

# 1101 PELEE STREET

Toledo, OH 43607

# RK



## Offering Summary

Sale Price:	\$495,000
Lease Rate:	\$4.50 SF/yr (NNN)
Building Size:	13,424 SF
Available SF:	13,424 SF
Lot Size:	0.881 Acres
Year Built:	1946
Zoning:	IG-General Industrial
Market:	Toledo
Submarket:	West Toledo/Sylvania

## Property Overview

- Well maintained manufacturing facility
- Outside storage
- Fully fenced and secured lot
- Heavy power and cranes
- LED lighting throughout

## Location Overview

- 2.5 miles to I-75
- Convenient central location



**Lynette Reichle, SIOR**

419.794.1114

lreichle@rkgcommercial.com

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

# 1101 PELEE STREET

Toledo, OH 43607

# RK

Sale Price	\$495,000
------------	-----------

Lease Rate	\$4.50 SF/Yr
------------	--------------

## Building Information

Building Size	13,424 SF
Office Size	1,000
# of Floors	1
Tenancy	Single
Year Built	1946
Condition	Good
Roof System	2011
Floor Thickness	8-10"
Clear Ceiling Height (Min)	13 ft
Clear Ceiling Height (Max)	20 ft
Lighting	LED
Heat System Description	Gas Forced Air
Restrooms	2
Fire Suppression	Yes
Grade Level Doors	5 - 3(10'x10") and 2(12'x14')
Crane Description	1-10 ton; 1-6 ton; 1-1 ton
Mezzanine	Yes

## Property Details

Property Type	Industrial
Secondary Property Type	Manufacturing
Zoning	IG-General Industrial
Acreage	0.881 Acres
Annual Real Estate Taxes	\$5,104.12
Annual Real Estate Taxes / SF	\$0.38
Parcel Number(s)	0410911
Outside Storage Details	Fenced and Secured
Parking Surface Description	Stone and Asphalt
# of Buildings	1

## Location Information

County	Lucas
Municipality	Toledo
Submarket	West Toledo/Sylvania
Cross Streets	Dorr Street
Nearest Highway	I-75

## Utilities

Power Provider	Toledo Edison
Power Description	400 Amp; 480v; 3 Phase
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

Lynette Reichle, SIOR

419.794.1114

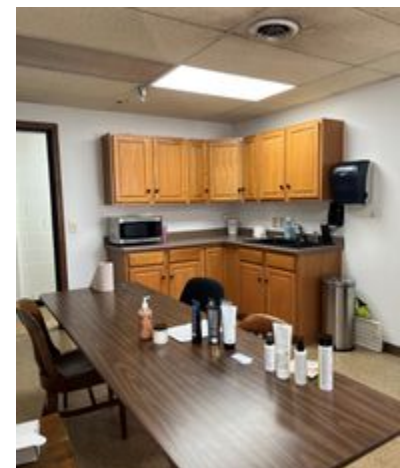
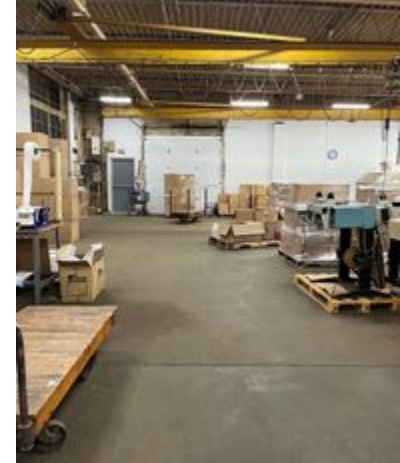
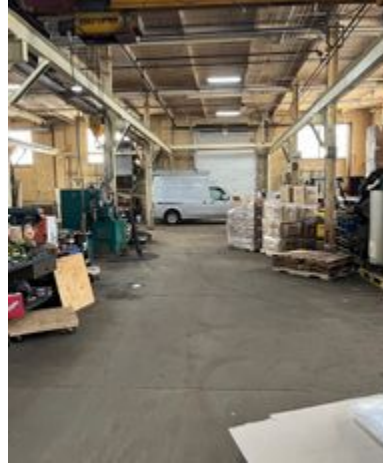
lreichle@rkgcommercial.com

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



# 1101 PEELE STREET

Toledo, OH 43607



**Lynette Reichle, SIOR**  
419.794.1114  
lreichle@rkgcommercial.com

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

# 1101 PELEE STREET

Toledo, OH 43607



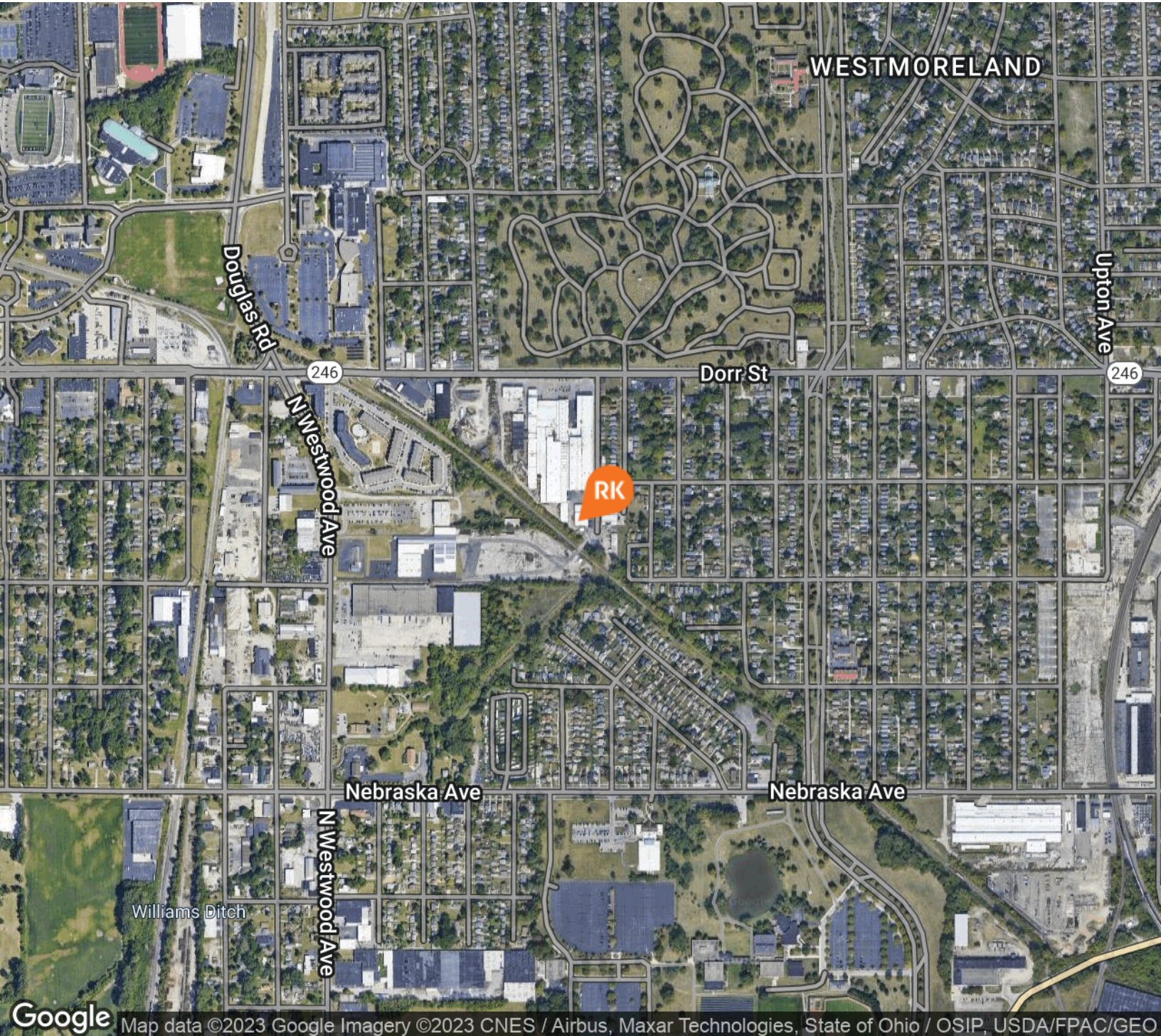
**Lynette Reichle, SIOR**  
419.794.1114  
lreichle@rkgcommercial.com

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



# 1101 PELEE STREET

Toledo, OH 43607



Google Map data ©2023 Google Imagery ©2023 CNES / Airbus, Maxar Technologies, State of Ohio / OSIP, USDA/FPAC/GEO



**Lynette Reichle, SIOR**

419.794.1114

lreichle@rkcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.