

2411 ALBION STREET  
TOLEDO, OHIO 43606

INDUSTRIAL BUILDING FOR SALE  
167,429 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

WEST TOLEDO WAREHOUSE

**HUB ZONE &  
OPPORTUNITY ZONE**



## GENERAL INFORMATION

Sale Price:	\$699,000
Building Size:	167,429 sf
Number of Stories:	1
Year Constructed:	1943
Condition:	Fair to poor
Acreage:	4.5529 ac
Land Dimensions:	525' x 335'
Closest Cross Street:	W. Delaware Ave. & I-75
County:	Lucas
Zoning:	IL
Parking:	25 ± spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Office Space:	3,000 ± sf (needs to be gutted)
Warehouse Space:	165,000 ± sf
Exterior Walls:	Brick & steel
Structural System:	Block & steel
Roof:	Needs replacement
Floors/Coverings:	Concrete – 8"
Ceiling Height:	26' +
Basement:	N/A
Heating:	Needs replacement
Air Conditioning:	No
Power:	3000 Amp/3-phase; disconnected
Security System:	Yes – fire & burglary
Restrooms:	Inoperable
Overhead Doors:	(1) 14'x16', (2) 14'x14'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facade – visible from I-75
Rail:	Yes - Norfolk Southern Adjacent to East of Property
Cranes:	4 crane ways – Runway for 30 Ton overhead crane
Floor Drains:	No

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Yes

**UTILITIES**

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

**2023 REAL ESTATE TAXES**

Parcels:	16-19511 & 18-44024
Assessor Number:	04099001 & 04901020
Total Annual Taxes:	\$6,062.18

**Comments:**

- Hot or cold storage bays 75' x 520'
- Full bay lighting with skylights
- Truck maintenance pit
- Fire suppression system throughout – needs repairs
- Additional fenced-in parking area across Albion Street

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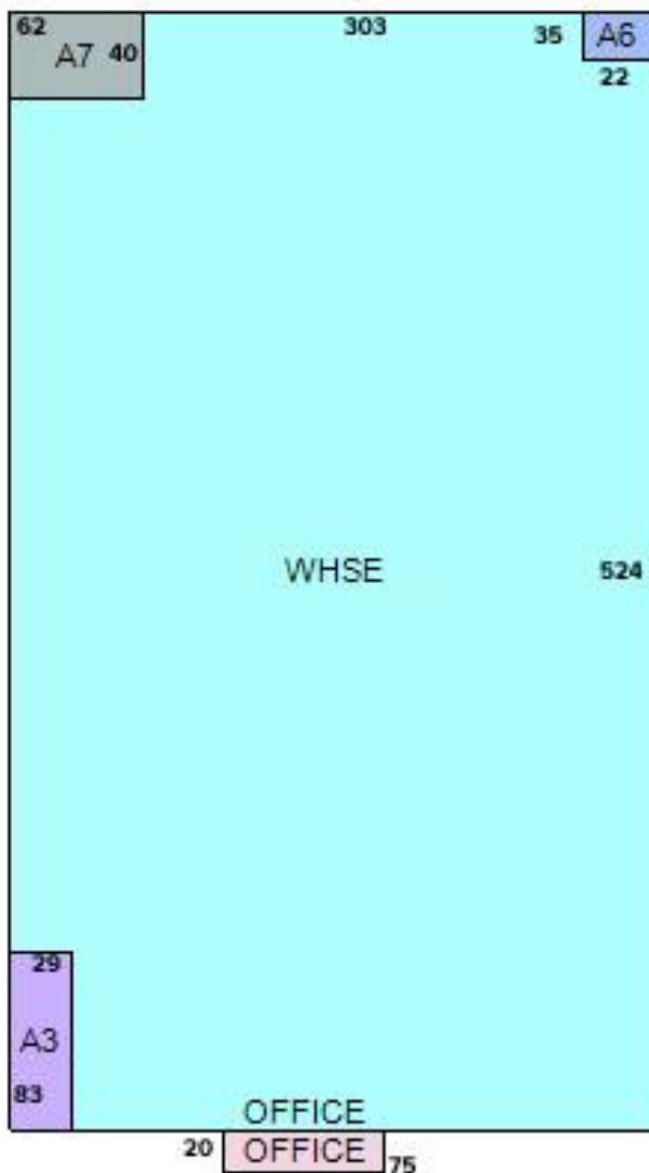
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# 2411 Albion Street, Toledo, OH 43606

## Industrial Building For Lease

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AVAILABLE

Sketch



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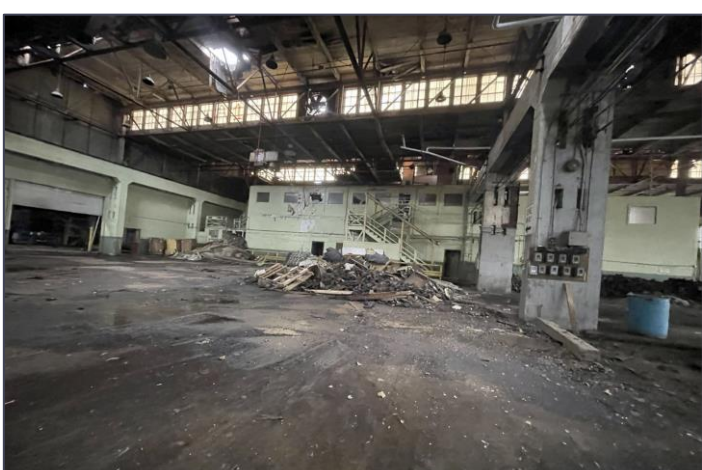
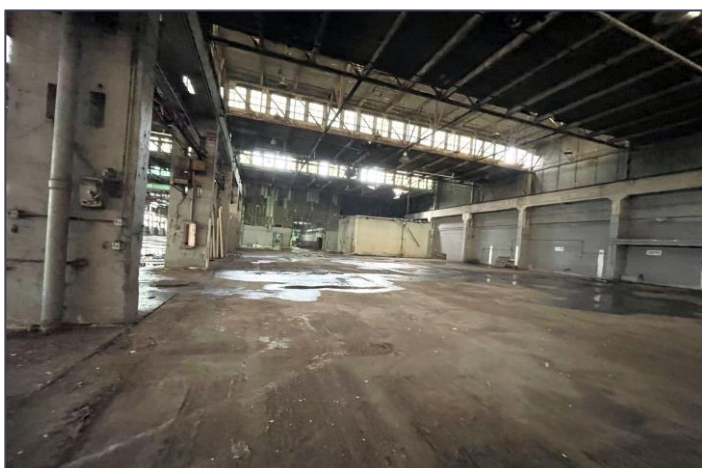
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	12,162	\$31,636
3 MILE	121,981	\$33,819
5 MILE	246,305	\$38,863

TRAFFIC COUNTS (TWO-WAY)	
80,905	I-75
13,626	Monroe Street
3,060	Auburn Avenue
14,943	N. Detroit Avenue

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