



24 S Huron St

Toledo, Ohio 43604

Property Highlights

- Historic Office Flex Building located within the Warehouse District
- Professionally maintained by current owner/occupant
- Rare onsite parking, 24 spaces
- First floor open office, w/kitchenette, IT, shop/warehouse area
- Second floor perimeter offices and conference rooms
- Excellent light transition
- 1st and 2nd floor restrooms w/ 1st floor shower

Property Overview

Turnkey opportunity for unique office/flex user in 7,870 SF of space. Clean shop space with 2 dock doors and 2 drive-in overhead doors. The building offers an open welcome area with private offices on the second-floor.

Offering Summary

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	7,870 SF
Available SF:	7,870 SF
Lot Size:	8,833 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	4,480	17,567	36,933
Total Population	9,265	40,209	87,632
Average HH Income	\$36,523	\$40,610	\$48,318

For More Information

Jason Westendorf, SIOR

O: 419 960 4410 x334

jwestendorf@naitoledo.com | OH #SAL.2006007466

Kati McDougale

O: 419 320 1619

kmcdougale@naitoledo.com | OH #SAL.2023007174

Lease Rate	\$16.00 SF/Yr
------------	---------------

Location Information

Street Address	24 S Huron St
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	CBD
Sub-market	Warehouse District

Building Information

Building Size	7,870 SF
Building Class	A
Ceiling Height	12 ft
Number of Floors	2
Year Built	1940
Condition	Excellent

Property Information

Property Type	Office Warehouse
Zoning	10-IL
Lot Size	8,833 SF
APN #	1215671

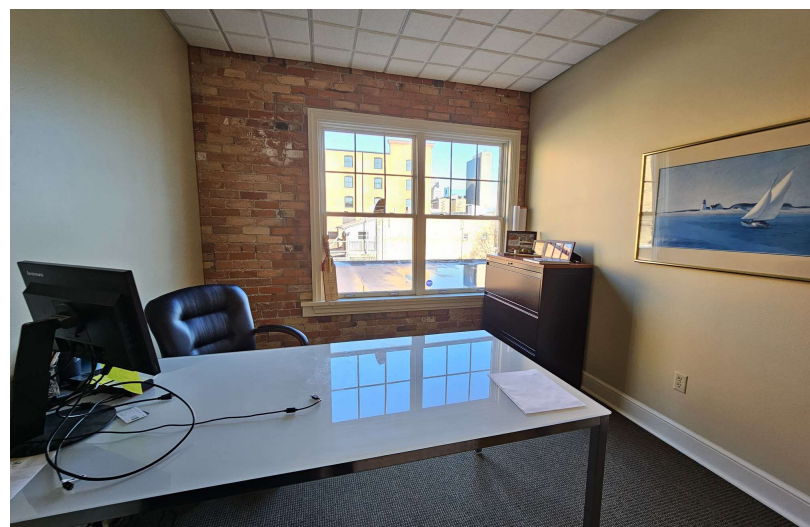
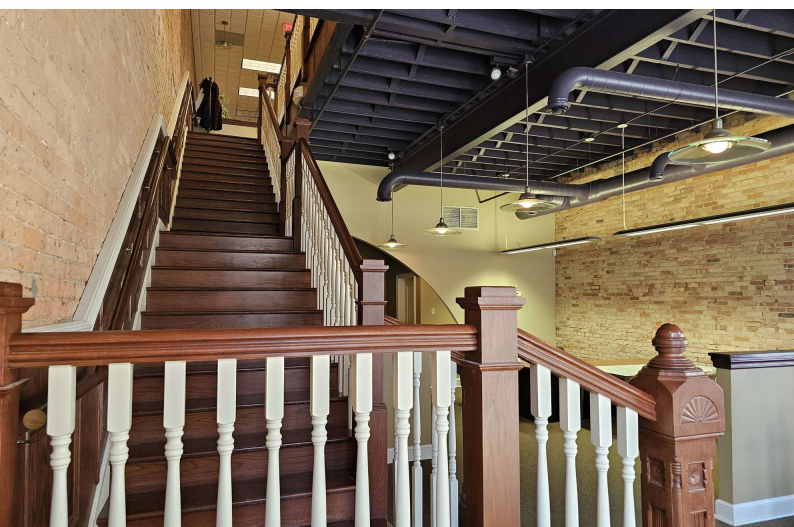
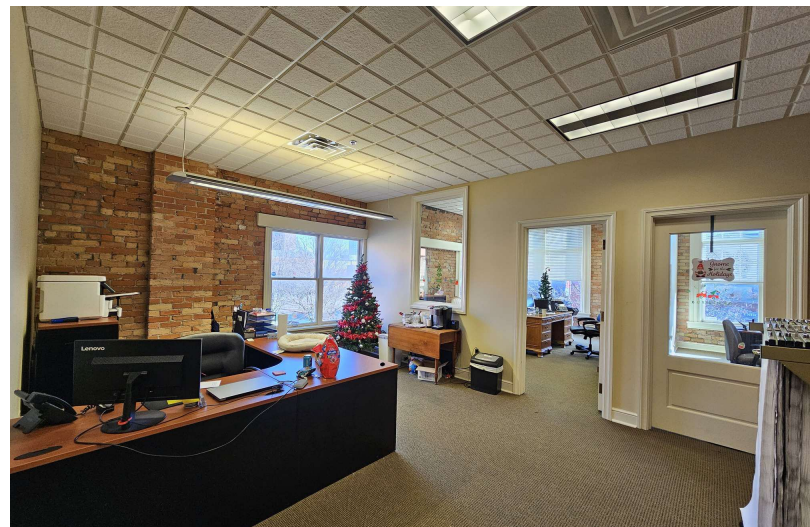
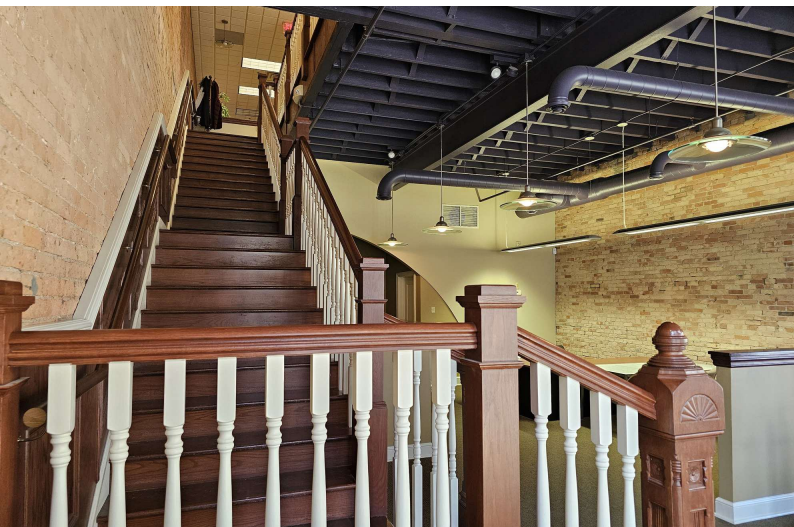
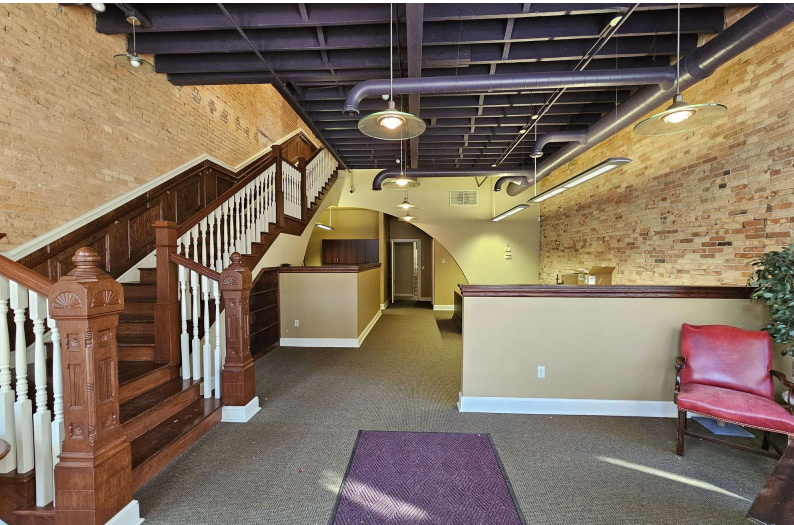
Parking & Transportation

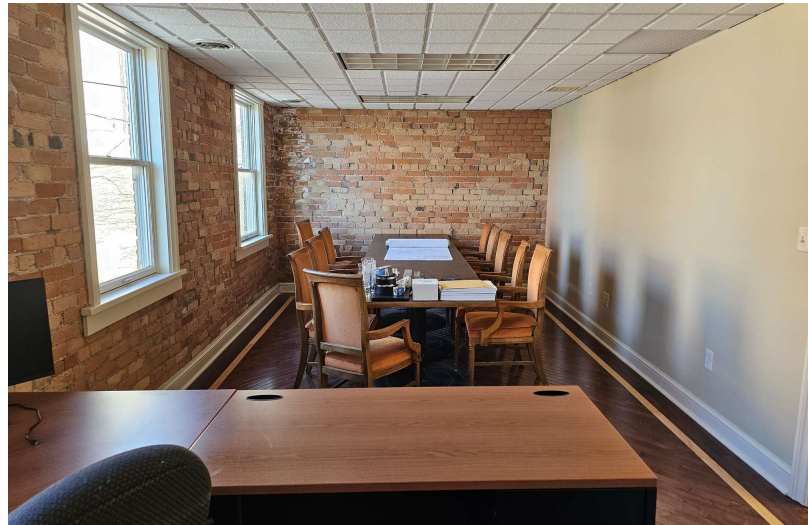
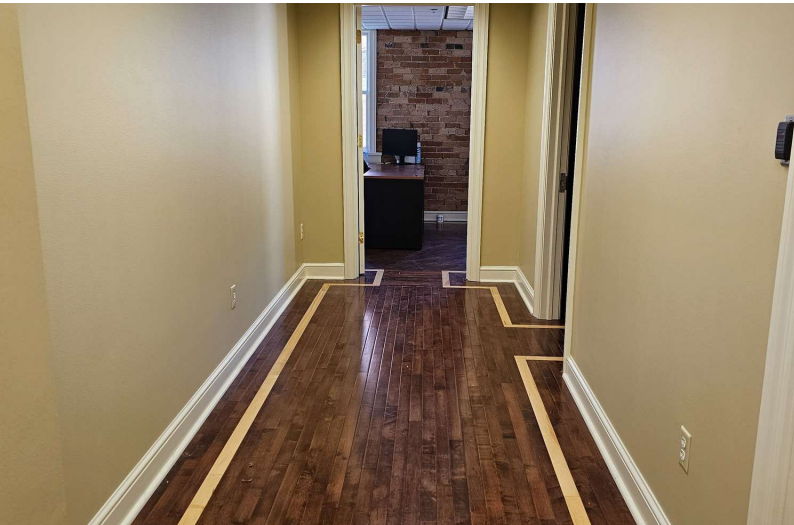
Parking Type	Surface
Number of Parking Spaces	24

Utilities & Amenities

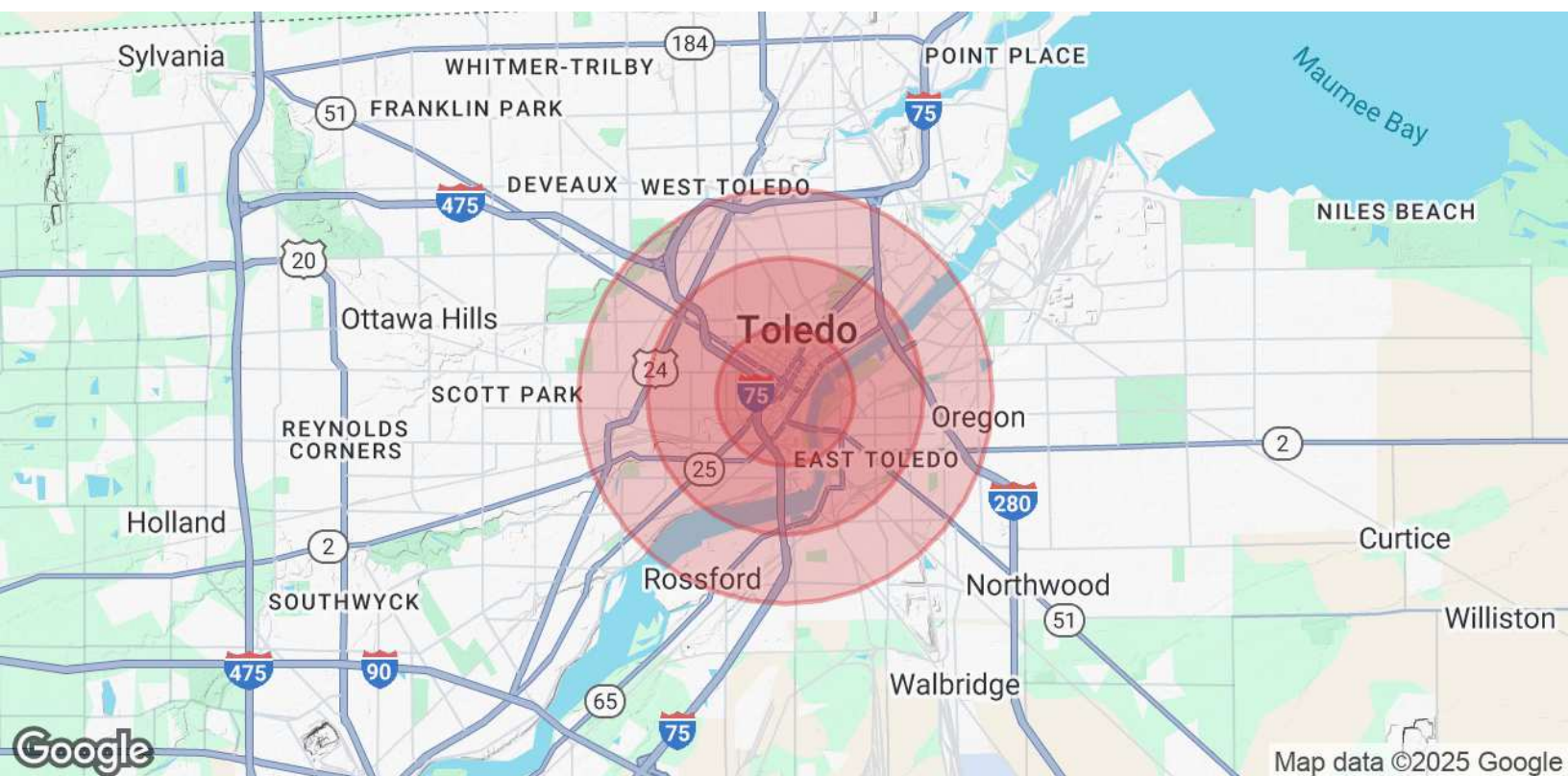
Central HVAC	Yes
HVAC	3 Zones
Restrooms	3 w/ADA on ground floor with shower











Population	1 Mile	2 Miles	3 Miles
Total Population	9,265	40,209	87,632
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,480	17,567	36,933
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$36,523	\$40,610	\$48,318
Average House Value	\$105,269	\$88,506	\$95,529

Demographics data derived from AlphaMap