

843 WAREHOUSE ROAD
TOLEDO, OHIO 43615

INDUSTRIAL BUILDING FOR LEASE
8,152 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$4,000 per month NNN
Available Space:	8,152 SF
Building Size:	8,152 SF
Number of Stories:	2
Year Constructed:	1985
Condition:	Good
Acreage:	0.4294 AC
Closest Cross Street:	Angola Road
County:	Lucas
Zoning:	IL (Industrial Limited)
Parking:	4 striped spaces + rear lot
Curb Cuts:	1 shared
Street:	2 lanes, 2 way



For more information, please contact:

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7150 Granite Circle, Suite 200
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843 Warehouse Road, Toledo, OH 43615

Industrial Building For Lease

8,152
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	1,152 SF
Warehouse Space:	7,000 SF
Exterior Walls:	Block
Structural System:	Steel truss
Roof:	Flat rubber membrane
Floors/Coverings:	Concrete/LVP
Ceiling Height:	16'
Heating:	GFA
Air Conditioning:	In office only
Power:	400 amp 120/208v
Restrooms:	2 unisex
Overhead Doors:	(2) 12' x 12' & (1) 14' x 12'
Sprinklers:	No
Signage:	Facade
Floor Drains:	Yes
Heavy Haul Route:	Airport Hwy (SR 2)

Comments:

- Stand-alone warehouse located in Industrial Business Park
- Professionally maintained and managed building
- Rear storage lot
- Clear span building – no center beams

BUILDING INFORMATION

Current Occupant:	Quest
Occupancy Date:	After 06/01/2025
Sign on Property:	Yes
Showing Instructions:	Lockbox (call agents)

LEASE DETAILS

Term:	3 + years
Security Deposit:	Equal to 1 month
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM + NNN charges + utilities (Estimated: \$2.50 PSF)

2025 REAL ESTATE TAXES

TD:	20
Parcel Number:	17871
Assessor Number:	05920016
Total Annual Taxes:	\$4,567.42

UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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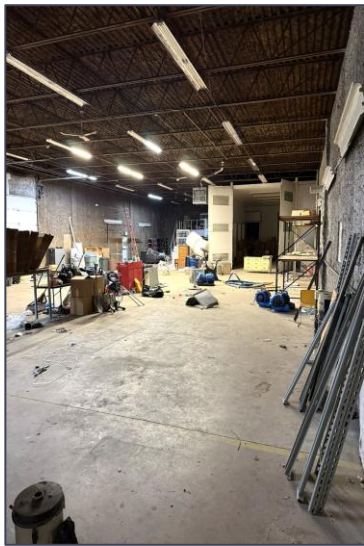
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Industrial Building For Lease

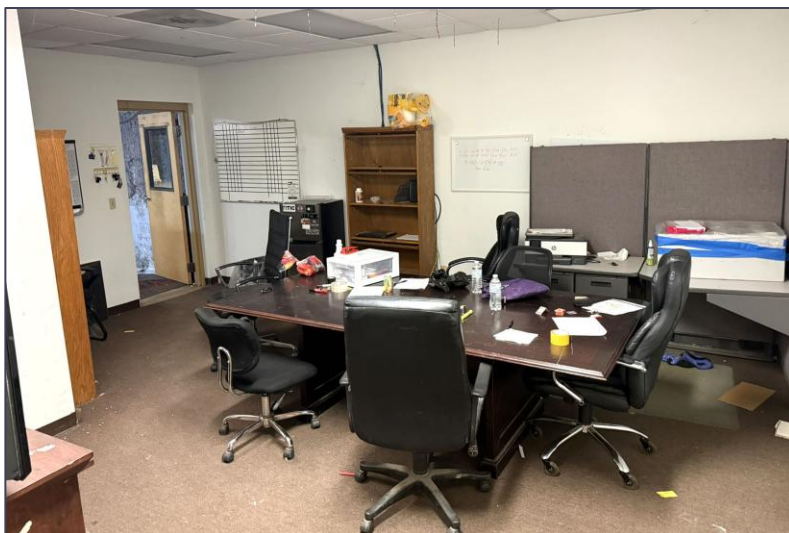
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Warehouse



Warehouse



Conference Room



Kitchenette

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Commercial Building For Lease

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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,237	\$39,192
3 MILE	76,350	\$55,665
5 MILE	186,572	\$68,161

DISTANCE TO

I-80/90 (OHIO TURNPIKE)	2.74 miles
I-75	5.9 miles
I-475	2.42 miles

TRAFFIC COUNTS (TWO-WAY)

2,700	Angola Road
31,935	Airport Highway – west of US 20
16,949	N. Reynolds Road (US 20)
24,483	S. Reynolds Road (US 20)

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