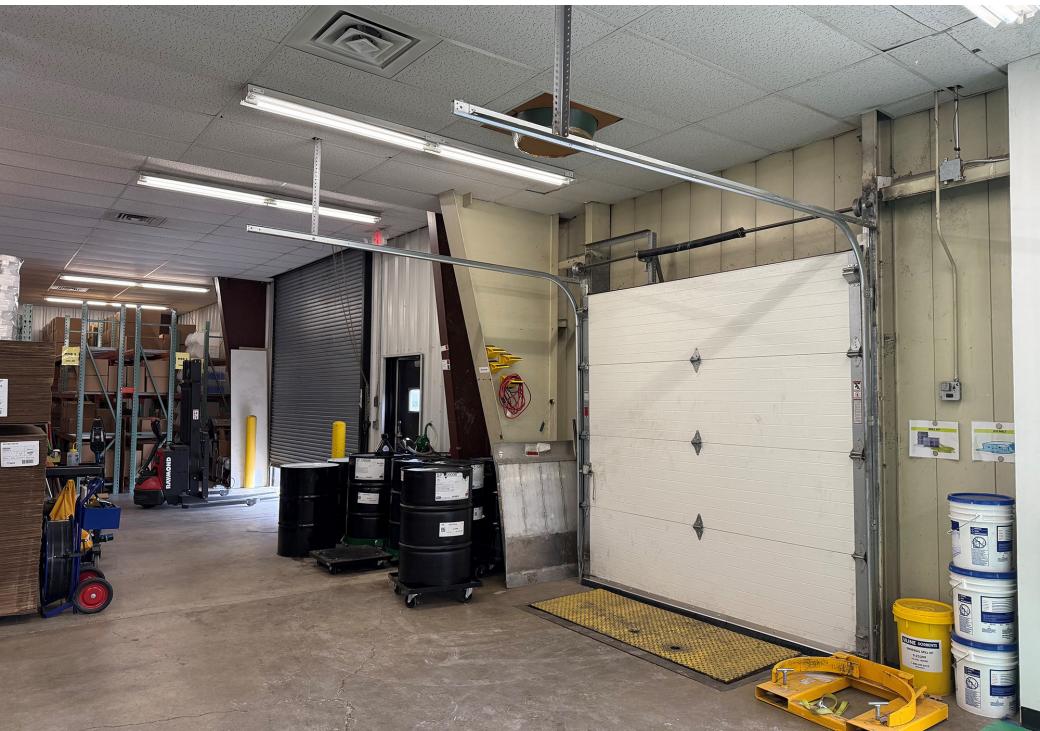
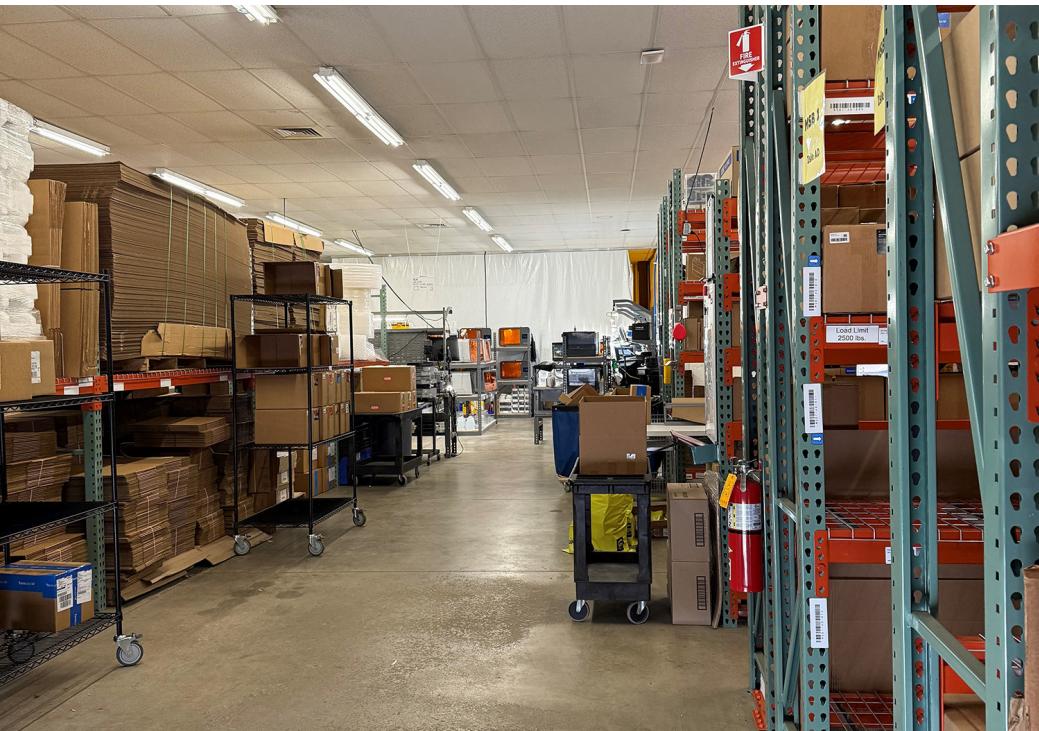
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Property Details

Number Of Floors	Tenancy	Roof	Ceiling Height
1	Single	Metal	15 ft
Acreage	Annual Real Estate	Parcel Nos.	Cross Streets
1.15 Acres	Taxes/Annual Real Estate	22-30142	American Road
	Taxes Per SF		
	\$14,151 / \$1.04		
Utilities	Office Size	# Of Grade Level Doors	# Of Dock High Doors
Power: Toledo Edison	1,500 SF	1	1
Fuel: Columbia Gas			
Water: City of Toledo			



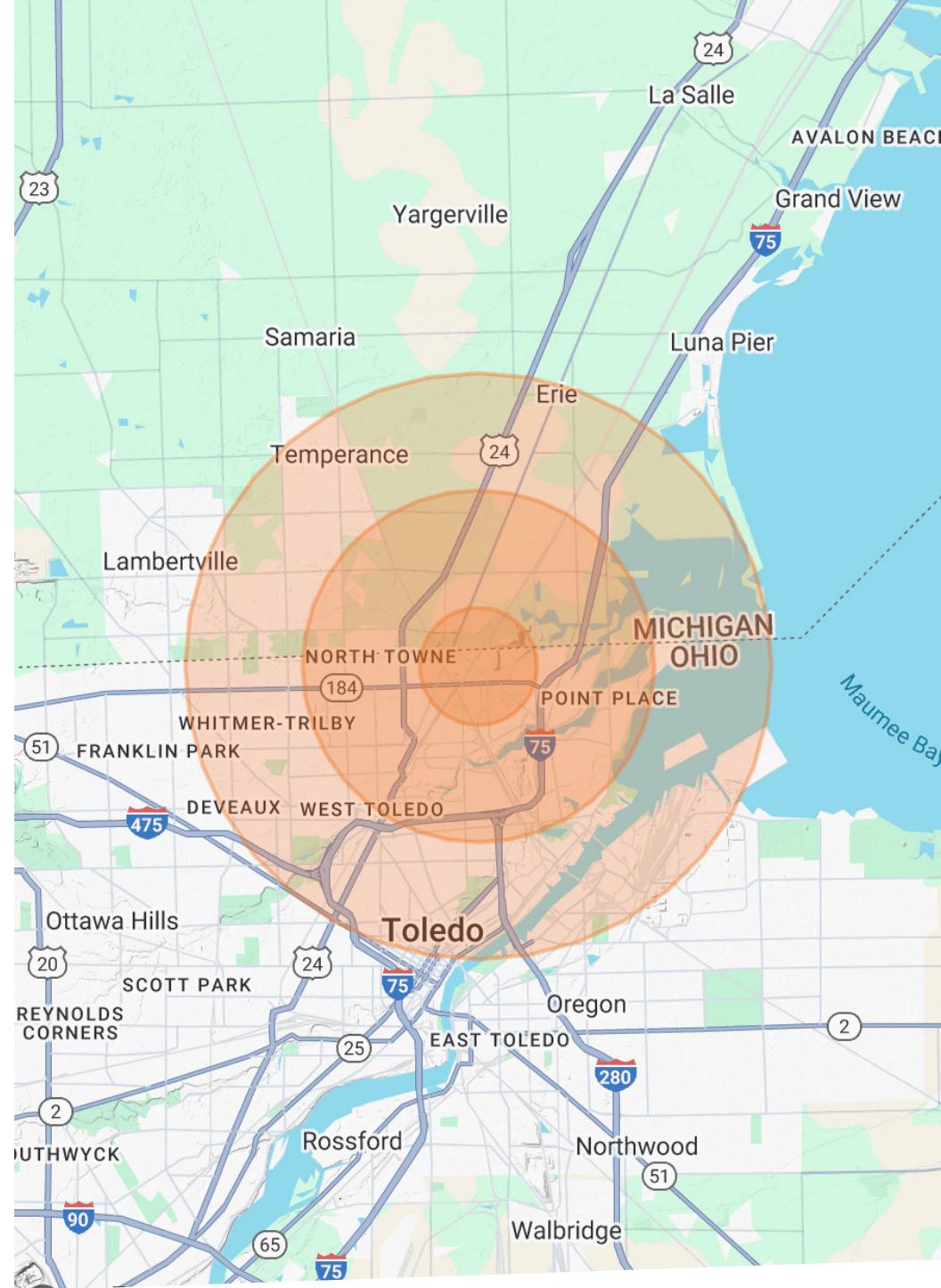
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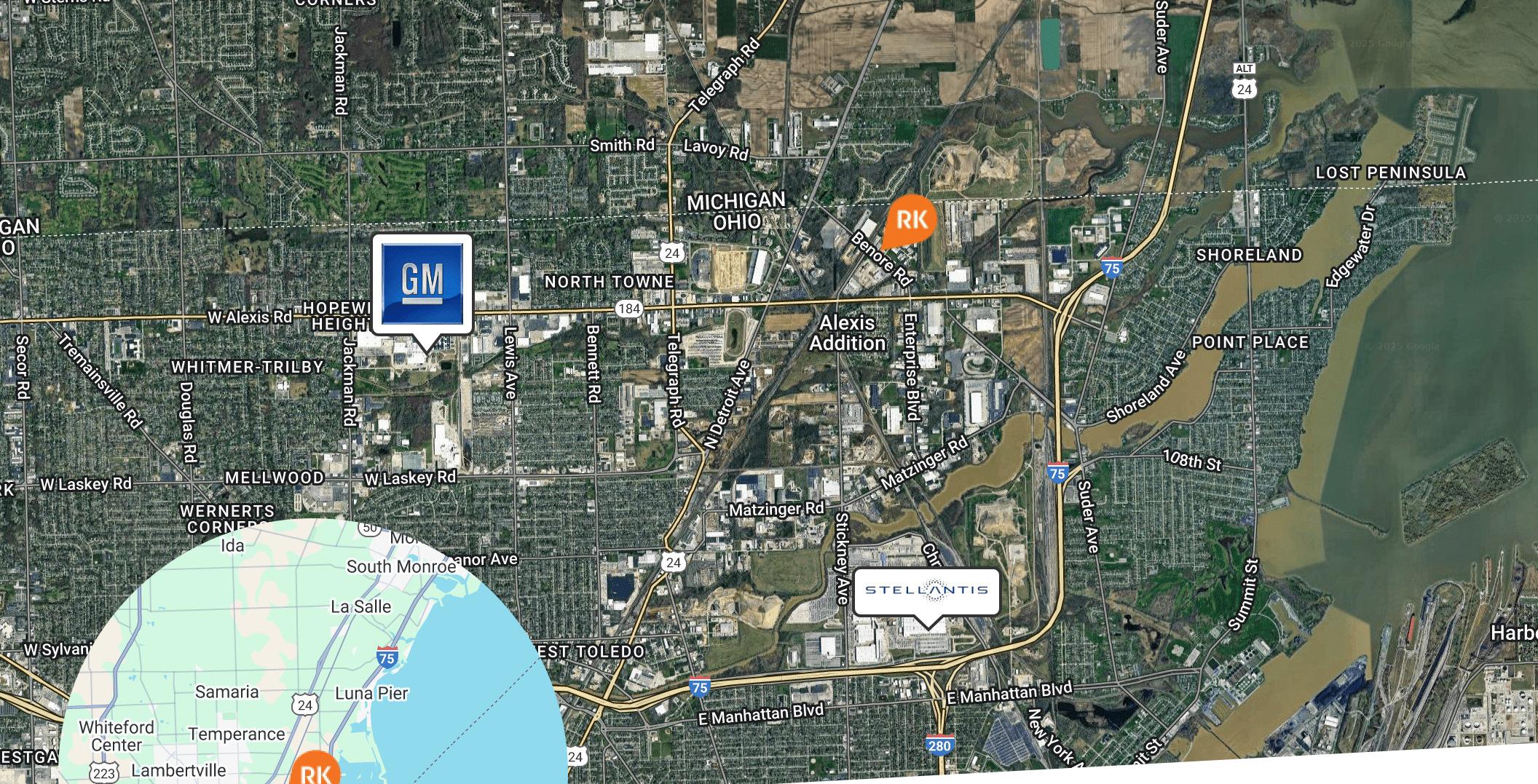


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,648	36,406	122,382
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	719	15,788	51,952
# of Persons per HH	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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OUR PURPOSE

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

OUR VALUES

Trust.

**Service with a Warrior Spirit.
All in.**

RK