

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606

RK



Offering Summary

Sale Price:	\$395,000
Lease Rate:	\$3,000/Mo. + Utilities
Building Size:	12,846 SF
Available SF:	8,116 SF
Lot Size:	0.28 Acres
Price / SF:	\$30.75
Year Built:	1930
Zoning:	IL
Submarket:	West Toledo/Sylvania

Property Overview

- 3172 Bellevue 8,730 SF of warehouse plus a mezzanine with drive-under storage, front & rear drive in OH doors, and a new \$35,000 flat rubber roof with skylights.
- 3164 & 3168 Bellevue are internally connected but separated by cinder block wall & chain link fence; with 3164 Bellevue leased to Green Leaf at \$1,500 month plus utilities and the 4,000 SF 3168 Bellevue portion vacant.
- Together 12,846 SF connected internally with cut-throughs.
- Great warehouse space near UT and Douglas.
- Toledo Edison owns the adjoining 3160 Bellevue lot that is paved, with access to their cell tower.
- Newer roofs on all buildings.
- Asbestos abated.

Location Overview

- Near University of Toledo, Westgate, and I-475.
- Also nearby is a CVS, gas station, Beirut restaurant and Igloo ice cream.

Peter Shawaker, CCIM, SIOR

419.794.3969
pshawaker@rkcommercial.com

Peter Shawaker Jr.

419.794.3968
pjshawaker@rkcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606

RK

Sale Price	\$395,000
------------	------------------

Lease Rate	\$3,000/Mo. + Utilities
------------	--------------------------------

Sale Details

Building Size	12,846 SF
---------------	-----------

Building Information

Office Size	1,200
# of Floors	3
Tenancy	Single
Year Built	1930 & 1947
Building Class	Flex
Condition	Good/Average
Construction Status	Existing
Roof System	Flat
Column Spacing	Clear Span
Floor	Concrete
Floor Drains	Yes
Ceiling Height (Min)	10 ft - 16 ft
Restrooms	1-2
# of Grade Level Doors	3
# of Dock High Doors	3
Mezzanine	Yes
Security	Coded Garage + Ring Doorbell

Property Details

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	IL
Acreage	0.28 Acres
Annual Real Estate Taxes	\$5,542
Annual Real Estate Taxes / SF	\$2.30
Parcel Numbers	3164: 02-35207 3168: 02-35204 3172: 02-35201
# of Car Parking Spaces	8
# of Truck Parking Spaces	2
Parking Surface Description	Asphalt
# of Buildings	2 separate warehouses under one roof
Freestanding	Yes

Location Information

Street Address	3164, 3168 & 3172 Bellevue Road
City, State, Zip	Toledo, OH 43606
County	Lucas
Submarket	West Toledo/Sylvania
Cross Streets	Douglas
Nearest Highway	I-475

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkcommercial.com

Peter Shawaker Jr.

419.794.3968

pjshawaker@rkcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606

RK



Lease Information

Lease Type:	+ Utilities	Lease Term:	Negotiable
Total Space:	8,116 SF	Lease Rate:	\$3,000.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
3168 & 3172 Bellevue	Available	8,116 SF	+ Utilities	\$3,000 per month	Two vacant bays

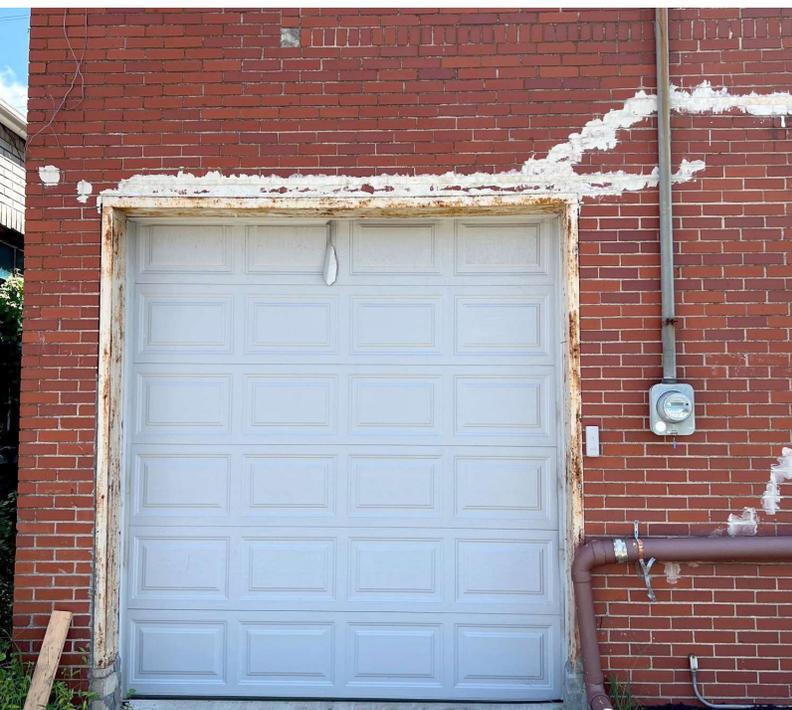
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



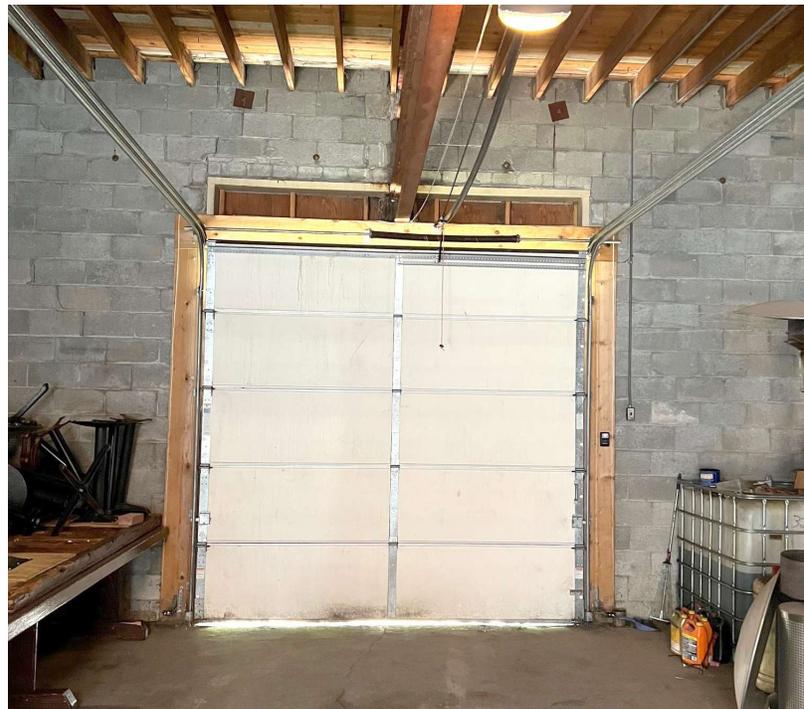
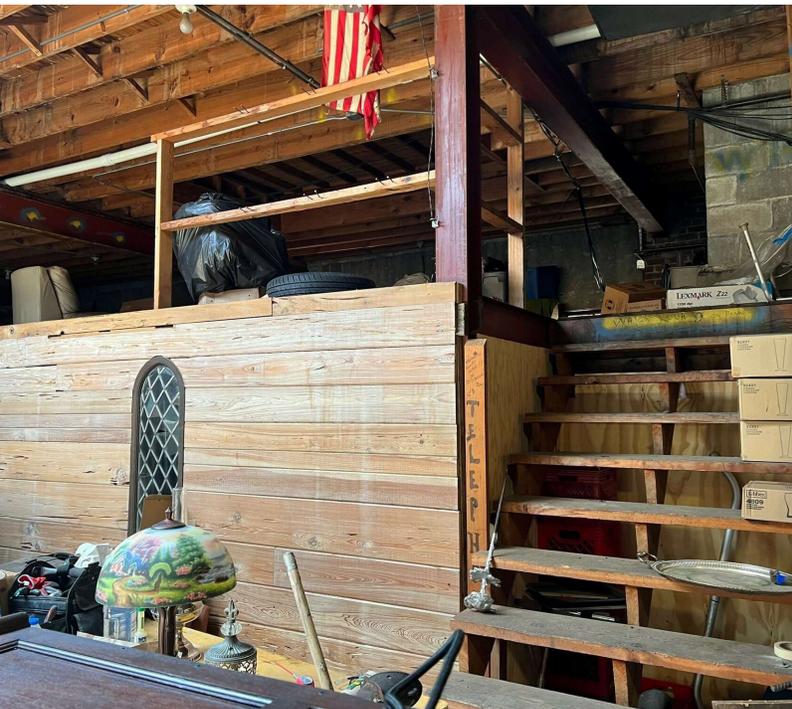
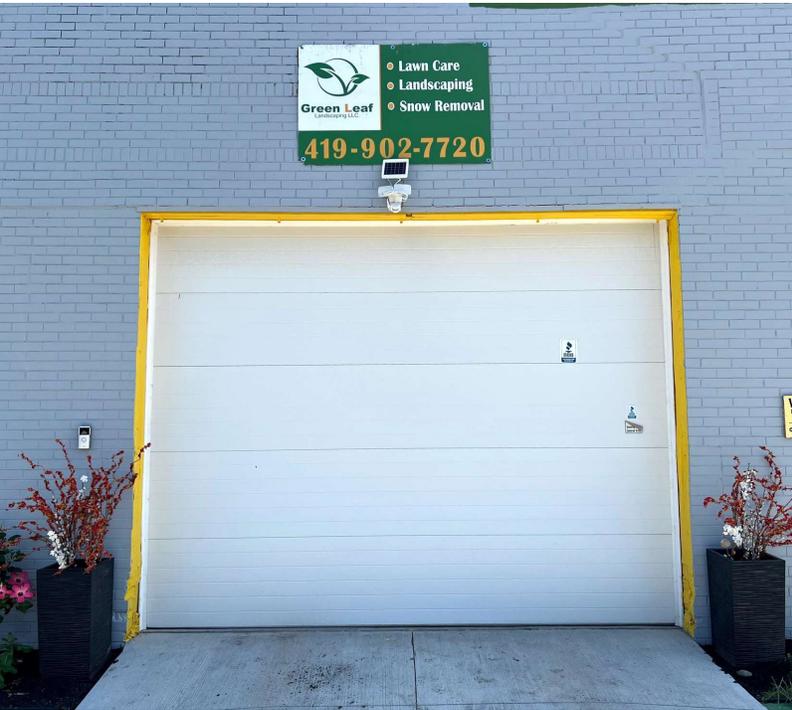
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



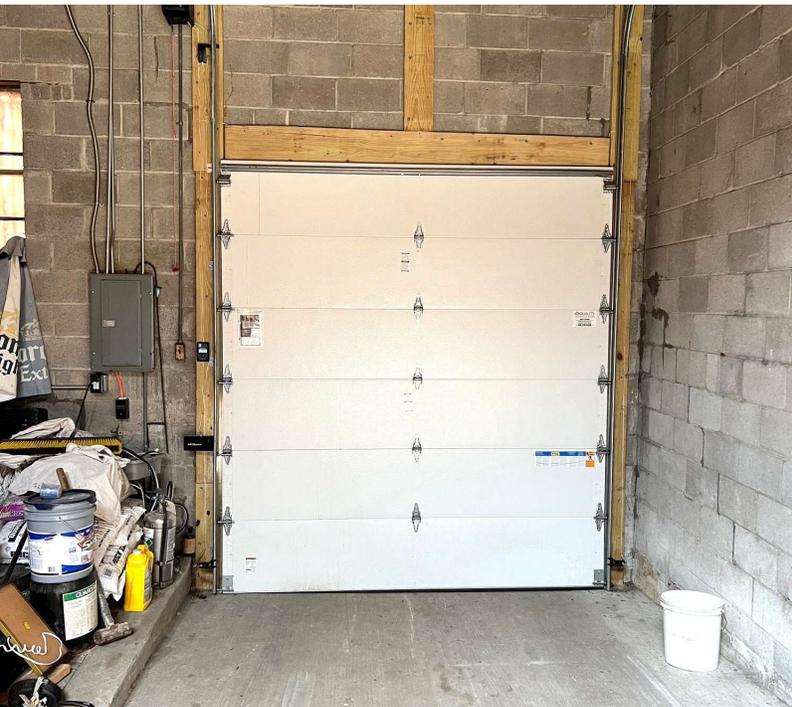
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



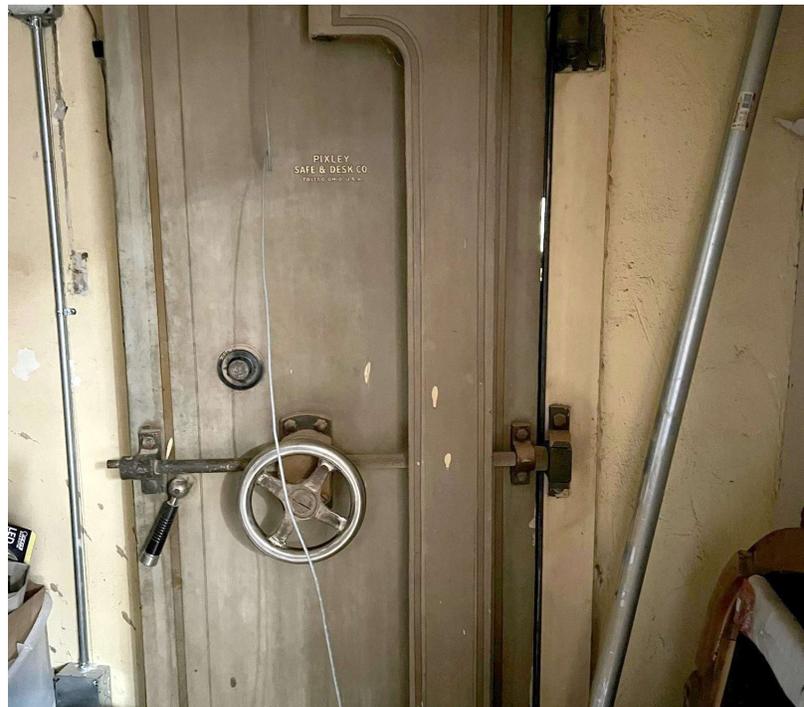
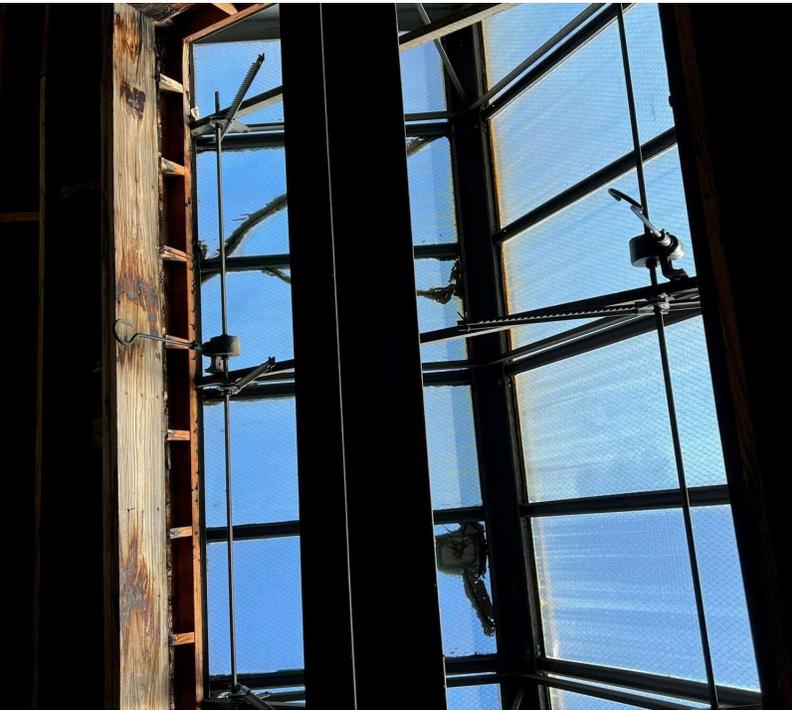
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



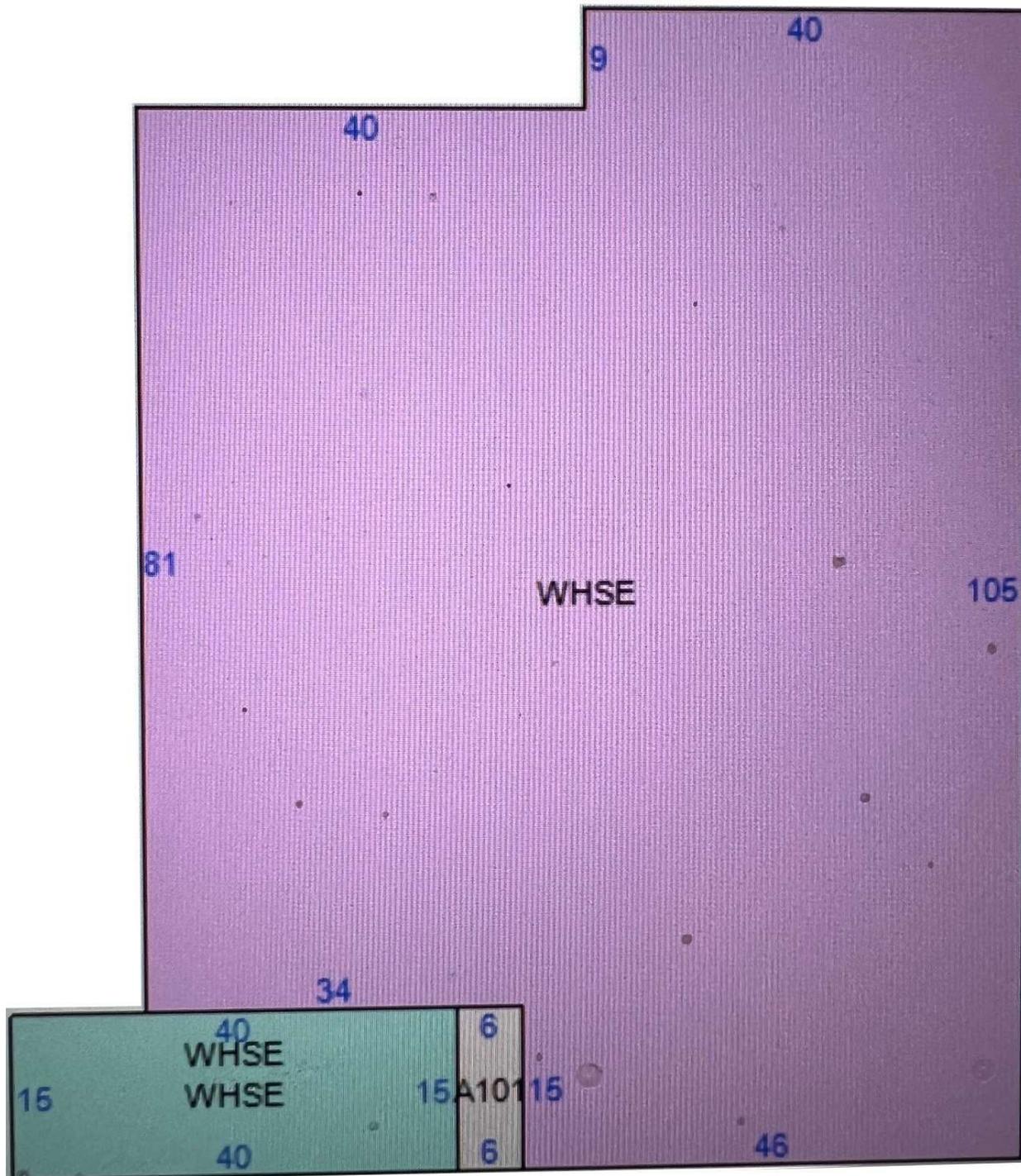
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



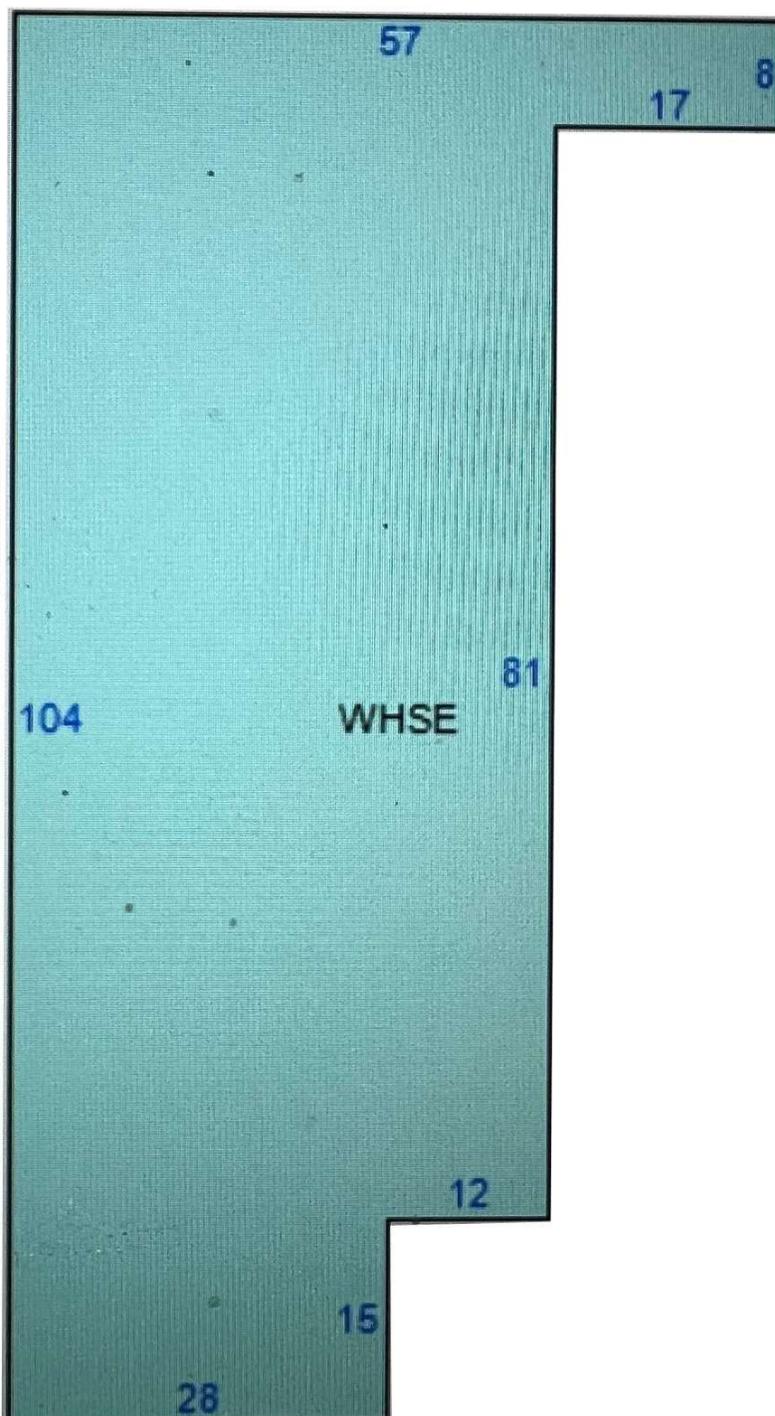
Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkgcommercial.com

Peter Shawaker Jr.
419.794.3968
pjshawaker@rkgcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



Peter Shawaker, CCIM, SIOR
419.794.3969
pshawaker@rkcommercial.com

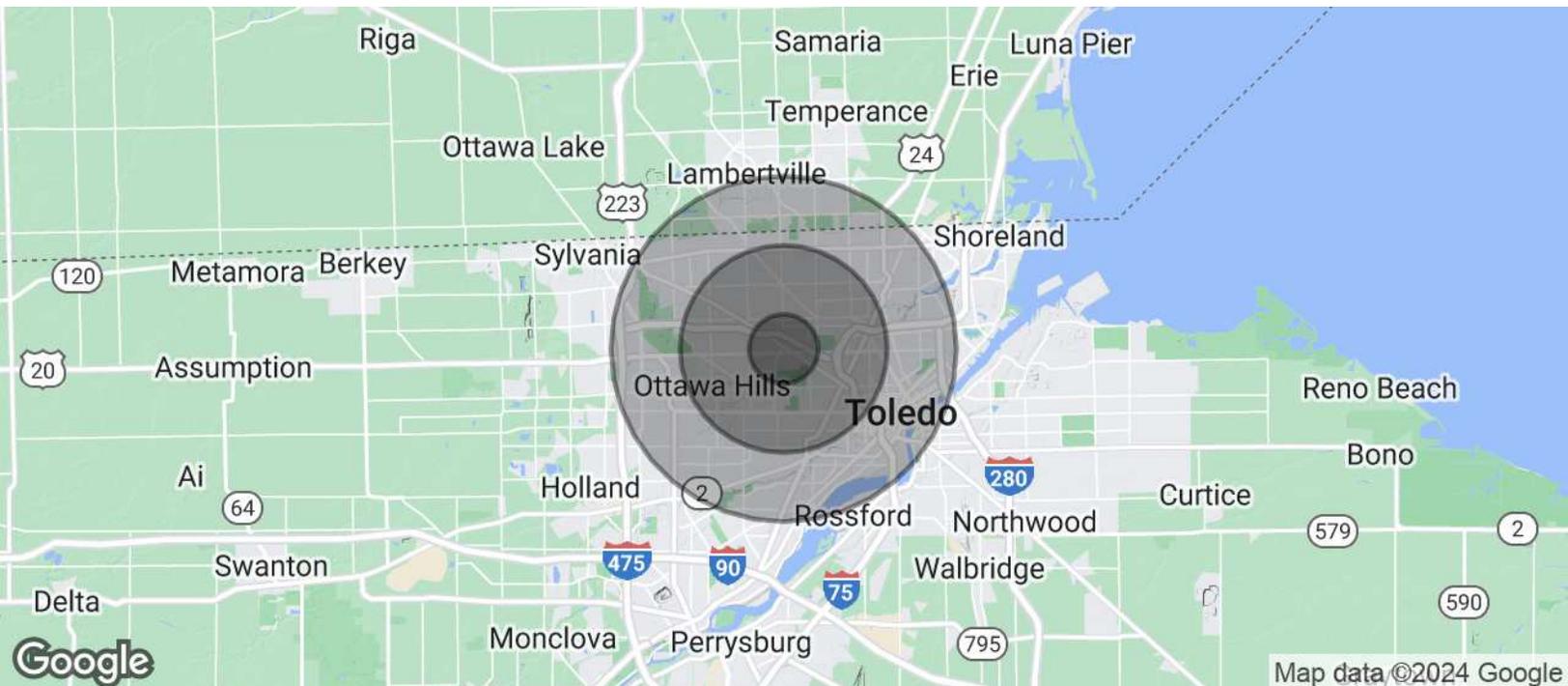
Peter Shawaker Jr.
419.794.3968
pjshawaker@rkcommercial.com

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

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606

RK



Population	1 Mile	3 Miles	5 Miles
Total Population	16,809	114,099	247,285
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,847	49,093	107,253
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$70,015	\$71,368	\$69,517
Average House Value	\$134,747	\$151,137	\$155,130

Demographics data derived from AlphaMap

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkkgcommercial.com

Peter Shawaker Jr.

419.794.3968

pshawaker@rkkgcommercial.com

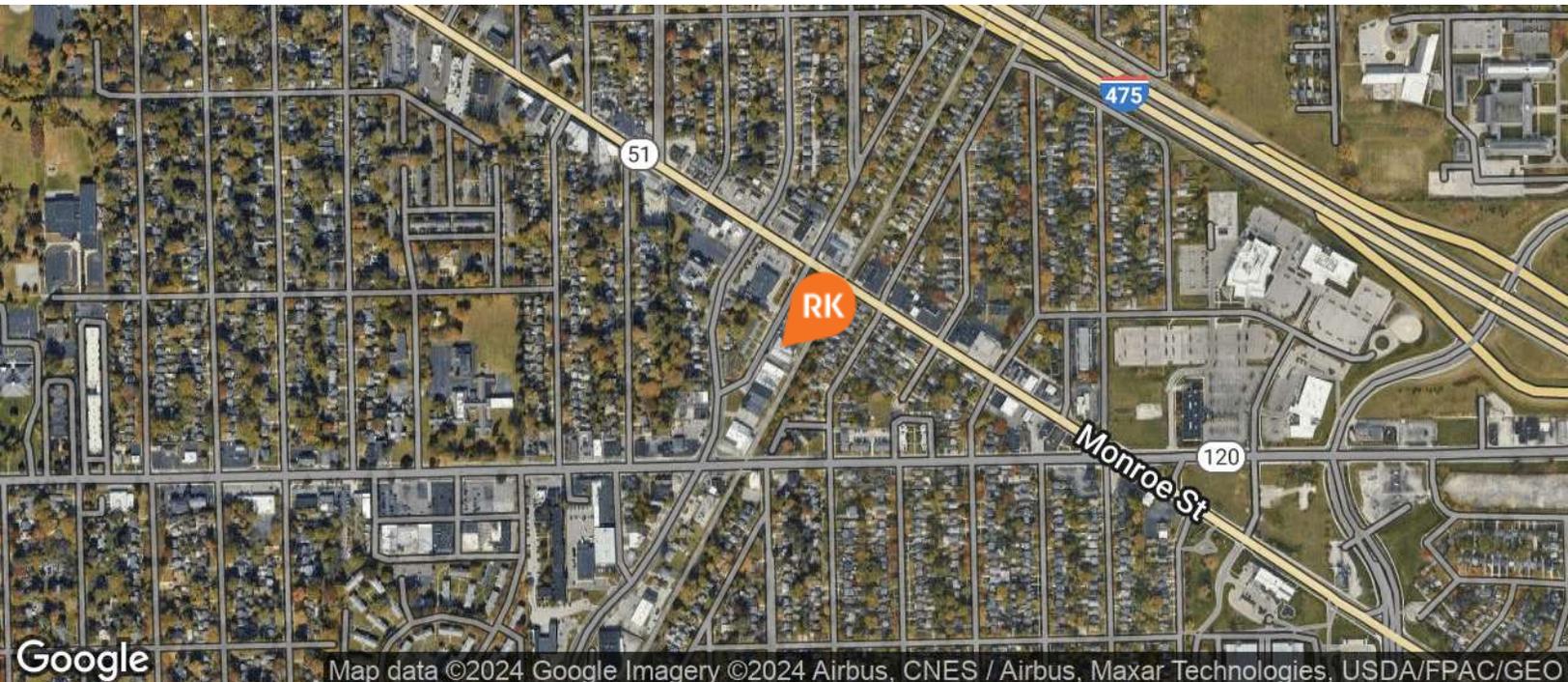
Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

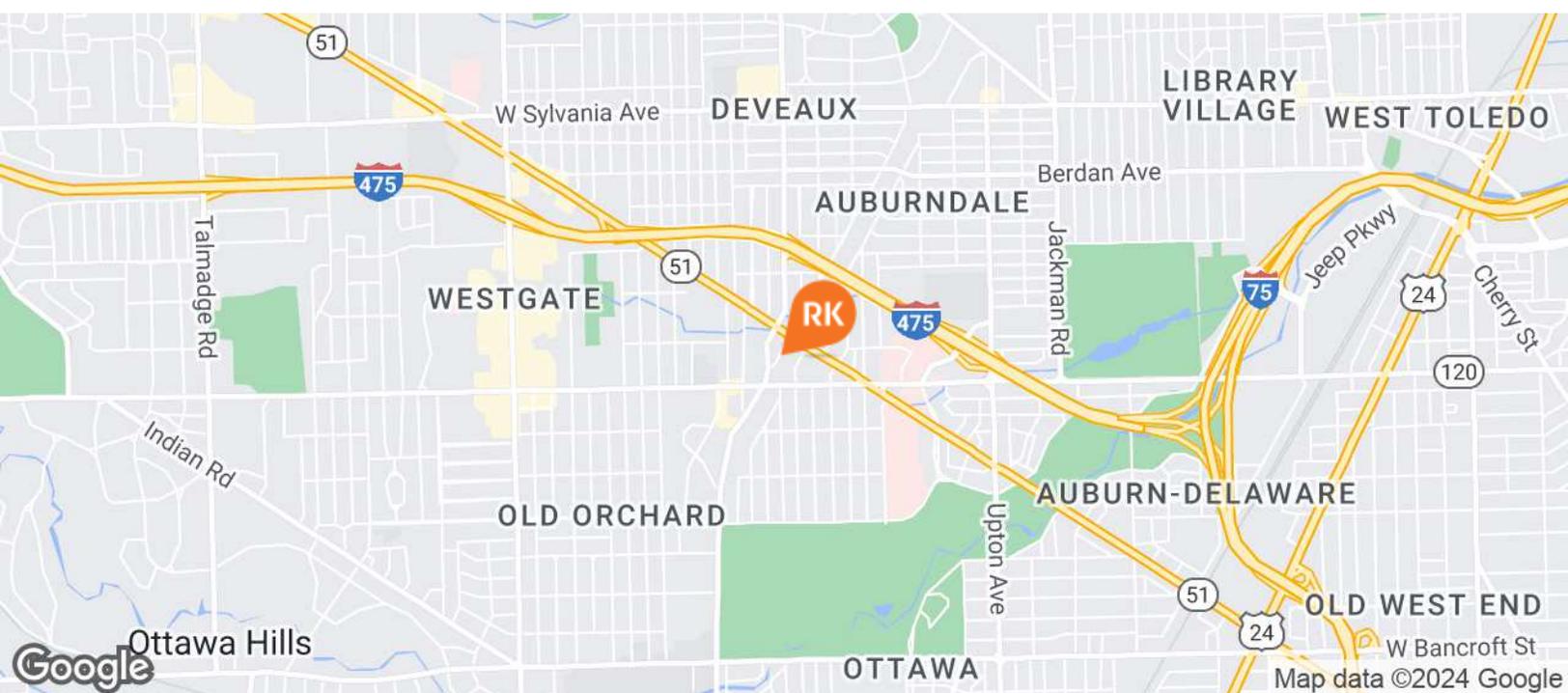
RK

3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



Map data ©2024 Google

Peter Shawaker, CCIM, SIOR

419.794.3969

pshawaker@rkgcommercial.com

Peter Shawaker Jr.

419.794.3968

pshawaker@rkgcommercial.com

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors



3164, 3168 & 3172 BELLEVUE ROAD

Toledo, OH 43606



Peter Shawaker, CCIM, SIOR
 419.794.3969
 pshawaker@rkgcommercial.com



Peter Shawaker Jr.
 419.794.3968
 pjshawaker@rkgcommercial.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.