



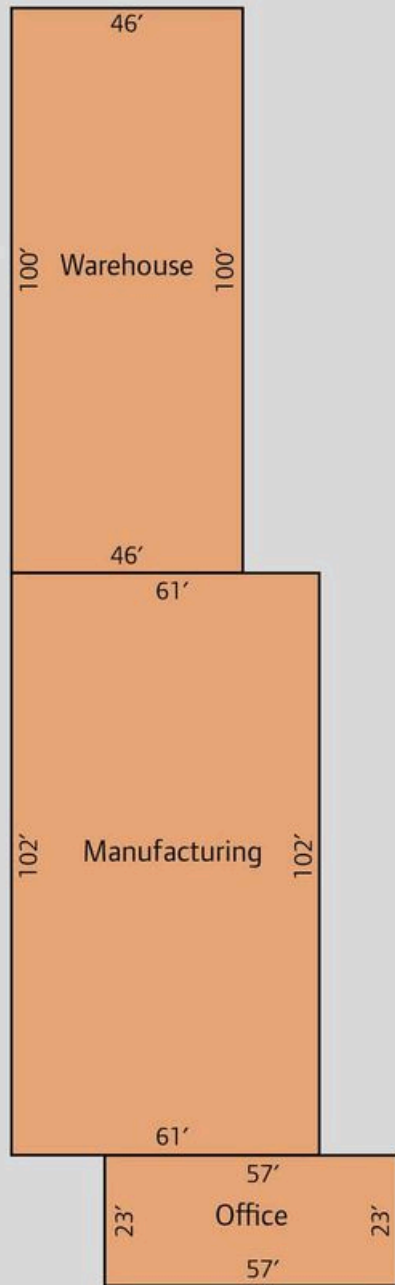
FOR LEASE/SALE

1230 S Expressway Drive, Toledo, OH 43608

12,070 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



1230 S EXPRESSWAY DRIVE

OFFERING SUMMARY

Sale Price:

\$800,000

Lease Rate:

\$6.00 SF/yr (Net)

Available SF:

12,070 SF

Building Size:

12,070 SF

Year Built:

1957

Lot Size:

0.727 Acre

Zoning:

10-IG

Property Overview:

- Great exposure and accessibility to I-75/I-280 exchange
- Fenced outside storage
- 3-ton bridge crane
- (2) 14' x 14' grade level doors
- 800A/480V 3-Phase power
- New furnace & flooring in office/kitchenette area

Contact us for additional information!
<https://www.rkgcommercial.com/>

1230 S Expressway Drive

SALE PRICE: \$800,000

LEASE RATE: \$6.00 SF/YR NET

LOCATION INFORMATION

STREET ADDRESS 1230 S Expressway Drive
CITY, STATE, ZIP Toledo, OH, 43608
COUNTY Lucas
SUBMARKET North Toledo
CROSS STREETS E Manhattan Blvd

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Manufacturing
ZONING 10-IG
LOT SIZE 0.727 Acre
APN # 0464001
ANNUAL REAL ESTATE TAXES \$10,293.95
ANNUAL RE TAXES PER SF \$0.85

BUILDING INFORMATION

BUILDING SIZE 12,070 SF
AVAILABLE 12,070 SF
CEILING HEIGHT 15 ft
YEAR BUILT 1957
TENANCY Single
CRANE 3-ton bridge
OFFICE SIZE 1,344 SF
CONSTRUCTION Cement Block/Brick
ROOF SYSTEM TPO
RESTROOMS (1) Shop (2) Office
OF GRADE LEVEL DOORS (2) 14'x14'

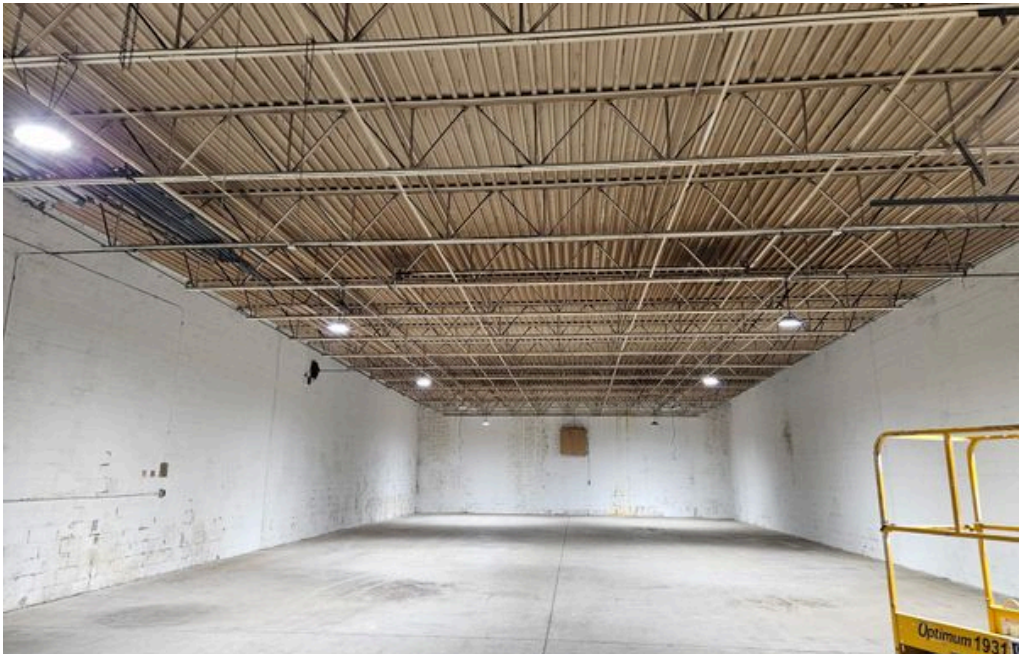
1230 S Expressway Drive



Office



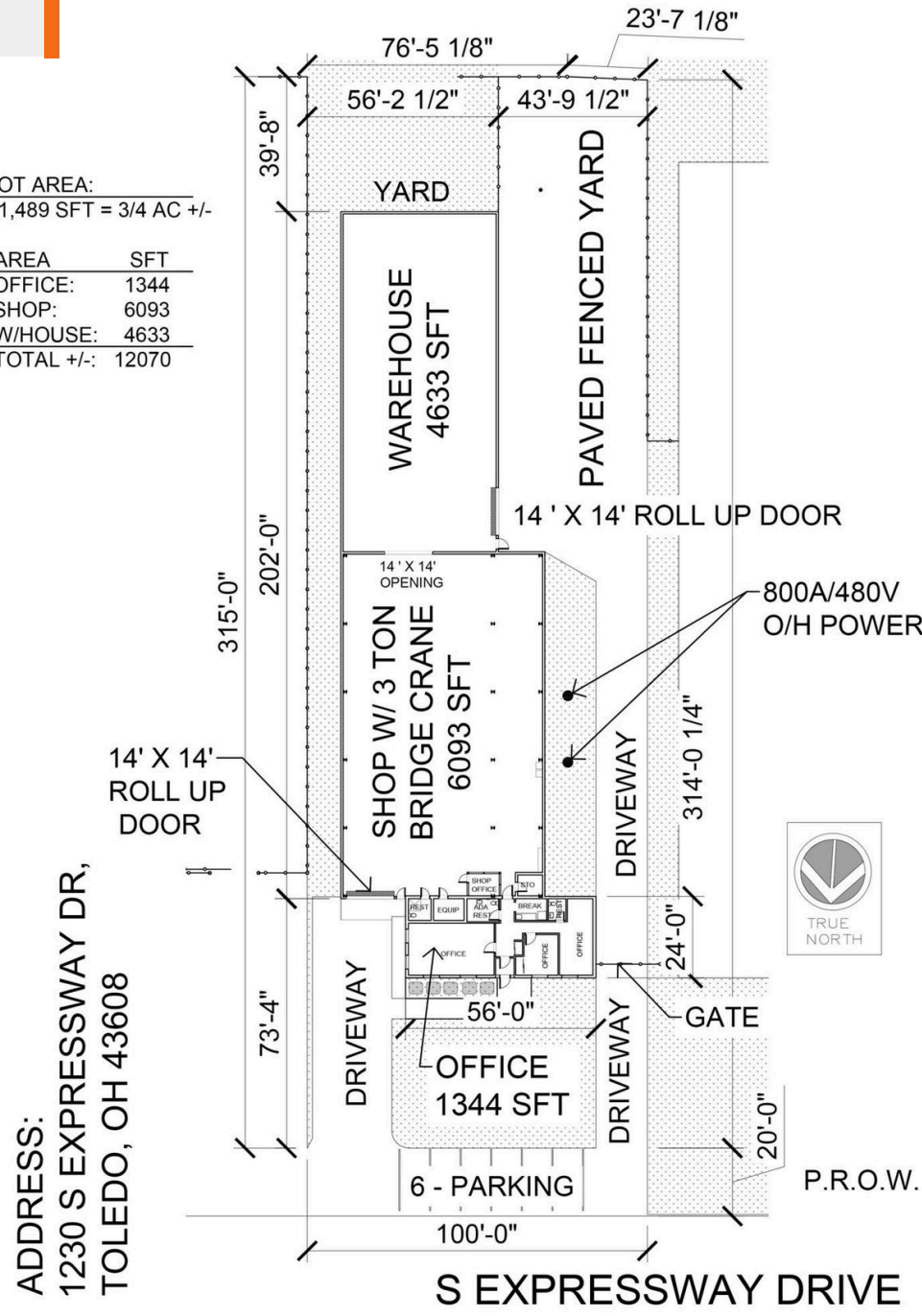
Shop with Crane

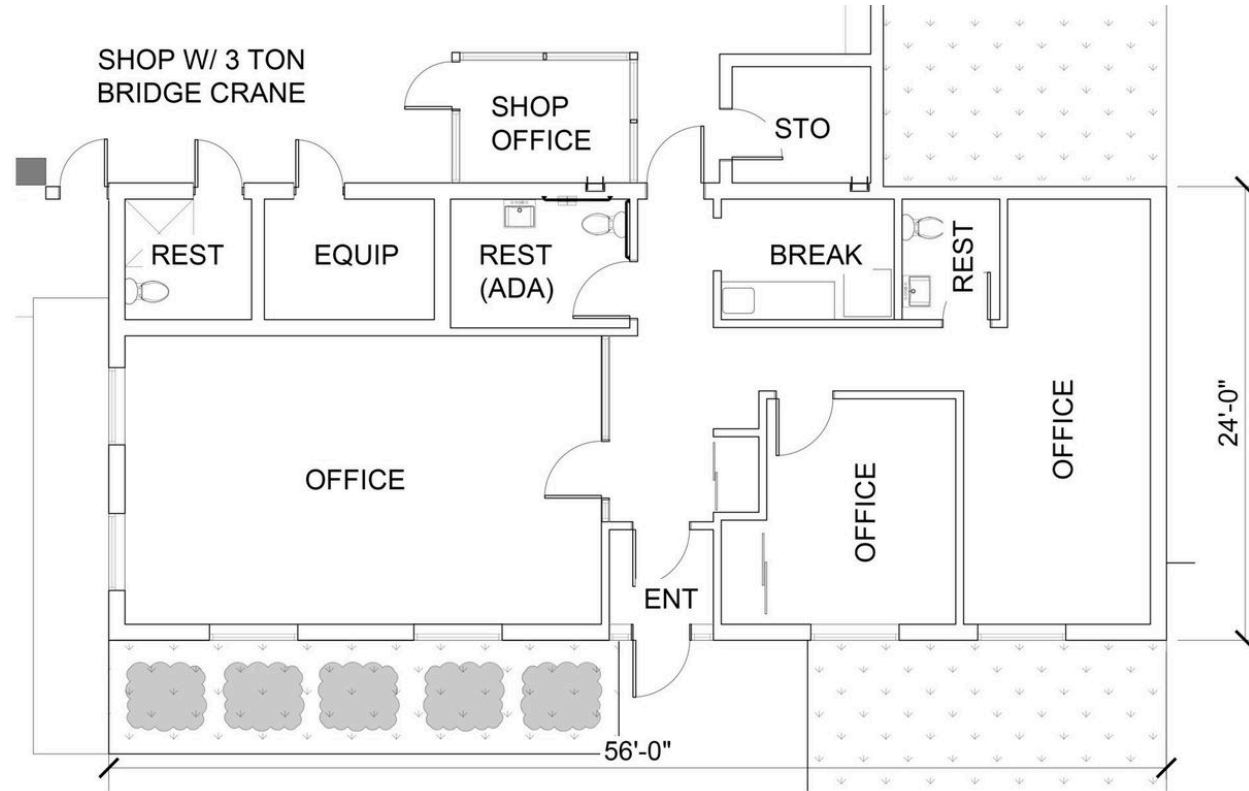


Warehouse

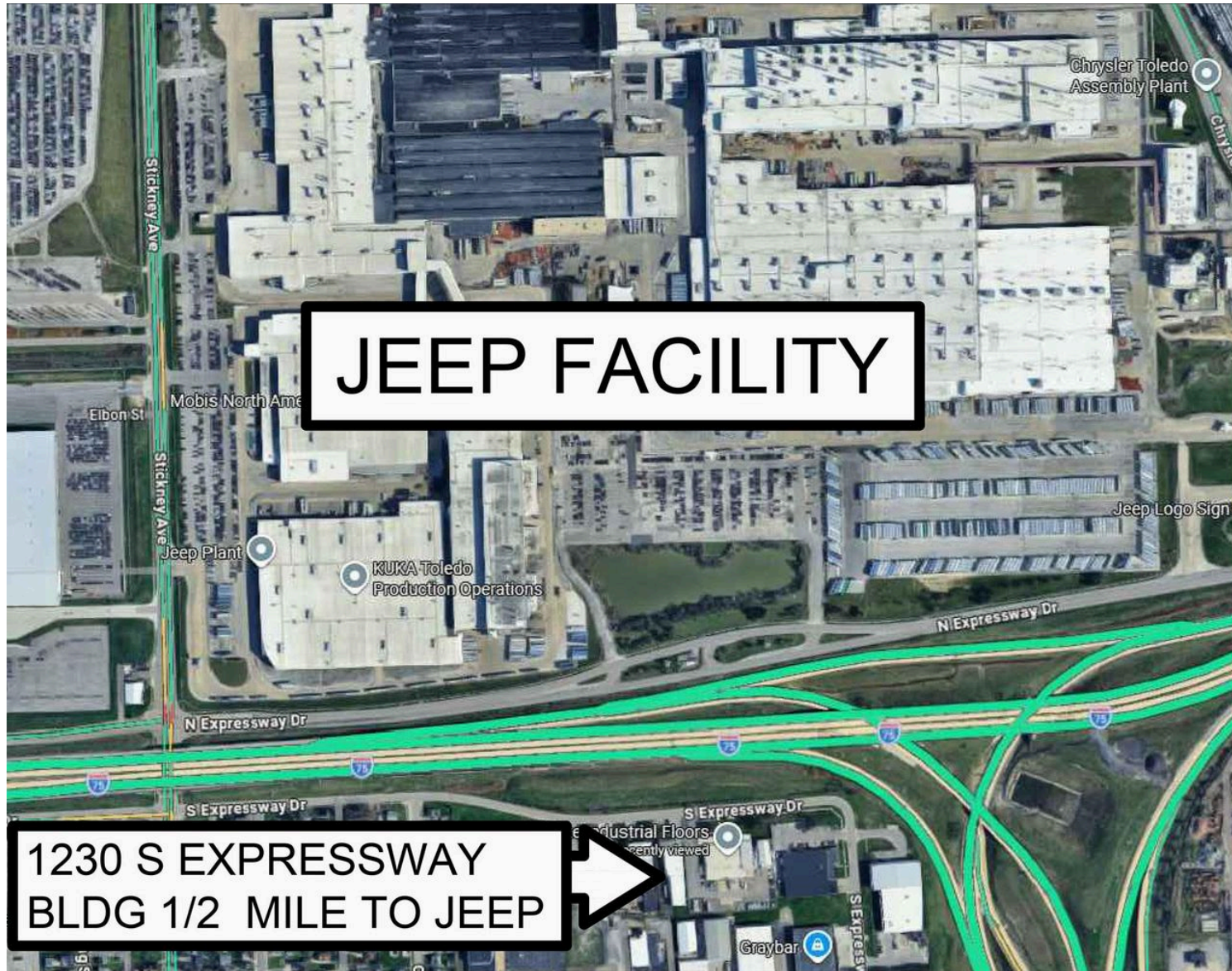
1230 S Expressway Drive

LOT AREA:	
31,489 SFT = 3/4 AC +/-	
AREA	SFT
OFFICE:	1344
SHOP:	6093
W/HOUSE:	4633
TOTAL +/-:	12070





1230 S EXPRESSWAY OFFICE LAYOUT



Pop-Facts® Demographic Snapshot | Summary



Trade Area: 1230 S Expressway Drive - 1 mi., 1230 S Expressway Drive - 3 mi.,
1230 S Expressway Drive - 5 mi.

	1230 S Expressway Drive - 1 mi.	1230 S Expressway Drive - 3 mi.	1230 S Expressway Drive - 5 mi.
Population			
2010 Census	7,510	78,236	200,459
2020 Census	6,502	71,269	183,146
2026 Estimate	6,125	68,829	176,589
2031 Projection	5,910	67,262	172,283
Population Growth			
Percent Change: 2010 to 2020	-13.42	-8.90	-8.64
Percent Change: 2020 to 2026	-5.80	-3.42	-3.58
Percent Change: 2026 to 2031	-3.51	-2.28	-2.44
Households			
2010 Census	2,560	31,232	80,967
2020 Census	2,238	29,724	77,762
2026 Estimate	2,151	29,155	76,277
2031 Projection	2,093	28,687	75,046
Household Growth			
Percent Change: 2010 to 2020	-12.58	-4.83	-3.96
Percent Change: 2020 to 2026	-3.89	-1.91	-1.91
Percent Change: 2026 to 2031	-2.70	-1.60	-1.61
Family Households			
2010 Census	1,599	18,223	48,163
2020 Census	1,312	16,067	43,120
2026 Estimate	1,260	15,738	42,254
2031 Projection	1,227	15,474	41,558
Family Household Growth			
Percent Change: 2010 to 2020	-17.95	-11.83	-10.47
Percent Change: 2020 to 2026	-3.96	-2.05	-2.01
Percent Change: 2026 to 2031	-2.62	-1.68	-1.65

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



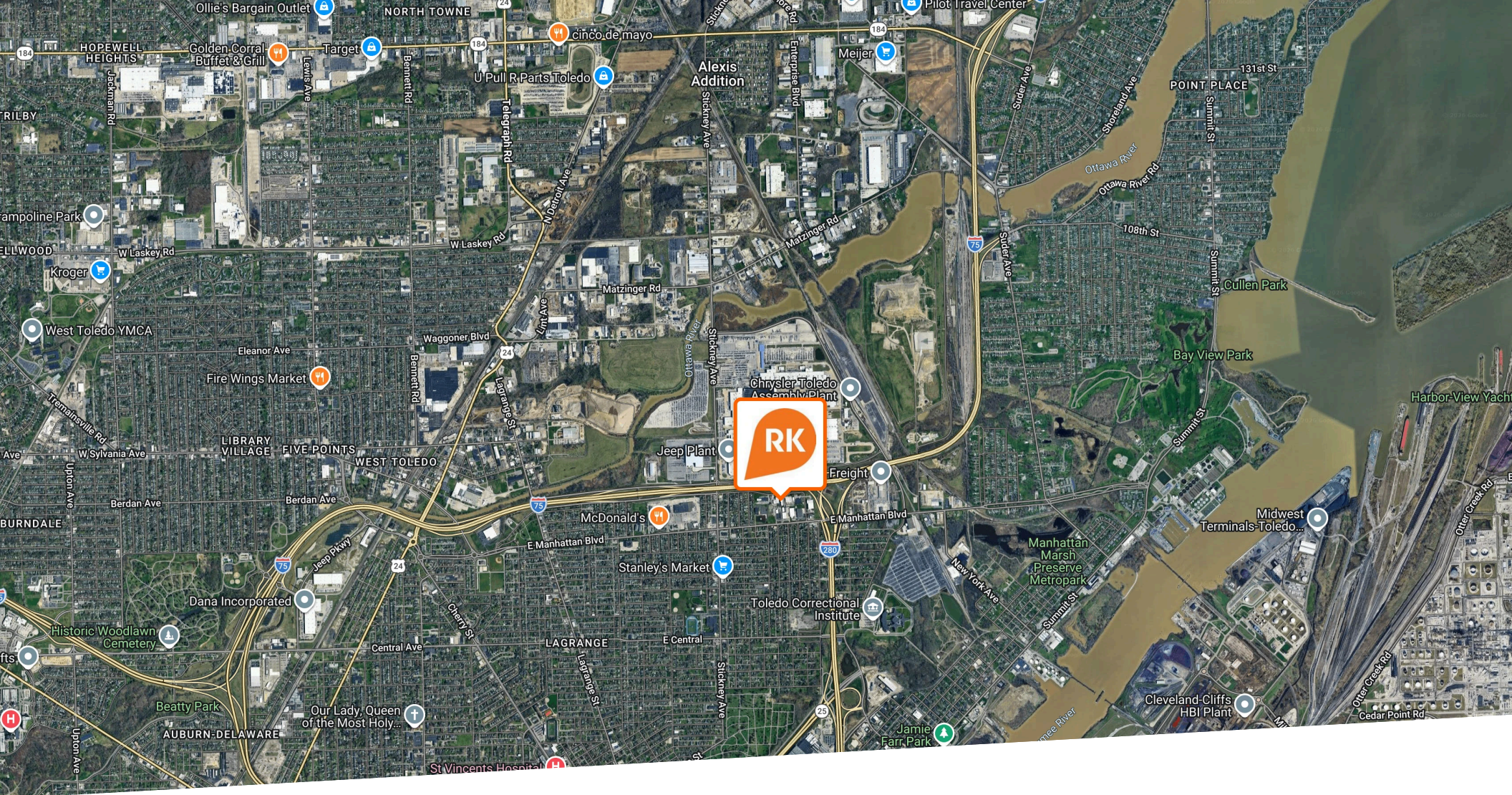
Trade Area: 1230 S Expressway Drive - 1 mi., 1230 S Expressway Drive - 3 mi.,
1230 S Expressway Drive - 5 mi.

Total Population: 6,125, 68,829, 176,589 | Total Households: 2,151, 29,155,
76,277

	1230 S Expressway Drive - 1 mi.		1230 S Expressway Drive - 3 mi.		1230 S Expressway Drive - 5 mi.	
	Count	%	Count	%	Count	%
2026 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	287	7.28	1,788	3.85	4,745	3.98
Some High School, No Diploma	729	18.50	5,784	12.45	12,066	10.12
High School Graduate (or GED)	1,601	40.63	17,570	37.83	42,753	35.86
Some College, No Degree	693	17.59	10,373	22.33	26,883	22.55
Associate's Degree	309	7.84	3,948	8.50	10,887	9.13
Bachelor's Degree	194	4.92	4,424	9.52	13,685	11.48
Master's Degree	100	2.54	2,127	4.58	6,669	5.59
Professional Degree	3	0.08	279	0.60	873	0.73
Doctorate Degree	23	0.58	155	0.33	649	0.54
2026 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	194	46.86	1,265	30.08	3,162	29.05
High School Graduate	79	19.08	1,230	29.25	3,229	29.66
Some College or Associate's Degree	68	16.43	961	22.85	2,519	23.14
Bachelor's Degree or Higher	74	17.87	749	17.81	1,977	18.16
2026 Est. Households by HH Income						
Income < \$15,000	478	22.22	5,600	19.21	12,157	15.94
Income \$15,000 - \$24,999	312	14.51	3,503	12.02	8,043	10.54
Income \$25,000 - \$34,999	270	12.55	2,628	9.01	6,787	8.90
Income \$35,000 - \$49,999	368	17.11	4,319	14.81	11,253	14.75
Income \$50,000 - \$74,999	361	16.78	4,664	16.00	12,820	16.81
Income \$75,000 - \$99,999	156	7.25	3,080	10.56	8,458	11.09
Income \$100,000 - \$124,999	101	4.70	2,325	7.97	6,377	8.36
Income \$125,000 - \$149,999	55	2.56	1,477	5.07	4,478	5.87
Income \$150,000 - \$199,999	20	0.93	902	3.09	3,490	4.58
Income \$200,000 - \$249,999	4	0.19	290	0.99	1,290	1.69
Income \$250,000 - \$499,999	15	0.70	239	0.82	823	1.08
Income \$500,000+	10	0.47	127	0.44	303	0.40
2026 Est. Average Household Income	--	48,491.00	--	60,896.00	--	67,659.00
2026 Est. Median Household Income	--	35,564.29	--	44,666.27	--	49,854.87
2026 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	--	33,204.19	--	55,728.73	--	59,056.53
Black or African American Alone	--	35,427.80	--	29,306.83	--	34,819.23
American Indian and Alaskan Native Alone	--	65,542.90	--	59,784.20	--	59,244.26
Asian Alone	--	21,911.94	--	54,504.51	--	56,790.16
Native Hawaiian and Other Pacific Islander Alone	--	--	--	200,000.00	--	40,172.95
Some Other Race Alone	--	19,131.35	--	39,689.12	--	45,664.92
Two or More Races	--	44,460.16	--	41,631.97	--	49,312.33
Hispanic or Latino	--	32,892.27	--	39,500.41	--	46,451.10
Not Hispanic or Latino	--	36,186.00	--	45,240.65	--	50,183.03
2026 Est. Families by Poverty Status						
Families at or Above Poverty	751	59.60	11,734	74.56	33,145	78.44
Families at or Above Poverty with children	322	25.56	5,089	32.34	14,450	34.20
Families Below Poverty	510	40.48	4,004	25.44	9,110	21.56
Families Below Poverty, with children	396	31.43	3,016	19.16	6,906	16.34

Benchmark: USA

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LOCATION BENEFITS

- Less than 1 mile to both I-75 and I-280
- Less than 5 miles to the Michigan/Ohio border

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RK



Ron Jurgenson, CCIM, SIOR
Senior Vice President

Ron Jurgenson, CCIM, SIOR

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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