

1525 W. LASKEY ROAD  
TOLEDO, OHIO 43613

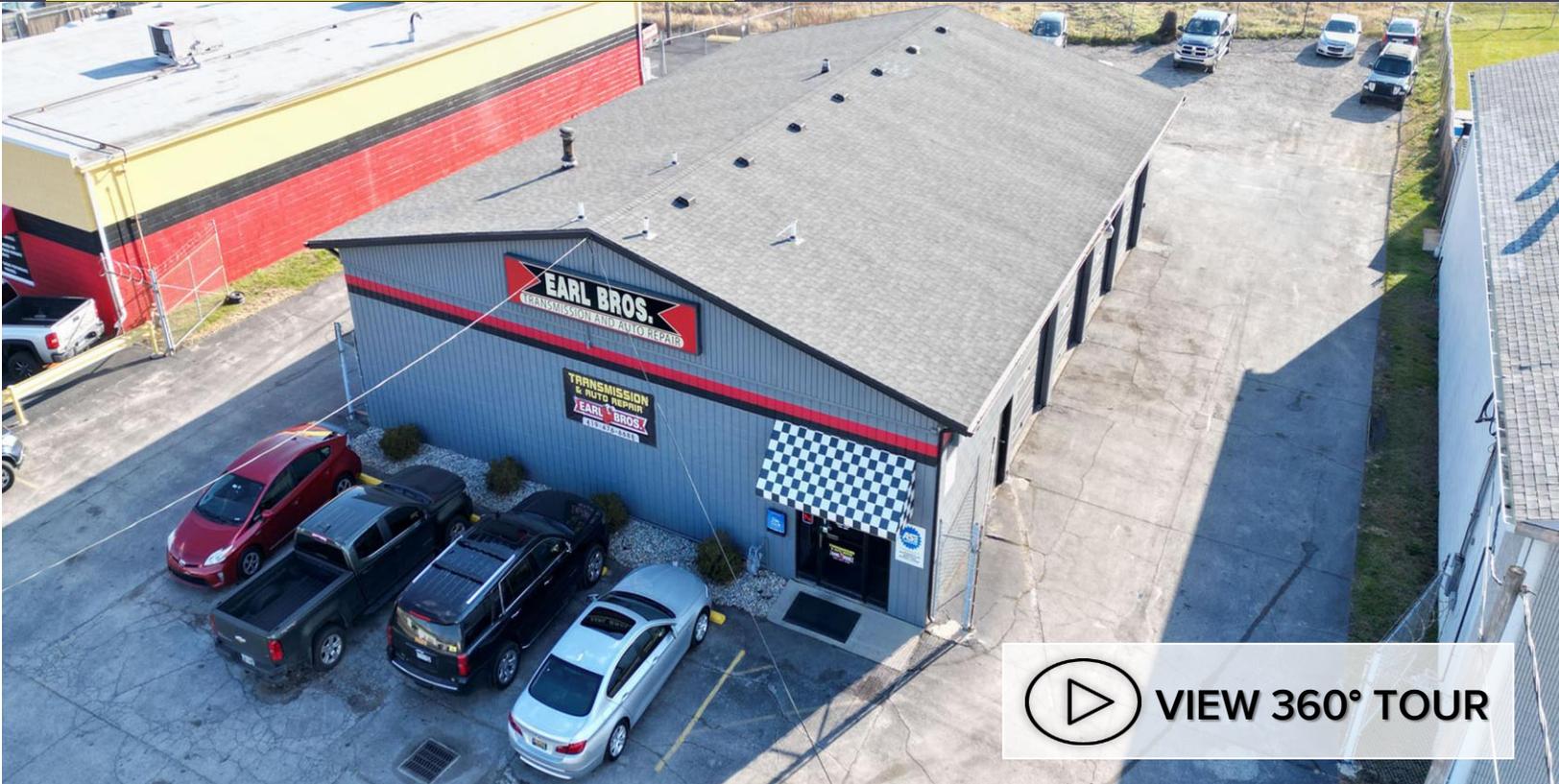
INDUSTRIAL BUILDING FOR SALE  
3,860 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## TOLEDO AUTO REPAIR BUILDING



**VIEW 360° TOUR**

### GENERAL INFORMATION

Sale Price:	\$475,000
Building Size:	3,860 sf
Number of Stories:	1 with mezzanine
Year Constructed:	1984
Condition:	Great
Acreage:	0.58
Land Dimensions:	Irregular
Closest Cross Street:	Jackman Road
County:	Lucas
Zoning:	10-CR
Parking:	8 +/- spaces – front 10+ fenced in rear lot
Curb Cuts:	1
Street:	5 lane, 2 way with center turn



For more information, please contact:

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# 1525 W. Laskey Road, Toledo, OH 43613

## Industrial Building For Sale

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Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	300± sf
Shop Space:	3,500± sf
Exterior Walls:	Block & wood siding
Structural System:	Block
Roof:	Architectural Shingle
Floors:	Concrete laminate in office
Floor Coverings:	Laminate in office
Ceiling Height:	14'
Heating:	Shop: Ceiling mounted gas infrared tube heater Office: Wall mounted gas radiator
Air Conditioning:	Wall/window units
Power:	240V
Security System:	Yes
Restrooms:	2 total (1) In shop & (1) in office
Overhead Doors:	(8) 10' x 10'
Truck Well/Dock:	No
Lighting:	Fluorescent
Floor Drains:	In/throughout shop
Signage:	On building and at road

### BUILDING INFORMATION

Current Occupant:	Earl Brothers
Occupancy Date:	90 - 120 days
Sign on Property:	No
Showing Instructions:	Call listing agents for tour.
* Before or after business hours showings are preferred.	

### UTILITIES

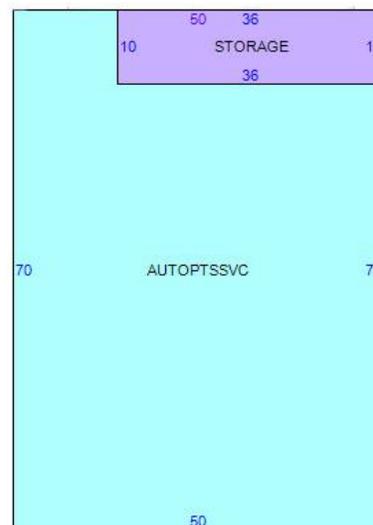
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

### 2025 REAL ESTATE TAXES

TD:	18
Parcel:	23003
Assessor Number:	03428013
Total Annual Taxes:	\$5,817.57

### Comments:

- Well maintained flex/warehouse building in Toledo
- Active Business - Please do not disturb employees
- **Owner is relocating to a nearby location**
- FF & E is negotiable
- Distance to I – 475 - 2.4 miles and I-75 - 5.6 miles
- Distance to GM – Toledo Propulsion Systems - 1.6 miles



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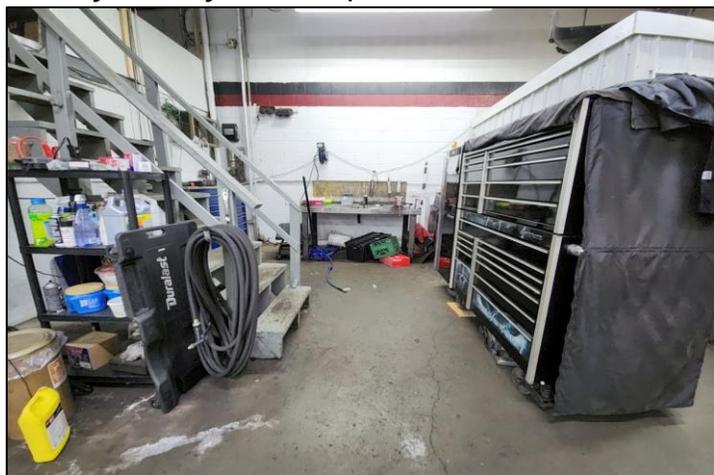
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Entry/Lobby – Receptionist Area



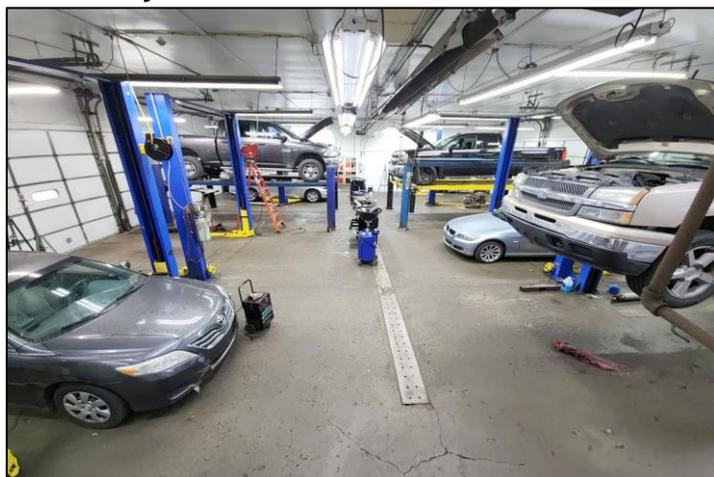
Entry/Lobby – Waiting Area



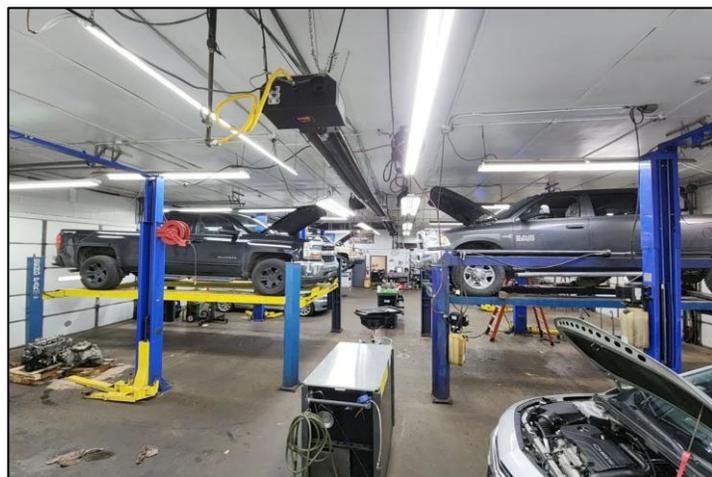
Tool Bay



Employee Breakroom



Front of Shop – Facing South



Front of Shop – Facing North

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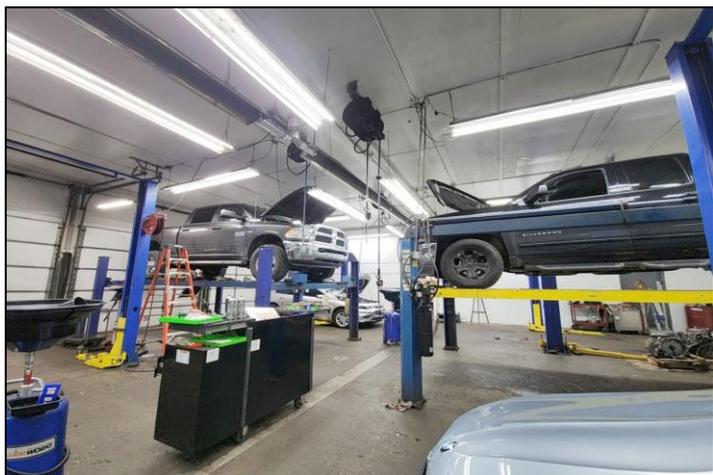
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2 Post & 4 Post Lifts



Side By Side 2 Post Lifts



Ceiling Mounted Air Compressor



Mezzanine Storage



Eastside Overhead Doors – Drone View



Westside Overhead Doors – Drone View

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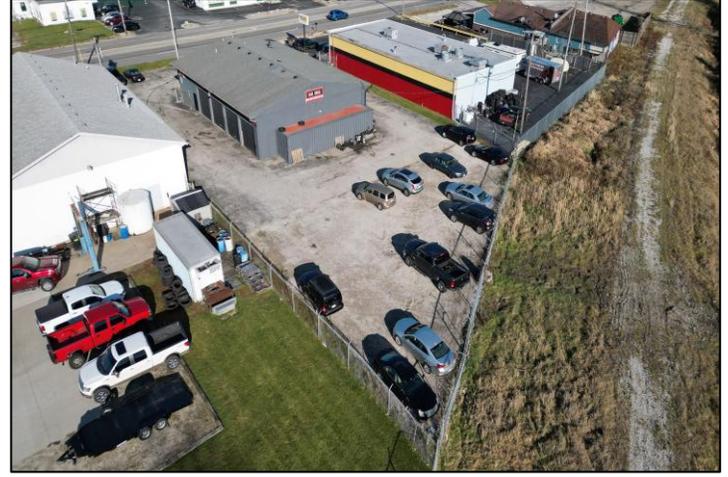
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Front – Full Property View

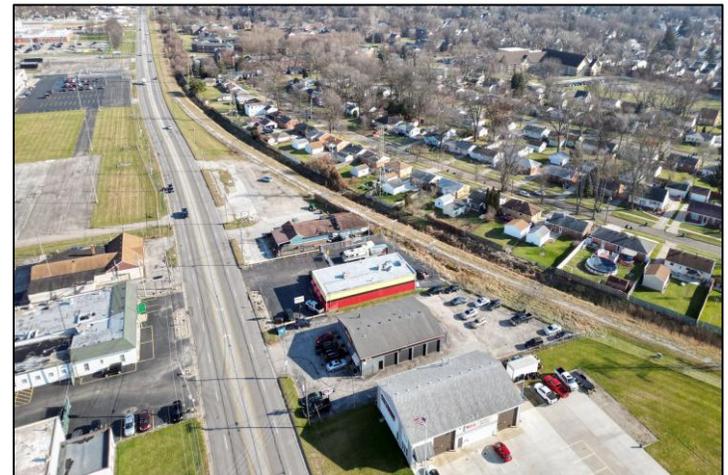


Gated Rear Overflow Parking

### Property Overview



Drone View - West



Drone View - East

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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,129	\$53,237
3 MILE	97,613	\$56,733
5 MILE	199,753	\$60,251

### TRAFFIC COUNTS (TWO-WAY)

15,750	W. Laskey Road
14,300	Jackman Road

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