

76 Acres of What's Next

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Toledo Rail Commerce Park Southeast

Rail-Served
Shovel-Ready
Build-to-Suit
Industrial Sites

Available for
2025 Delivery

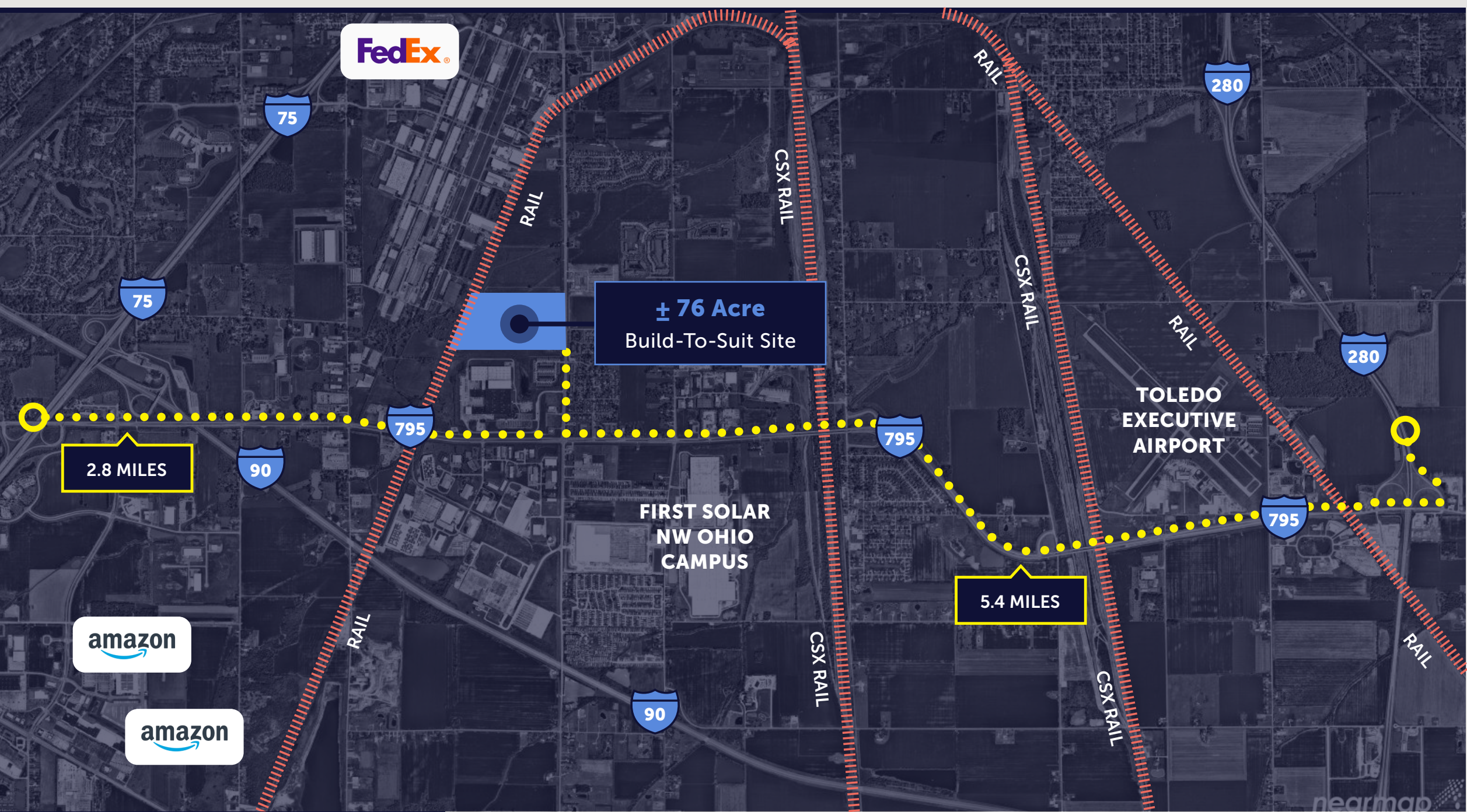
Options from
±100,000 SF
to 1M+ SF For
Lease

28961 Oregon Road
Perrysburg Township, Ohio



Welcome to Toledo Rail Commerce Park Southeast

Where location means efficiency and possibility becomes success



With up to 1 Million SF of contiguous build-to-suit space within the well-established Toledo market, Toledo Rail Commerce Park Southeast is ready and waiting to cater to your unique business needs. Situated along CSX rail service with easy access to several major Interstates, offering a valuable and highly efficient intermodal logistics solution for your operations. Flexible configuration and sizing options, a business-friendly environment, and a strong labor pool make Toledo Rail Commerce Park Southeast the premier site for industrial occupiers in northern Ohio.

±76 Acres
Total property size

±100K – 1M
Square Feet Available

2025
Delivery Available



Direct CSX rail service available
Only 4 Minutes from CSX Intermodal facilities



Flexible uses
Distribution, light or heavy manufacturing & assembly



Business-friendly municipality
with incentives available



Significant roadway improvement
projects in design



Close proximity
to 7 major interstates & roadways



Perfectly Positioned in

Perrysburg Township

A submarket of the Toledo MSA, Perrysburg Township is Wood County’s most populated township and offers economic incentives and business-friendly policies to commercial tenants, including no local earnings tax. Close proximity to important interstates and CSX Rail service as well as to the Port of Toledo, several airports, and major US cities sets Toledo Rail Commerce Park Southeast up to seamlessly support your business needs and operations.

Toledo MSA Fast Facts

Top 5

Rail hub in the US with 5 freight railroads

\$906.2 M

In economic activity at the Port of Toledo in 2022

43%

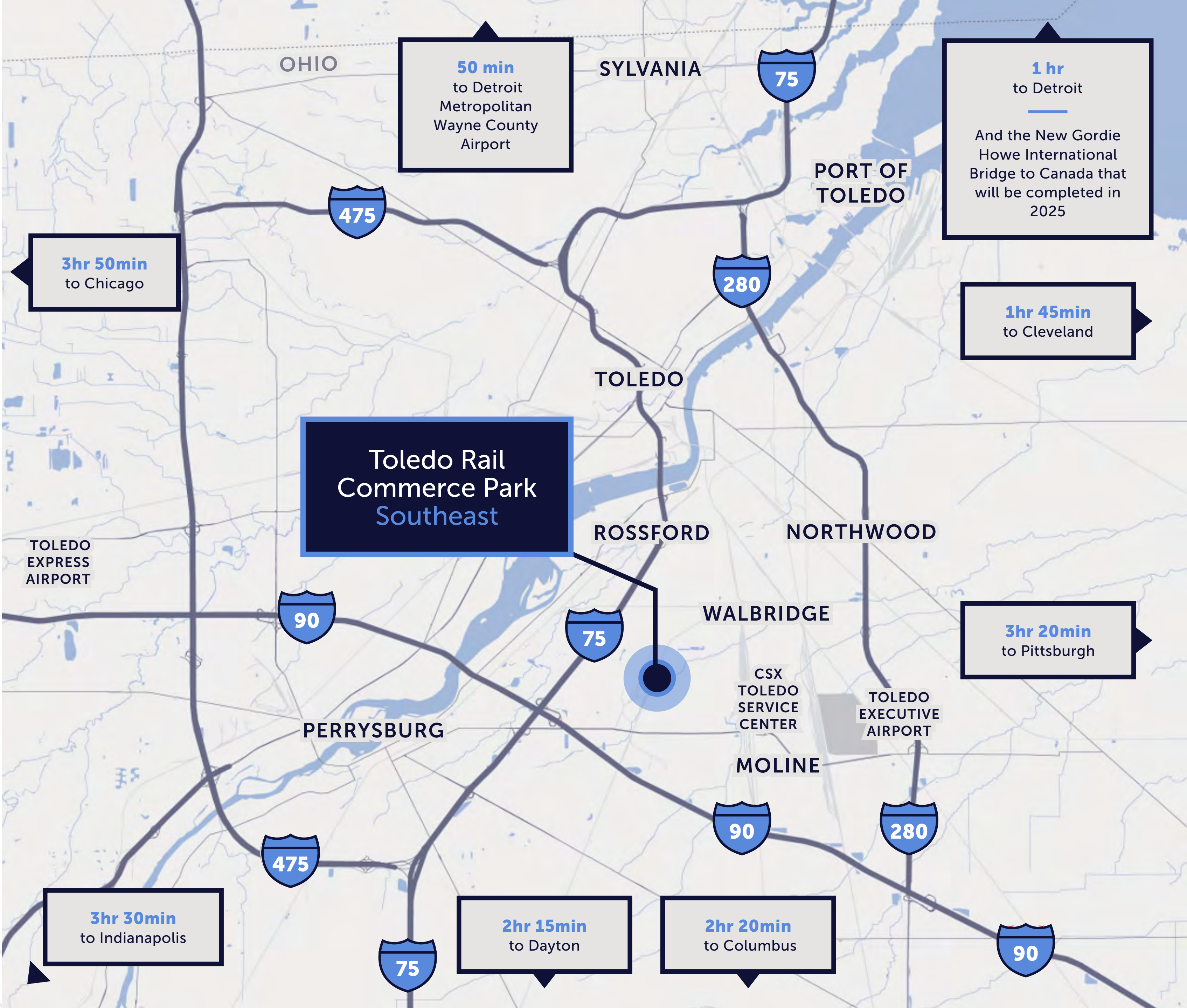
Of US industrial markets within 500 miles of Toledo

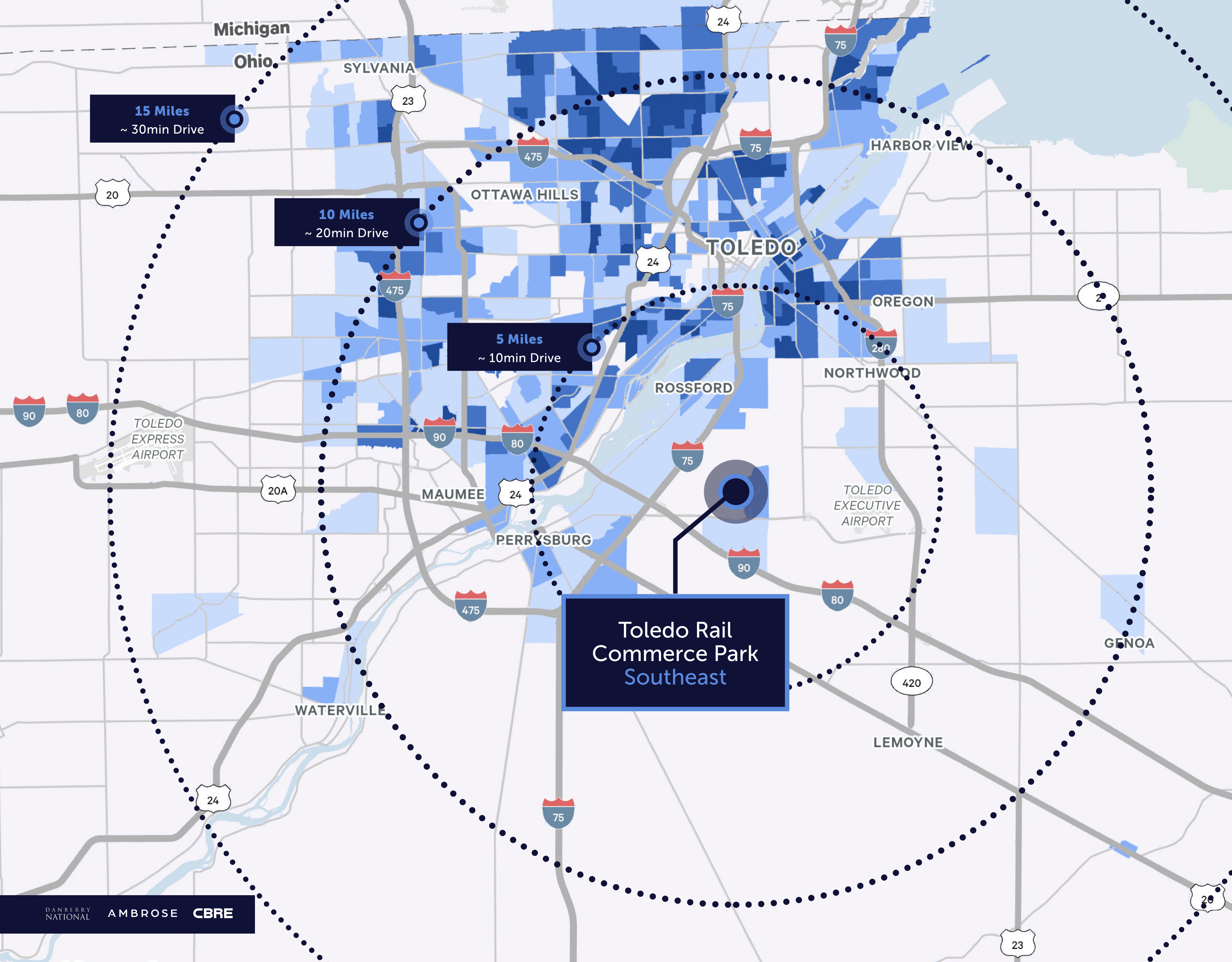
47%

Of Canadian industrial markets within 500 miles of Toledo

1 Day

Drive to more than half of the US & Canada populations





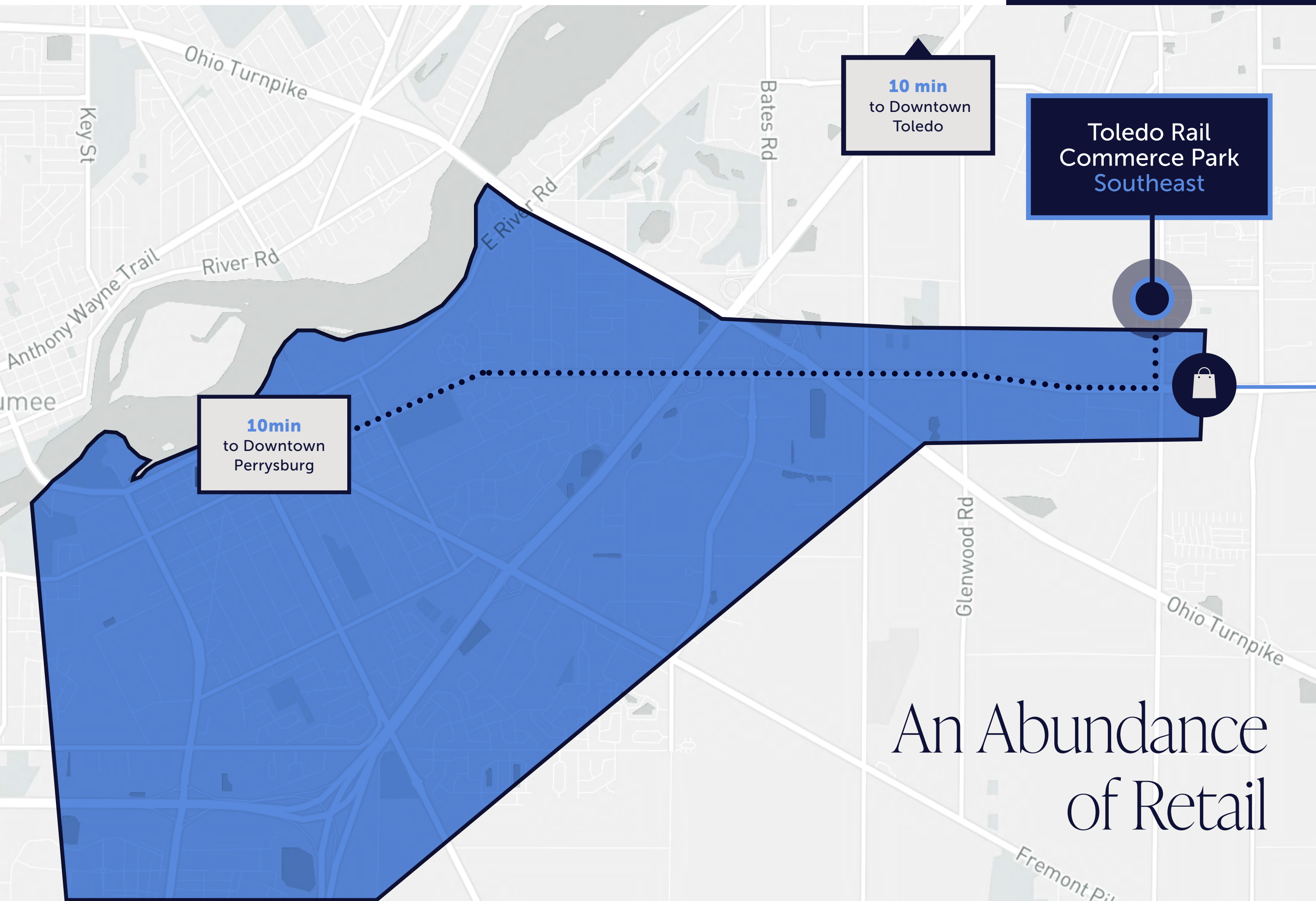
Unbeatable Access to Quality Labor Pool

Blue Collar Labor Density



Amenities to Elevate Your Everyday

Just 10 minutes from both Downtown Toledo and Downtown Perrysburg, Toledo Rail Commerce Park Southeast is poised to serve both your business and personal employee functions. Whether you need last-minute materials for essential business needs, coffee before work, team lunch, or just want to run errands on your way home, everything you could ask for is at your fingertips.



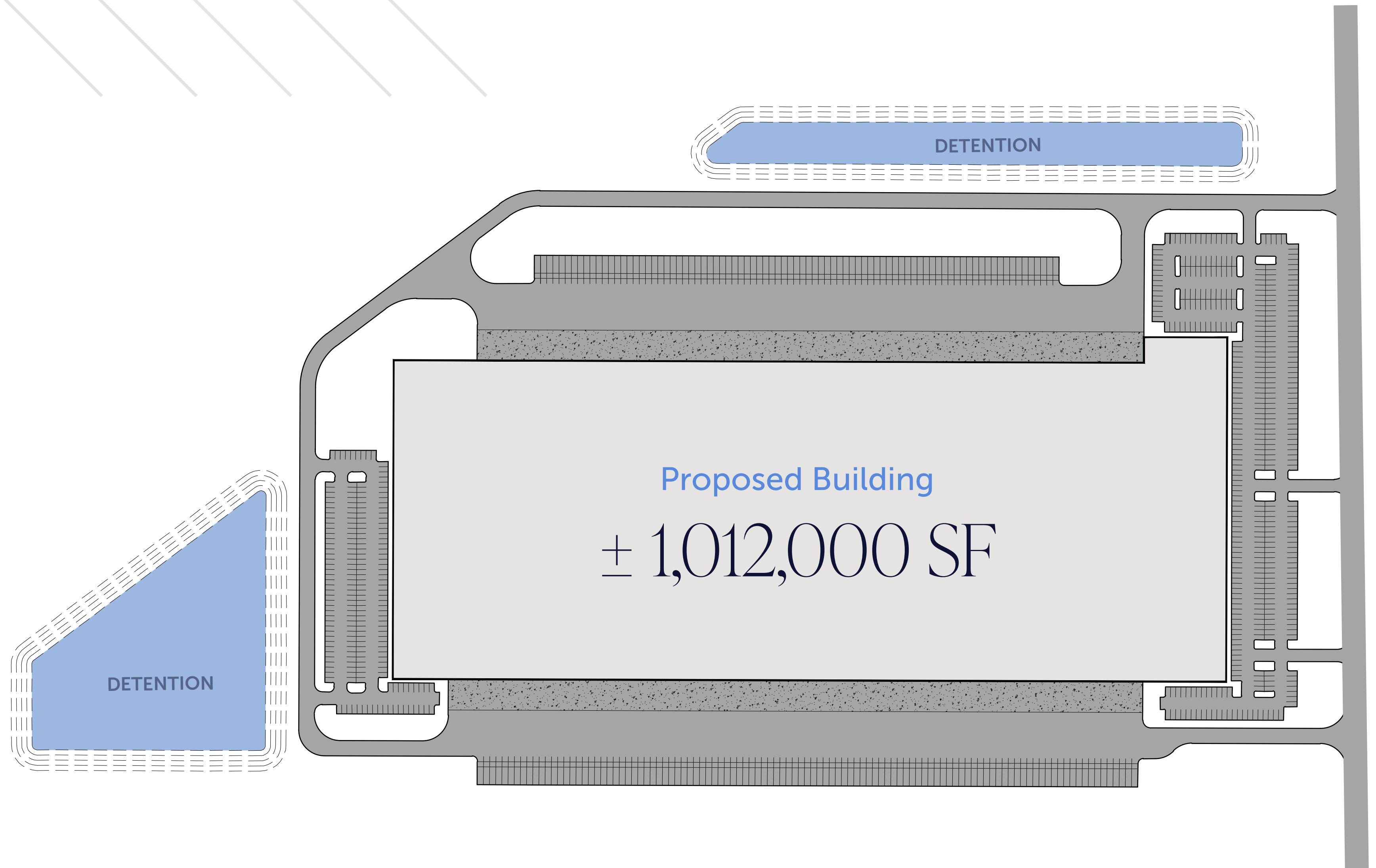
An Abundance of Retail

Ashley HOMESTORE	AT&T	AutoZone	Bar Louie	Bass Pro Shops	Bath & Body Works	BIG LOTS!
BUFFALO WILD WINGS	BURGER KING	CAMPING WORLD	Chili's	CHIRPOTE MEXICAN	Chick-fil-A	CIRCLE K
CONDADO TACOS • TEQUILA • MARGARITAS	COSTCO WHOLESALE	crumbl COOKIES	Crocker Barrel Old Country Store	CVS pharmacy	DISCOUNT TIRE	DOLLAR TREE
DUNKIN'	ETHAN ALLEN	Culver's	FIT BODY BOOT CAMP	five BEL'W	FIVE GUYS BURGERS and FRIES	IHOP
Gabe's	goodwill	HOBBY LOBBY	THE HOME DEPOT	Huntington	KFC	WING BOSS
Jersey Mike's SUBS	Kroger	LOVESAC Designed for Life Furniture Co.	LOWE'S	meijer	NOTHING bundt CAKES	
OfficeMax	PANDA EXPRESS CHINESE KITCHEN	Panera BREAD	THE PEACH COBBLER FACTORY	PENN STATION EAST COAST SUBS	PET SUPPLIES PLUS	
Pizza Hut	Raising Cane's CHICKEN FINGERS	Red Robin GOURMET BURGERS and BEERS	Shell	SHERWIN WILLIAMS	sleep number	
SONIC	Starbucks	SUBWAY	TACO BELL	Target	Wendy's	TJ-maxx
tropical CAFE SMOOTHIE	ULTA BEAUTY	ups	verizon	Walgreens	Walmart	

& Many More

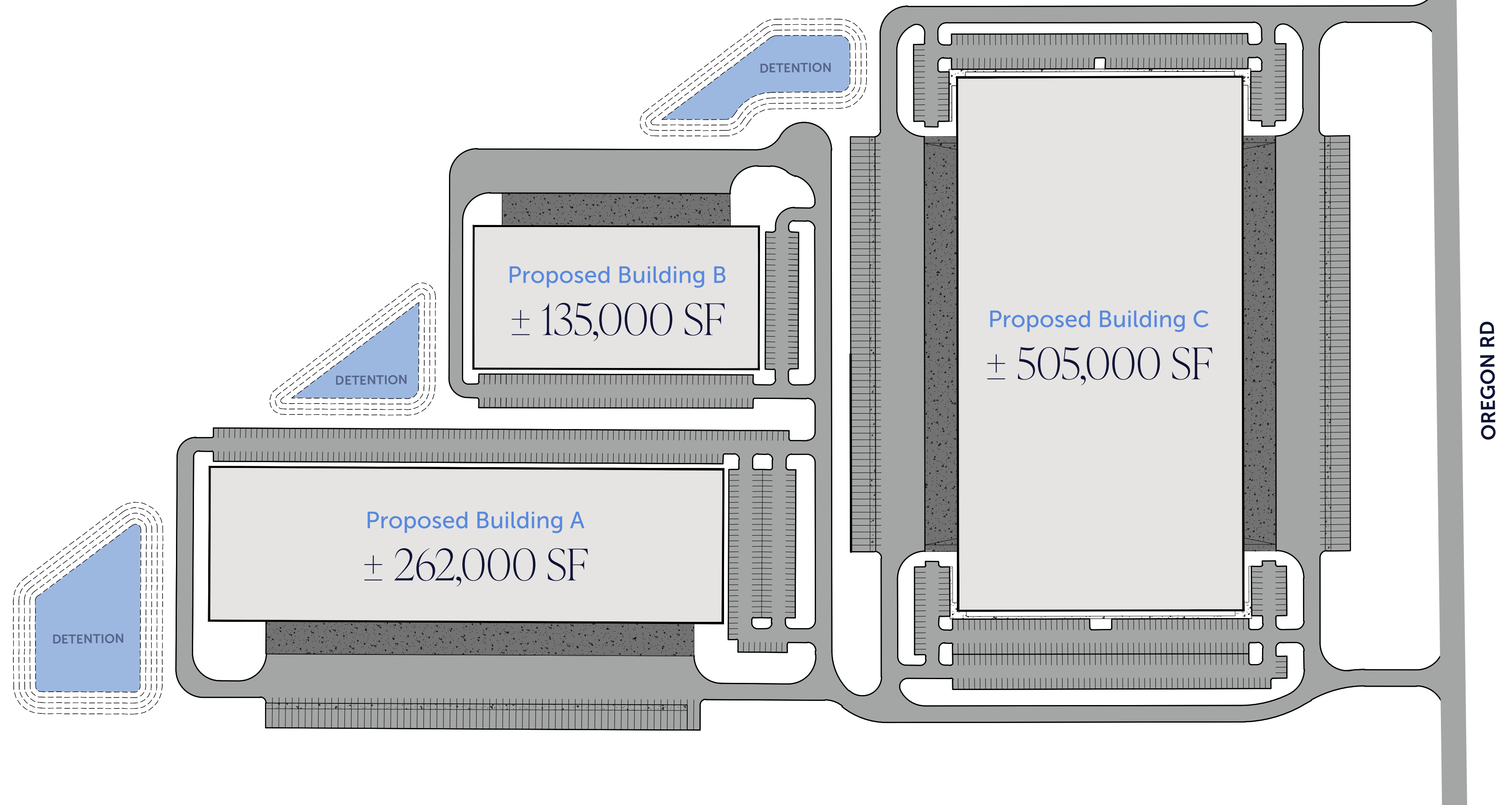
Flexible Options to Suit Your Needs

One- Building Option



Flexible Options to Suit Your Needs

Three- Building Option



Toledo Rail Commerce Park Southeast

76 Acres of What's Next



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