



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

6020 BENORE ROAD | TOLEDO, OH 43612

13,500 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



6020 BENORE ROAD

Offering Summary

Sale Price:
\$1,200,000

Lease Rate:
\$8.50 SF/yr (NNN)

Available SF:
13,500 SF

Building Size:
13,500 SF

Year Built:
1975

Lot Size:
1.15 Acres

Lease Term:
Negotiable

Price / SF:
\$88.89

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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6020 BENOIRE ROAD

Property Details

Number Of Floors

1

Tenancy

Single

Roof

Metal

Ceiling Height

15 ft

Acreage

1.15 Acres

Annual Real Estate

Taxes/Annual Real Estate

Taxes Per SF

\$14,151 / \$1.04

Parcel Nos.

22-30142

Cross Streets

American Road

Utilities

Power: Toledo Edison

Fuel: Columbia Gas

Water: City of Toledo

Office Size

1,500 SF

Of Grade Level Doors

1

Of Dock High Doors

1



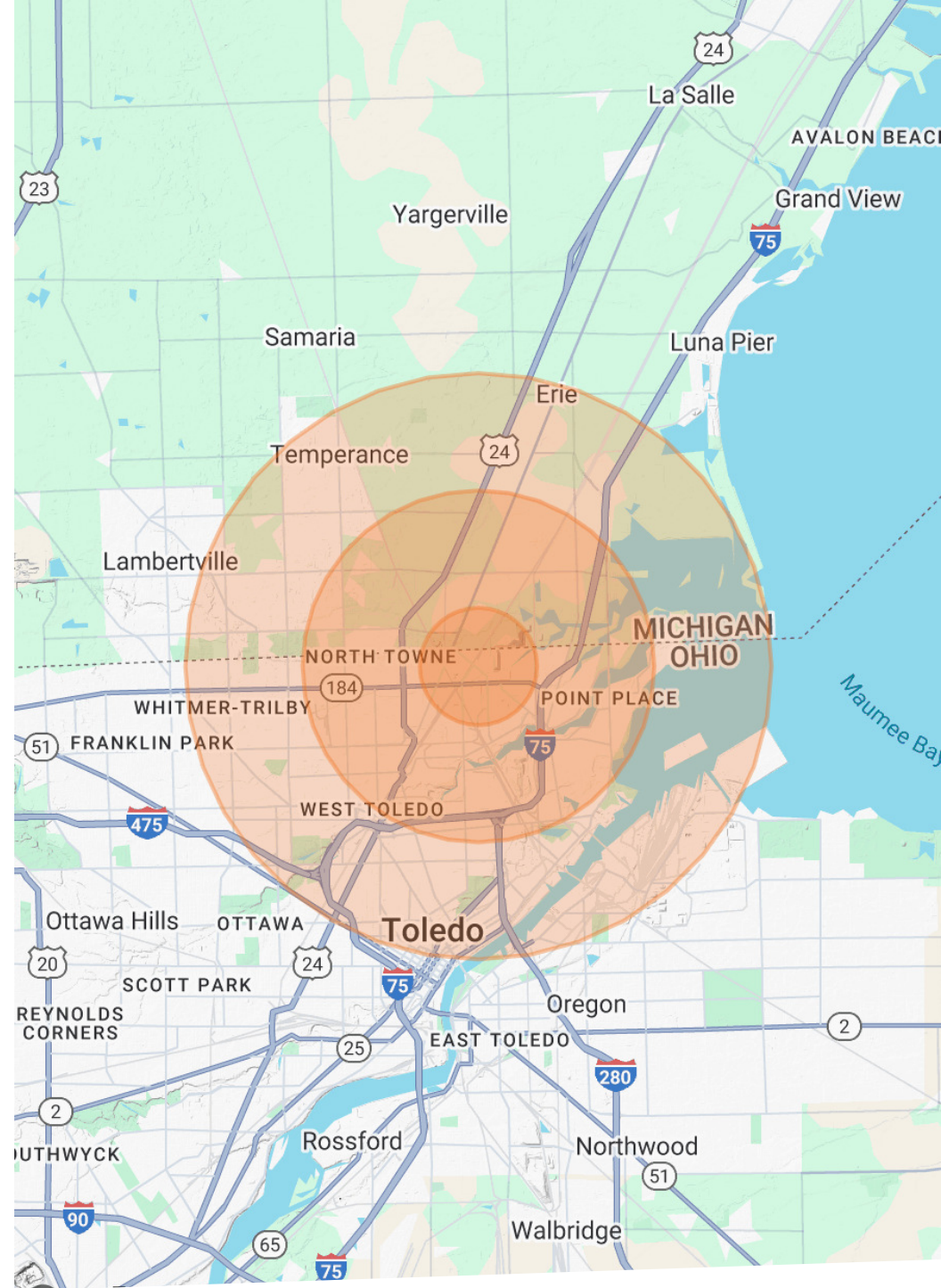


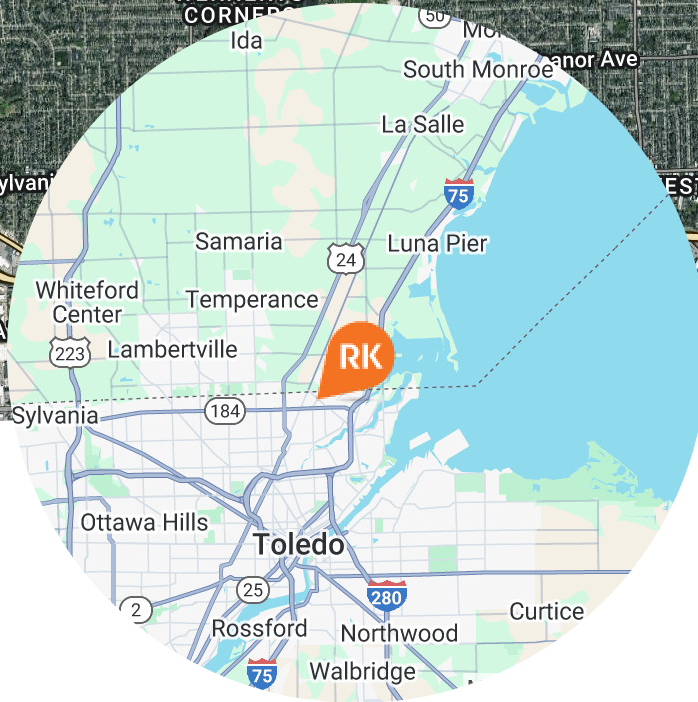
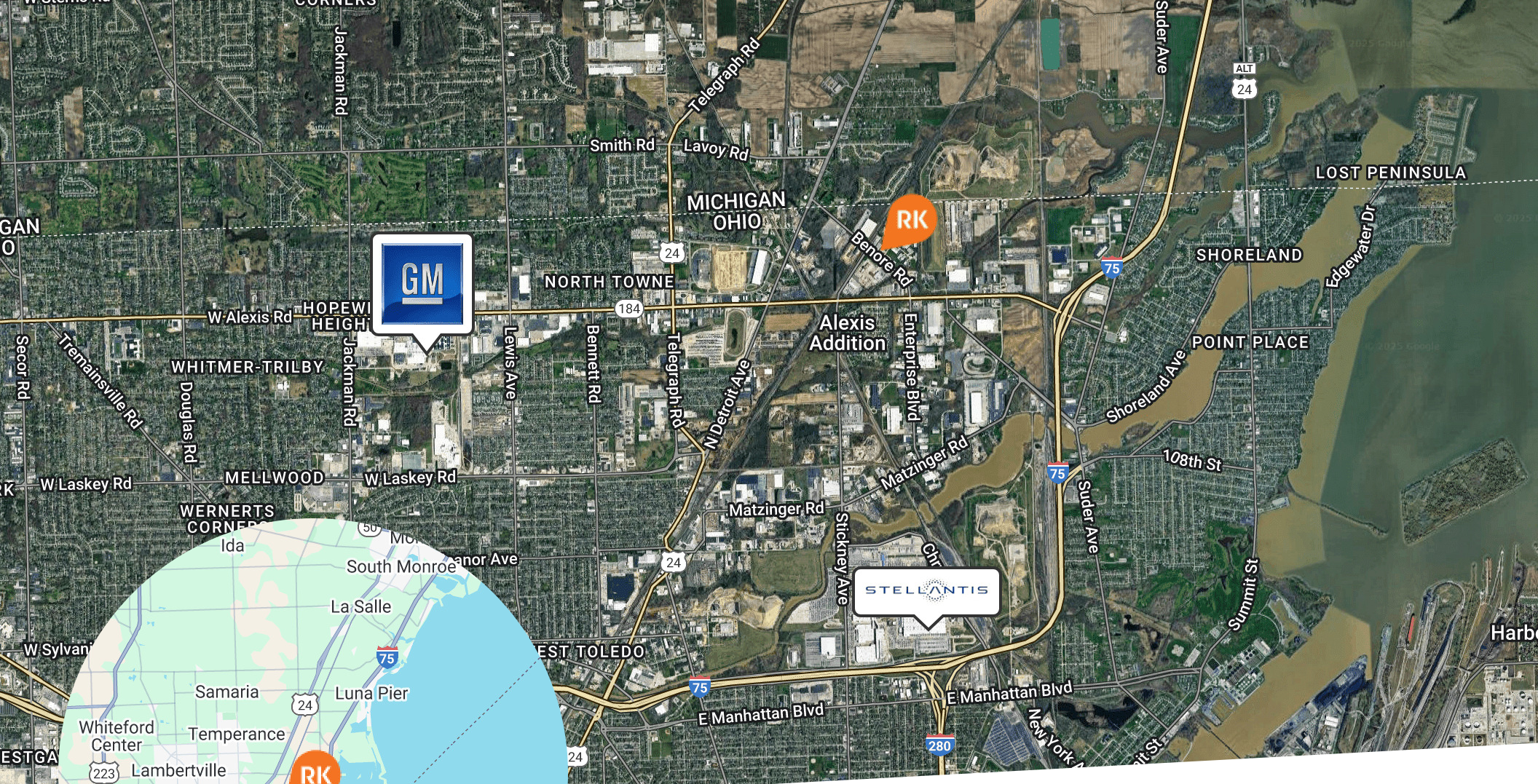
6020 BENORE ROAD | TOLEDO, OH

| 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.

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