

LEASE RATE REDUCED



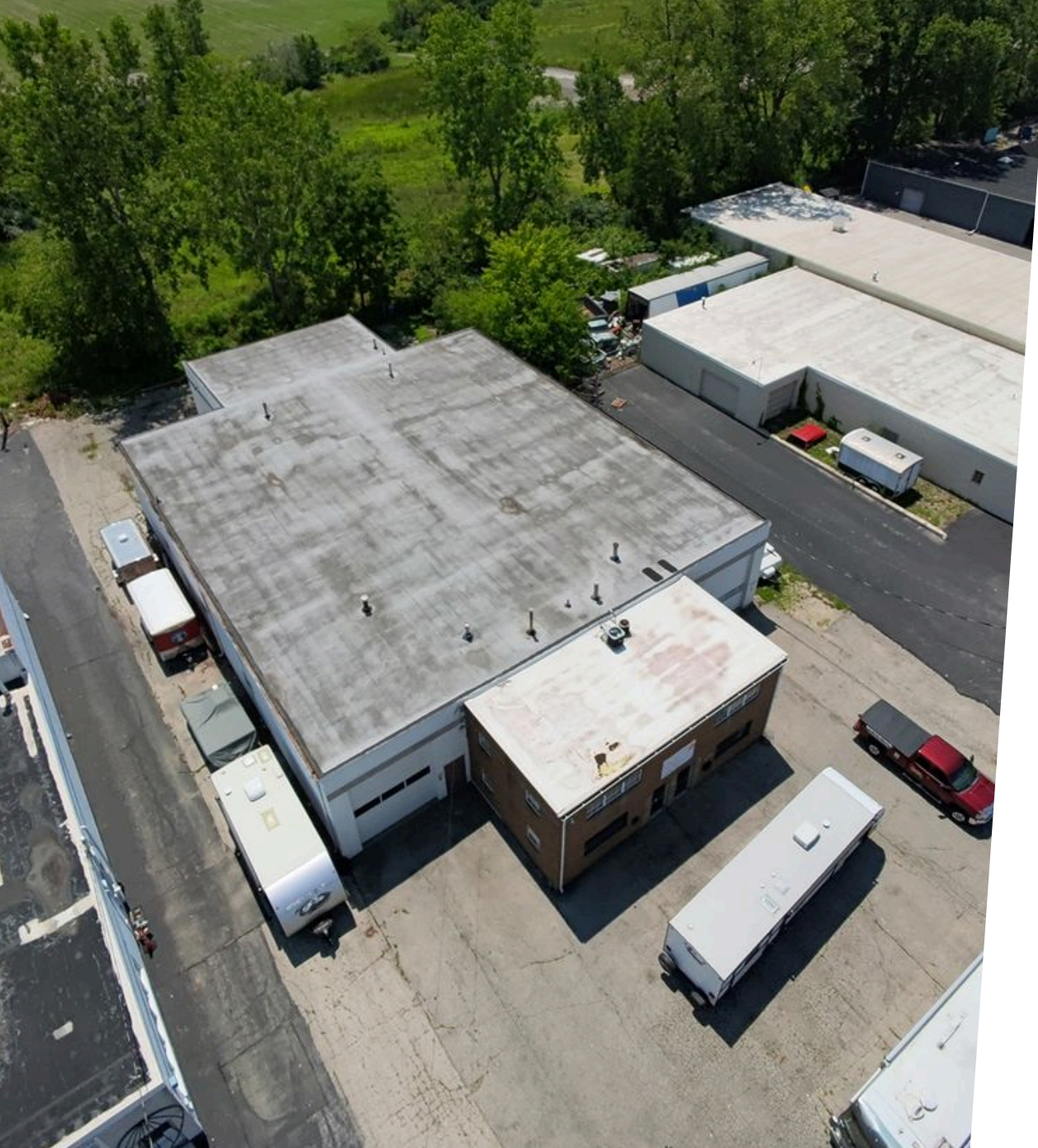
FOR LEASE/SALE

3621 Marine Road, Toledo, OH 43609

10,737 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



3621 MARINE ROAD

OFFERING SUMMARY

Sale Price:
\$645,000

Lease Rate:
\$6.00 SF/YR (NNN)

Available SF:
4,080 - 10,737 SF

Building
10,737 SF

Year Built:
1971

Lot Size:
0.49 Acre

Property Overview:

- Ideal opportunity for an owner/investor
- Centrally located in Lucas County
- Ample on-site parking
- Block construction with brick exterior
- 16'+ clear height
- Well-maintained building in good condition
- Two drive-thru bays
- Five grade-level doors
- Existing month-to-month tenant occupying approximately half of the building

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

LEASE RATE	\$6.00 SF/YR (NNN)
SALE PRICE	\$645,000

LOCATION INFORMATION

STREET ADDRESS	3621 Marine Road
CITY, STATE, ZIP	Toledo, OH, 43609
COUNTY	Lucas
SUBMARKET	South/Southwest

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	IL - Limited Industrial
LOT SIZE	0.49 Acre
APN #	2006597
ANNUAL RE TAXES PER SF	\$0.68
PARKING SURFACE	Asphalt

BUILDING INFORMATION

BUILDING SIZE	10,737 SF
AVAILABLE SF	4,080 - 10,737 SF
TENANCY	Multiple
YEAR BUILT	1971
CEILING HEIGHT	18'6" (Max)
STRUCTURE	Block/Brick
HVAC	2 Gas Forced & Air Ceiling Units
RESTROOMS	6
POWER	225amp/120/208v/3-Phase
# OF GRADE LEVEL DOORS	5 (12'x14')
OFFICE SIZE	800+/- (2 Floors)

3621 Marine Road

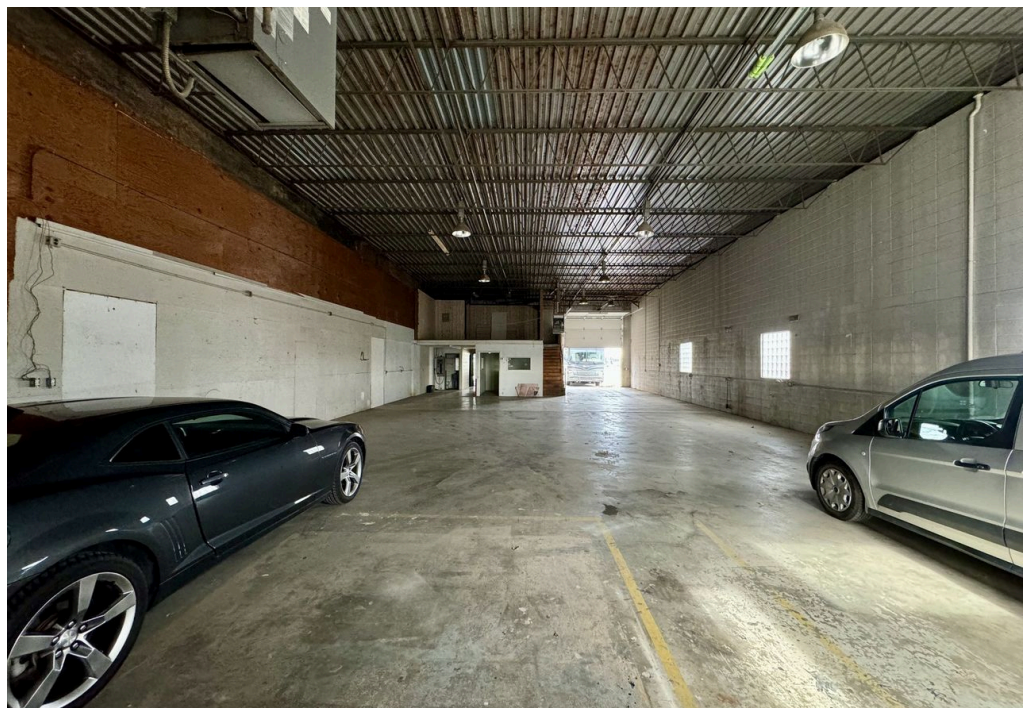
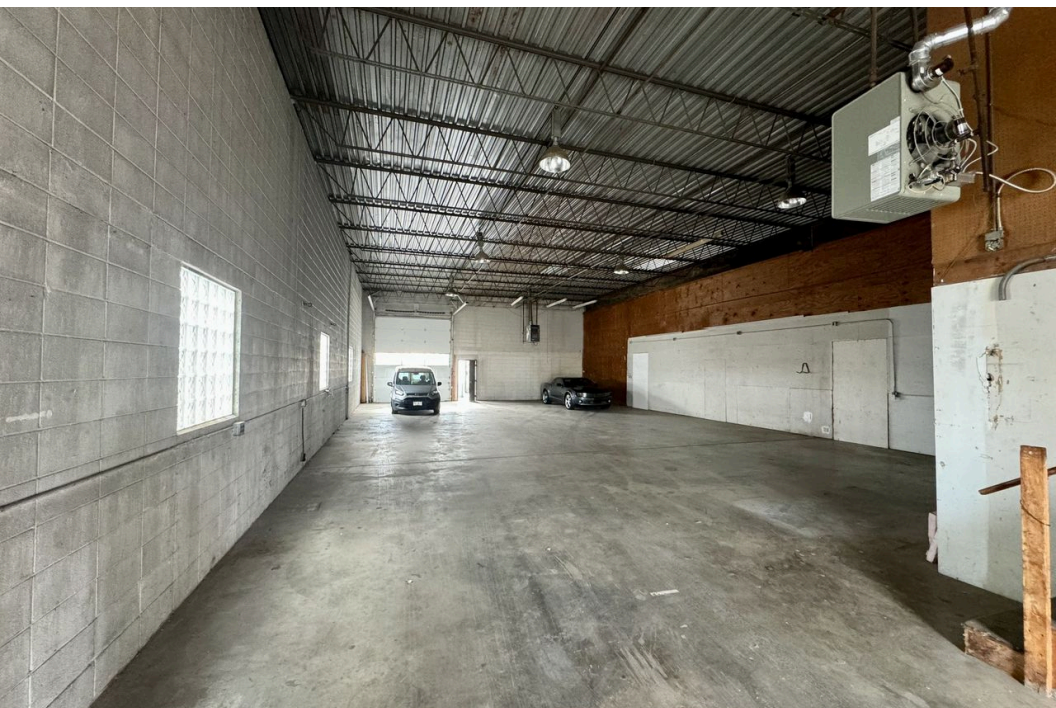


Available Spaces:

Suite	Size	Lease Type	Lease Rate
3621	4,080 SF	NNN	\$6.00/SF
3621-3623	10,737 SF	NNN	\$6.00/SF

Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkcommercial.com
Lynette Reichle, SIOR | Senior Vice President | 419.794.1114 | lreichle@rkcommercial.com

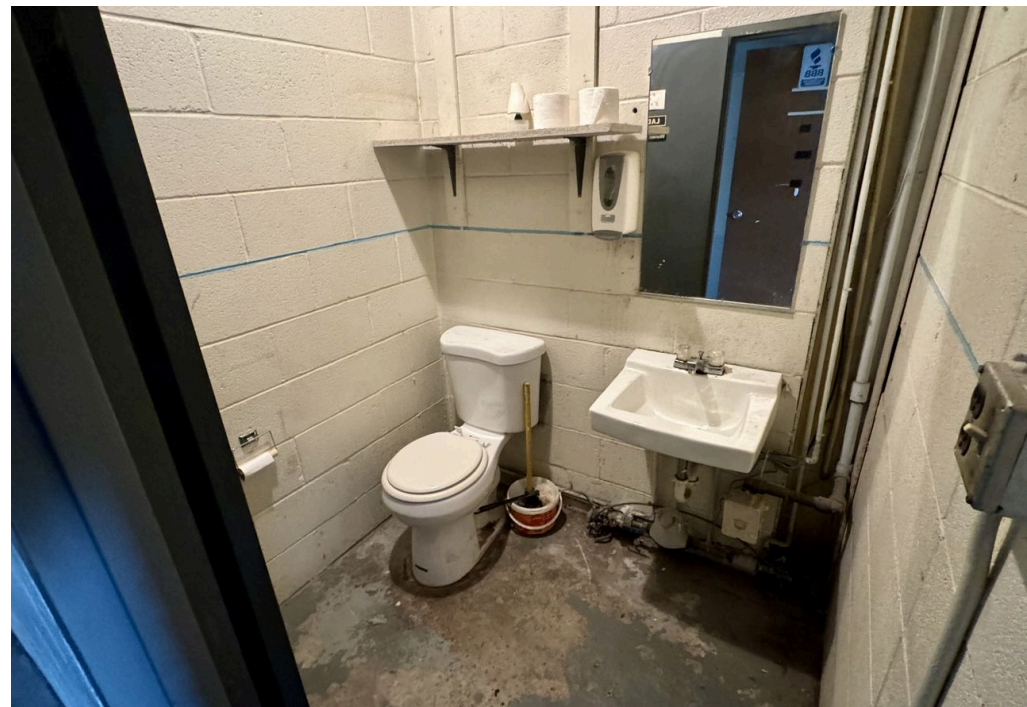
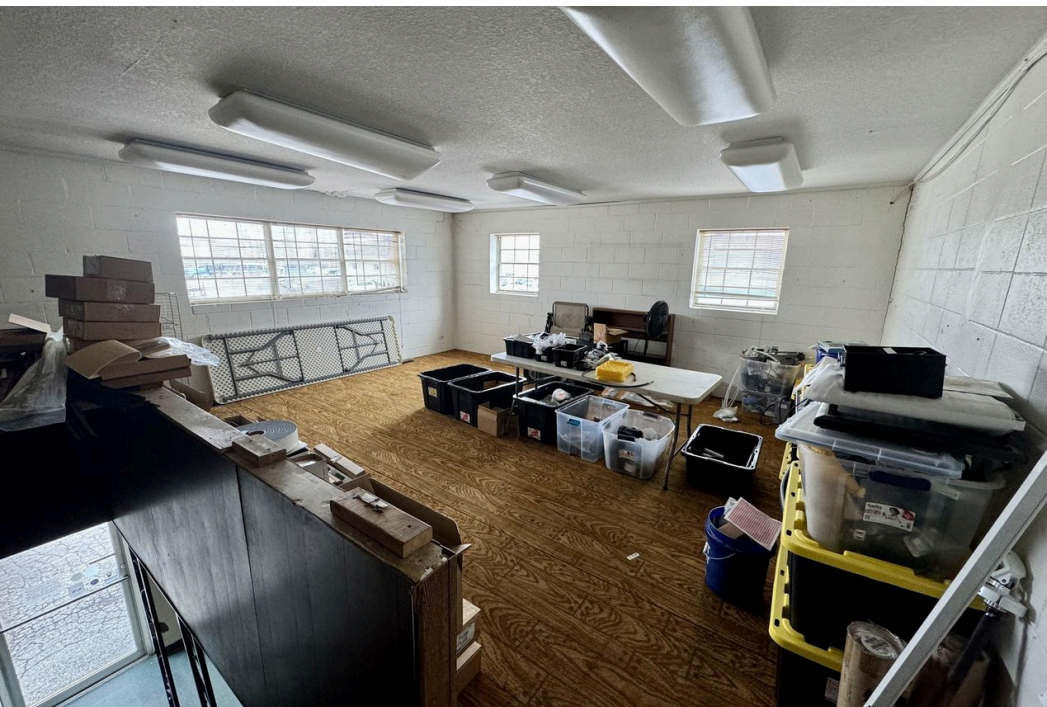
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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3621 Marine Road - 1 mi., 3621 Marine Road - 3 mi., 3621 Marine Road - 5 mi.

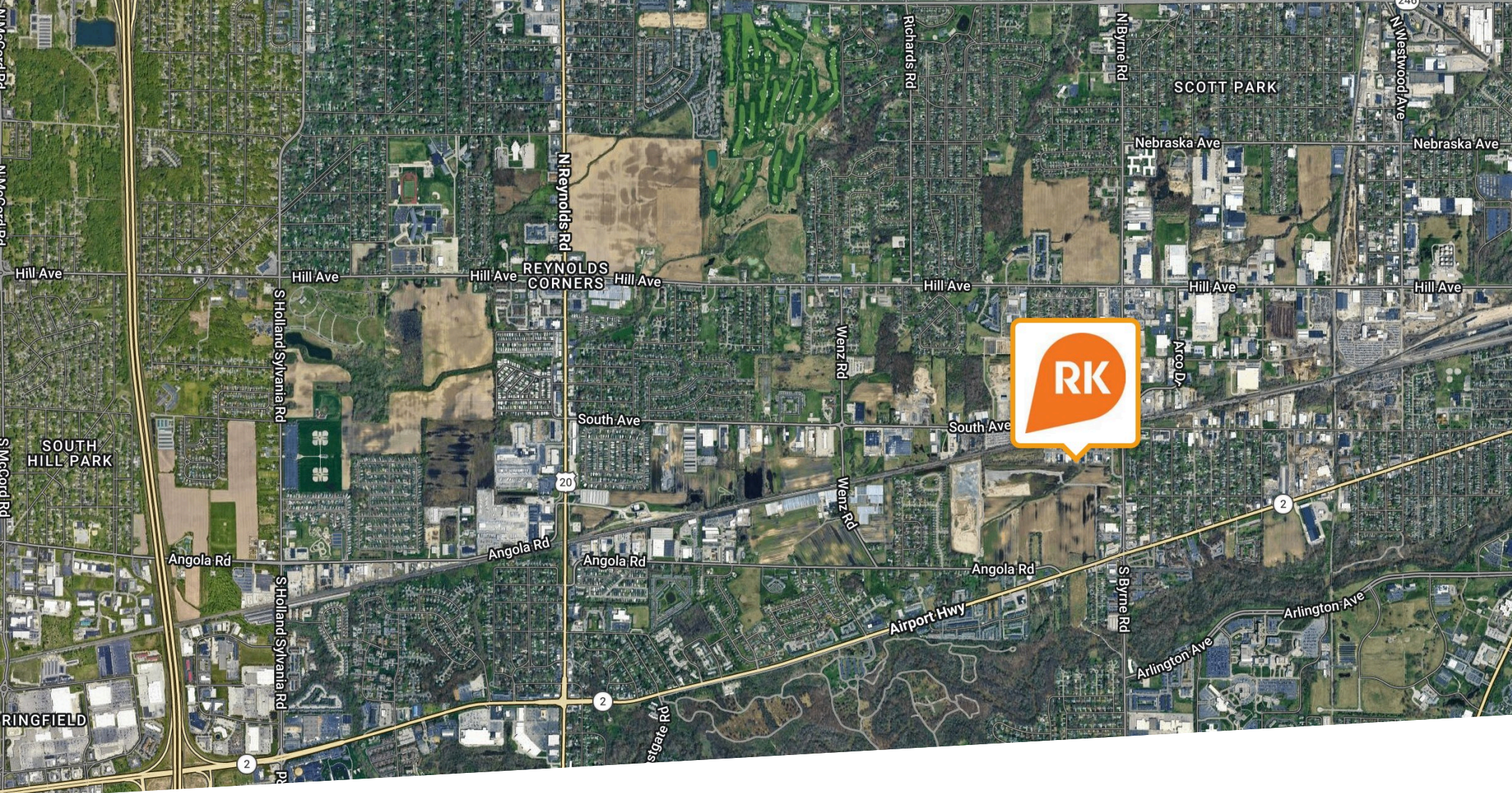
	3621 Marine Road - 1 mi.	3621 Marine Road - 3 mi.	3621 Marine Road - 5 mi.
Population			
2010 Census	6,132	89,608	218,486
2020 Census	6,518	88,430	210,857
2026 Estimate	6,425	86,398	205,469
2031 Projection	6,353	85,043	201,694
Population Growth			
Percent Change: 2010 to 2020	6.29	-1.31	-3.49
Percent Change: 2020 to 2026	-1.43	-2.30	-2.56
Percent Change: 2026 to 2031	-1.12	-1.57	-1.84
	3621 Marine Road - 1 mi.	3621 Marine Road - 3 mi.	3621 Marine Road - 5 mi.
Households			
2010 Census	2,915	37,891	93,150
2020 Census	3,217	38,332	92,914
2026 Estimate	3,212	37,997	91,916
2031 Projection	3,192	37,606	90,831
Household Growth			
Percent Change: 2010 to 2020	10.36	1.16	-0.25
Percent Change: 2020 to 2026	-0.15	-0.87	-1.07
Percent Change: 2026 to 2031	-0.62	-1.03	-1.18
	3621 Marine Road - 1 mi.	3621 Marine Road - 3 mi.	3621 Marine Road - 5 mi.
Family Households			
2010 Census	1,425	20,791	52,820
2020 Census	1,401	20,067	50,299
2026 Estimate	1,394	19,835	49,661
2031 Projection	1,384	19,593	49,013
Family Household Growth			
Percent Change: 2010 to 2020	-1.68	-3.48	-4.77
Percent Change: 2020 to 2026	-0.50	-1.16	-1.27
Percent Change: 2026 to 2031	-0.72	-1.22	-1.30

Benchmark: USA

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3621 MARINE ROAD

Location Benefits

- Located in well-established industrial corridor in Toledo
- 1 mile from I-75
- Surrounded by a strong base of industrial and service-oriented businesses
- Zoning supports industrial and warehouse uses

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Senior Vice President

Christian Brown

Reichle Klein Group

One SeaGate, 26th Floor,
Toledo, OH 43604

Office: 419.794.1128

cbrown@rkgcommercial.com

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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