

111 BURBANK DRIVE
TOLEDO, OHIO 43607

INDUSTRIAL BUILDING FOR LEASE
4,047 & 6,072 Square Feet Units Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

MULTI-TENANT INDUSTRIAL PROPERTY



GENERAL INFORMATION

Lease Rate:	\$6.00/SF MG
Available Space:	See chart on page 4
Building Size:	14,090 sf
Number of Stories:	1 with partial mezzanine
Year Constructed:	1965
Condition:	Good
Acreage:	0.70 acres *per AREIS
Land Dimensions:	255' x 120'
Closest Cross Street:	Hill Avenue
County:	Lucas
Zoning:	Industrial General (IG)
Parking:	In common; 2 fenced outdoor storage lots (Unit A and Unit C)
Street:	2 lane, 2 way
Heavy Haul Route:	Hill Avenue/Westwood Avenue



For more information, please contact:

JARED JENSEN
(419) 249 6326 or (419) 377 8964
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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Pre-engineered steel truss
Roof:	Flat rubber membrane
Floors/Coverings:	Carpet/tile
Ceiling Height:	14'3" – 16'3"
Heating:	GFA in office, suspended gas heaters in shop
Air Conditioning:	Central in office
Power:	120/240V
Restrooms:	Unit A – 2 Unit B – 1 Unit C – 1
Overhead Doors:	Unit A - 10' x 12' Unit C - 12' x 14'
Truck Well/Dock:	None
Sprinklers:	None
Signage:	Facade
Rail:	No
Cranes:	No
Floor Drains:	Yes

Comments:

- New roof installed in 2025.
- Units are separately metered for utilities.
- Fenced in lot included with unit A.
- 5.55 miles to US23/I-475.

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At lease execution
Sign on Property:	Yes
Showing Instructions:	Call agent for showings

LEASE DETAILS

Term:	2+ years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	None
Tenant Responsibilities:	Utilities, content/liability insurance, suite janitorial

2025 REAL ESTATE TAXES

TD:	20
Parcel:	46087
Assessor Number:	05465077
Total Annual Taxes:	\$10,623.02

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary/Storm Sewer:	City of Toledo
Utilities are separately metered per unit.	

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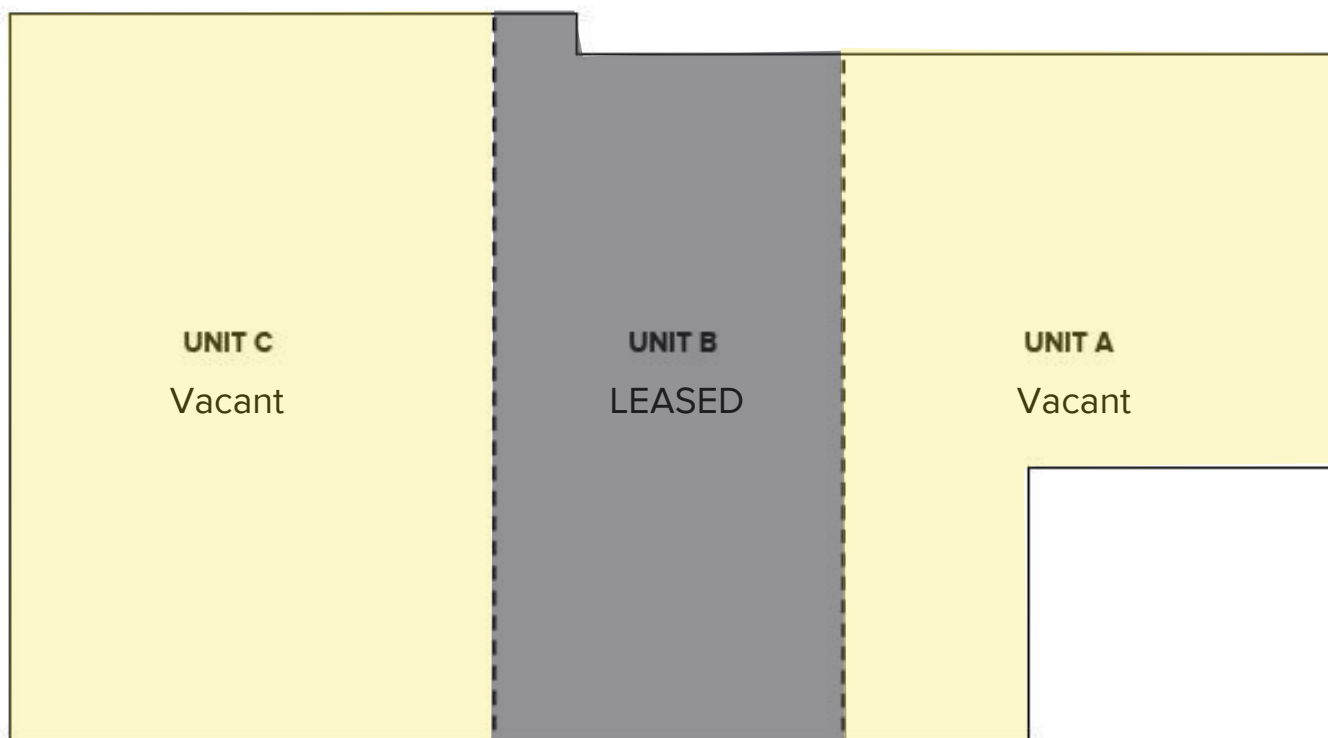
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UNIT FEATURES

UNIT A	UNIT B	UNIT C
Vacant	Leased	Vacant
<ul style="list-style-type: none">4 private offices, reception, kitchenette <p>Layout breakdown:</p> <ul style="list-style-type: none">Office: 1,242 sfLarge Warehouse: 2,805 sfTotal: 4,047 sf	<ul style="list-style-type: none">3,276 sf39' x 84'16' 3" clear to beam2 private offices	<ul style="list-style-type: none">6,072 sf69' x 88'16' 3" clear to beamNew restroomOutdoor lot with 0.160 acres

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,023	\$44,283
3 MILE	90,831	\$57,585
5 MILE	242,286	\$60,299

TRAFFIC COUNTS (TWO-WAY)

18,700	Hill Avenue
11,600	Westwood Avenue

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