

111 BURBANK DRIVE  
TOLEDO, OHIO 43607

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



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

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

[jjensen@signatureassociates.com](mailto:jjensen@signatureassociates.com)

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)

**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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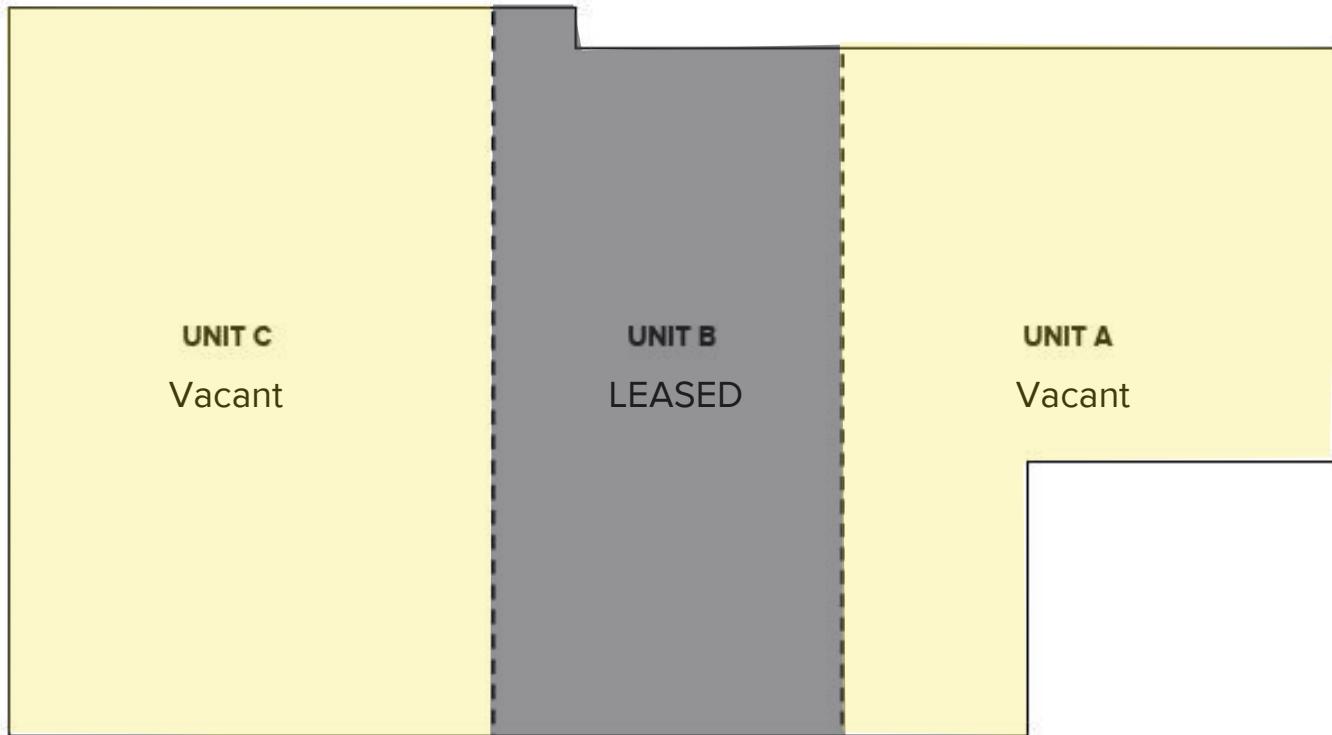
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### UNIT FEATURES

UNIT A	UNIT B	UNIT C
Vacant	Leased	Vacant
<ul style="list-style-type: none"><li>4 private offices, reception, kitchenette</li></ul> <p>Layout breakdown:</p> <p>Office: 1,242 sf</p> <p>Large Warehouse: 2,805 sf</p> <p>Total: 4,047 sf</p>	<ul style="list-style-type: none"><li>3,276 sf</li><li>39' x 84'</li><li>16' 3" clear to beam</li><li>2 private offices</li></ul>	<ul style="list-style-type: none"><li>6,072 sf</li><li>69' x 88'</li><li>16' 3" clear to beam</li><li>New restroom</li><li>Outdoor lot with 0.160 acres</li></ul>

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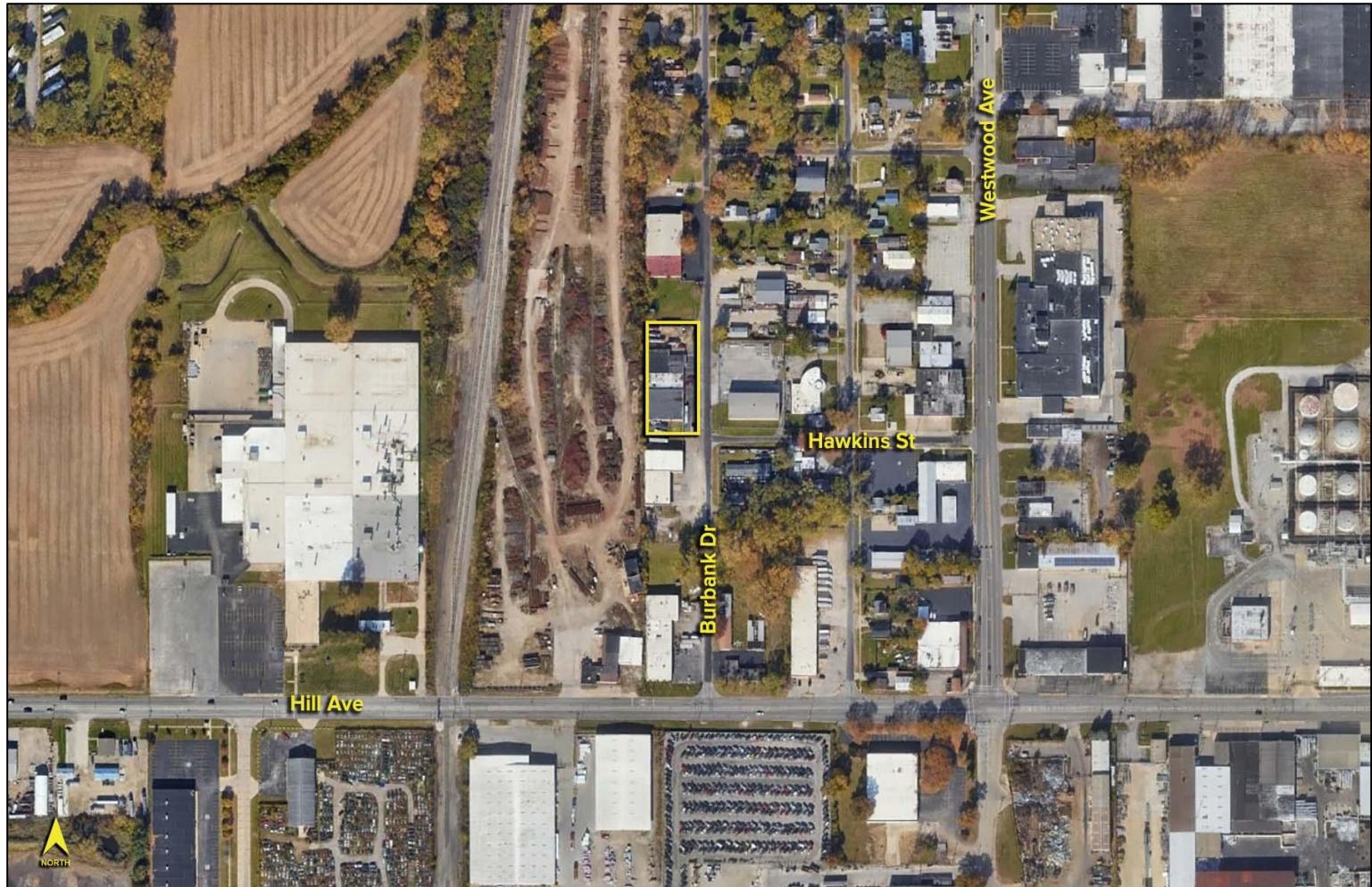
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### DEMOGRAPHICS

	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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