

111-113 S. SUPERIOR STREET
TOLEDO, OH 43604

OFFICE BUILDING FOR SALE & LEASE
11,561 Square Feet Available



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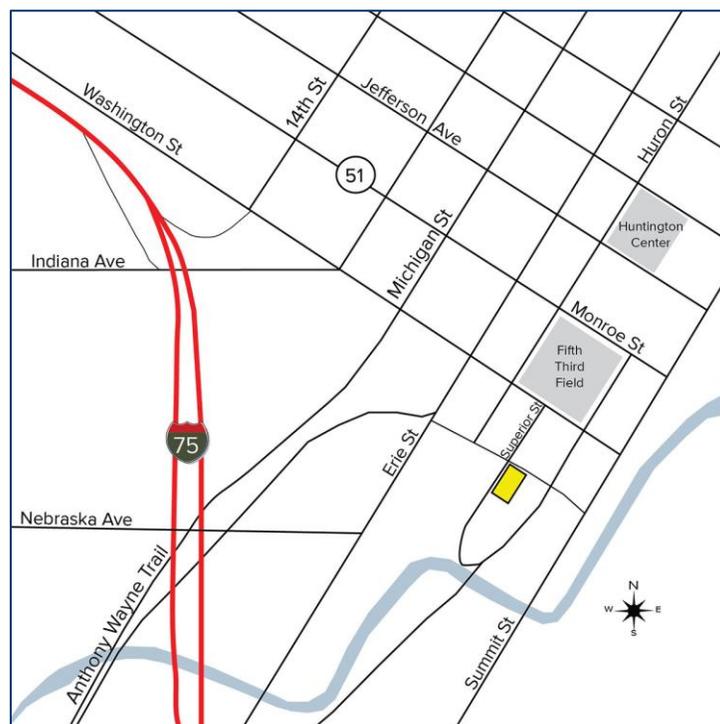
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER I-HEART MEDIA BUILDING



GENERAL INFORMATION

Sale Price:	\$999,000
Lease Rate:	\$12.00-\$14.00/SF NNN
Building Size:	11,561 SF
Number of Stories:	2
Year Constructed:	1961 renovated 2015
Condition:	Good
Lot Dimensions:	S. Superior – 221'/Lafayette – 125'
Acreage:	0.63
Closest Cross Street:	Lafayette Street
County:	Lucas
Zoning:	IL-10 Limited Industrial
Parking:	25 surface spaces (5 covered)
Curb Cuts:	2 (two)
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood frame
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	8'-12'
Basement:	No
Heating:	Forced air
Air Conditioning:	Central
Power:	800 amps, 240V 3 phase 4 wire
Restrooms:	2 Men's, 2 Women's, 1 Unisex
Security System:	Yes
Sprinklers:	Yes
Signage:	Yes – Façade/freestanding
Internet:	Buckeye Broadband + ATT Fiber

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At closing/lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Single tenant (NNN) Multi-tenant (Modified Gross Lease)

2024 REAL ESTATE TAXES

TD:	12
Parcel Numbers:	17061, 17054, 17051, 17044, 00316, 00314
Total Annual Taxes:	\$3,040.59

Comments:

- Excellent owner-occupant opportunity in Downtown Toledo.
- 11,561 SF building located in the heart of the Warehouse District in Downtown Toledo available for lease or sale.
- Building can be split into 2 suites to accommodate multiple tenants.
- Limited industrial zoning provides a variety of public, commercial, and industrial uses.
- Building has a backup generator.
- Within walking distance to Fifth Third Field, The Huntington Center, recently renovated Glass City Center, and numerous restaurants.

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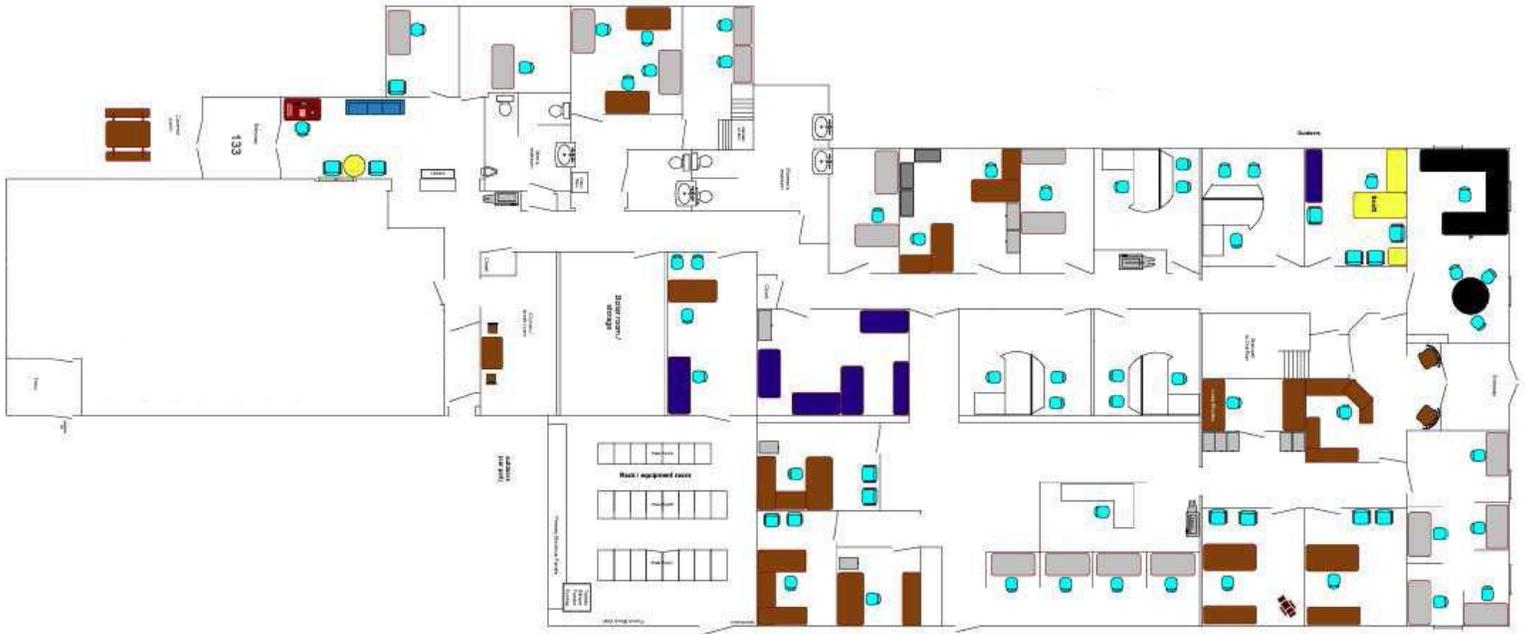
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Floor Plan – 1st Floor



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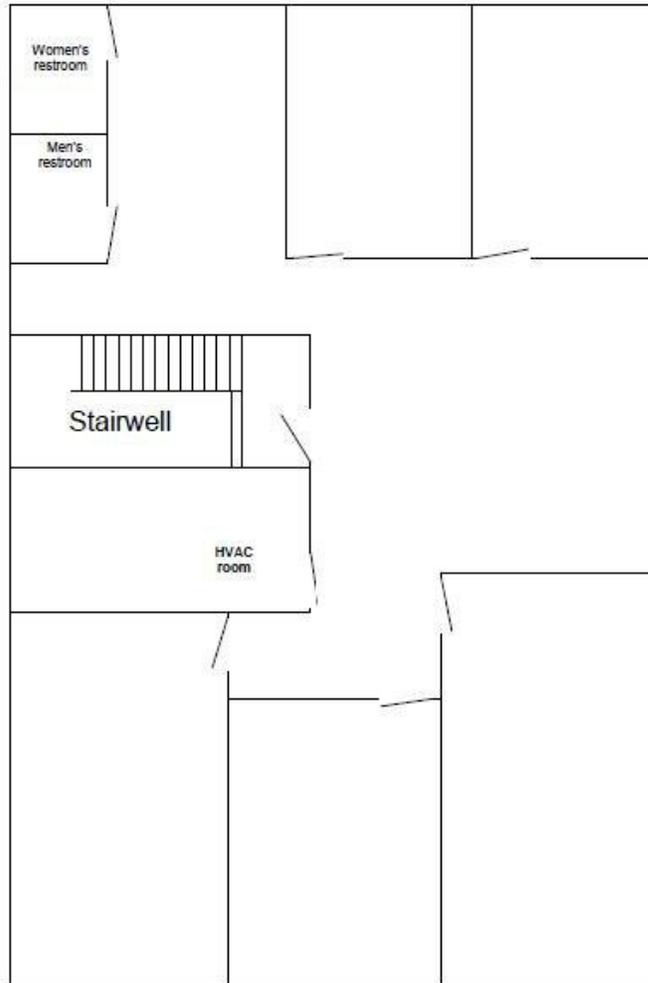
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Floor Plan – 2nd Floor



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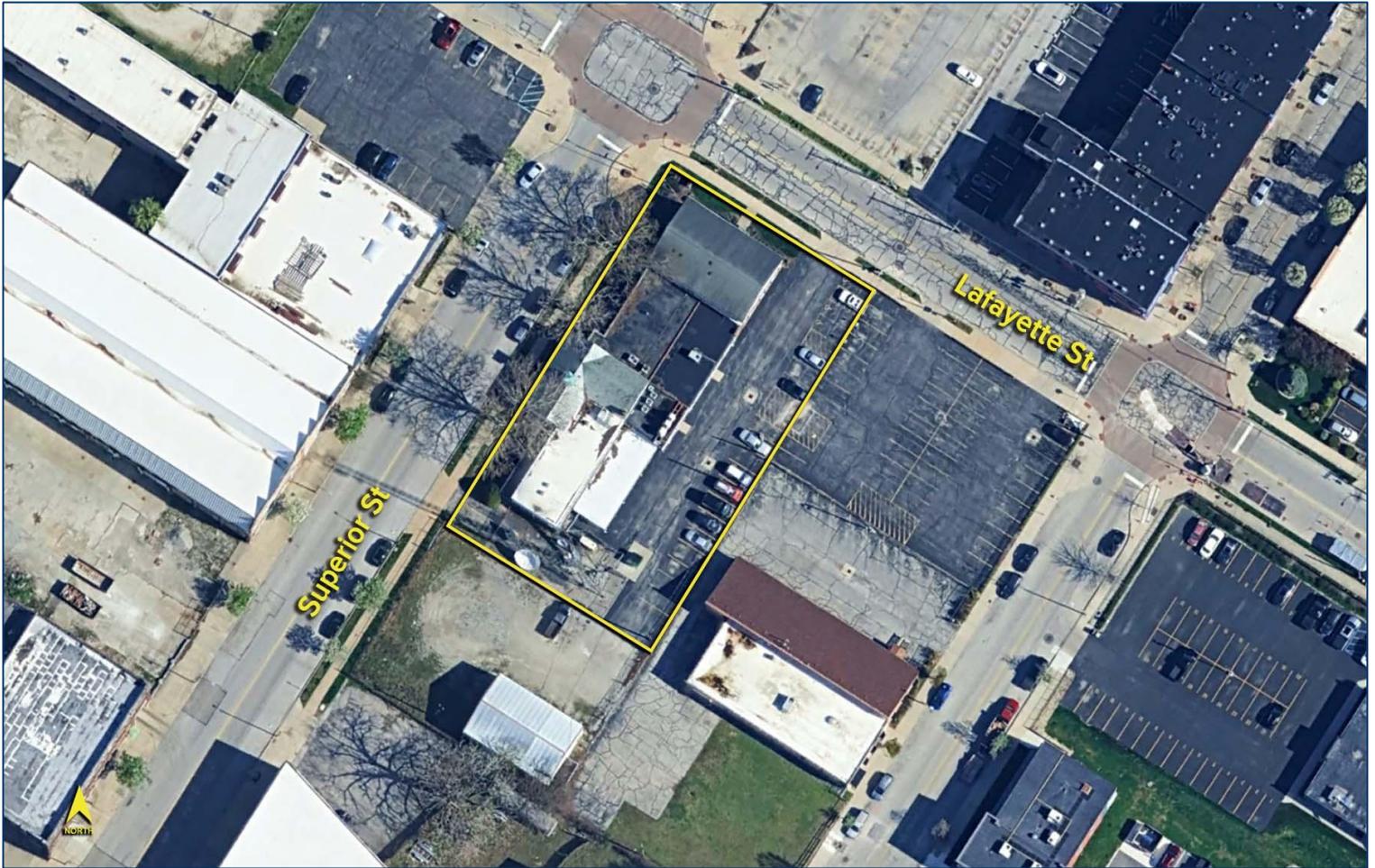
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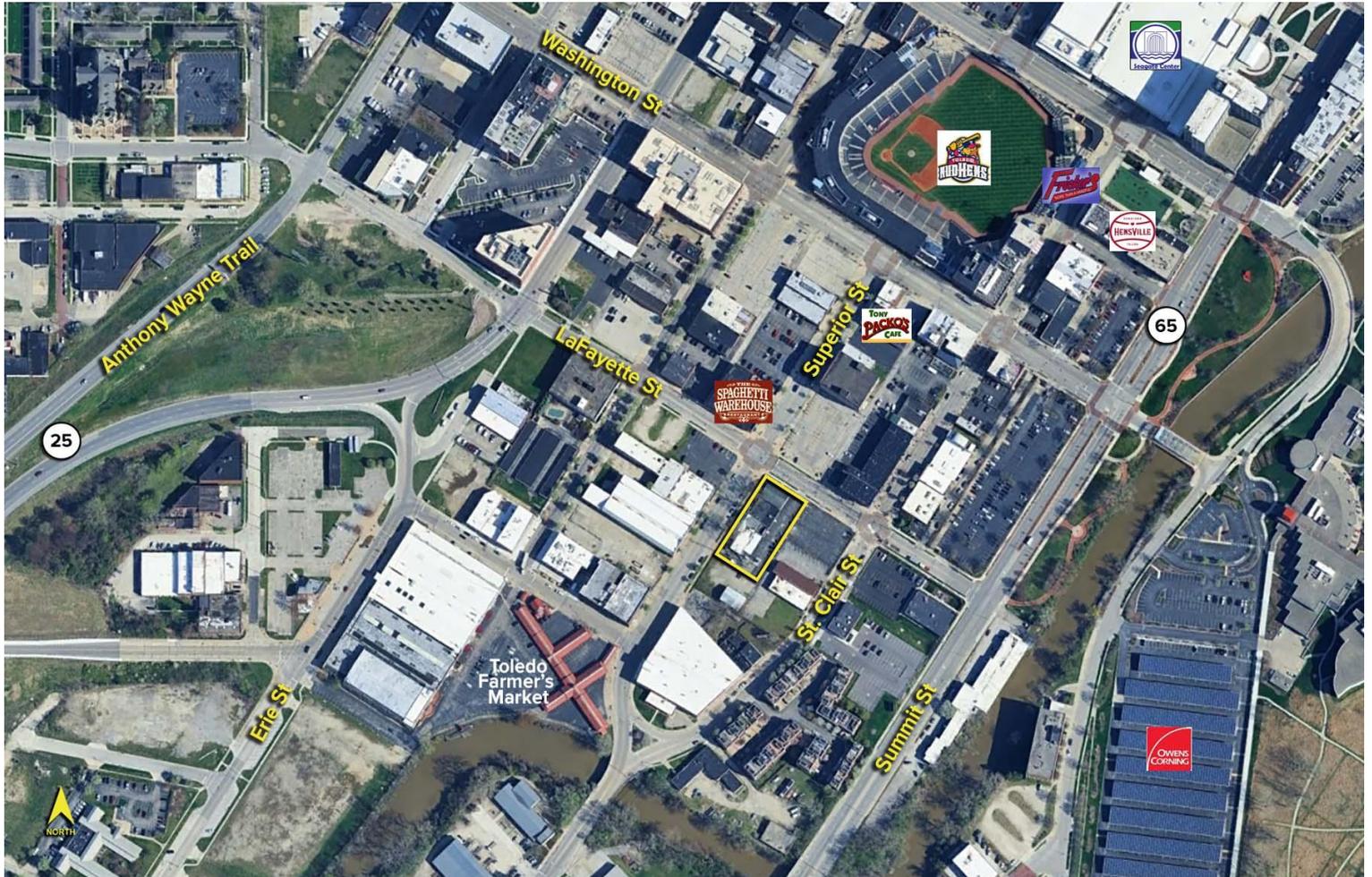
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TRAFFIC COUNTS (TWO-WAY)

2,050	Lafayette Street
650	S. St. Clair Street
1,000	S. Superior Street

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,214	5,209
3 MILE	93,487	49,945
5 MILE	202,015	100,137

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