

328 N. WESTWOOD AVENUE

Toledo, OH 43607



Offering Summary

Lease Rate:	See Below
Building Size:	262,322 SF
Available SF:	30k - 188k warehouse 3,424 - 9,280 SF office
Lot Size:	9.713 Acres
Year Built:	1946
Renovated:	2022
Zoning:	10-IL
Submarket:	West Toledo/Sylvania

Property Overview

- Newly remodeled space with new roof 2022
- (13) loading docks
- 20'x40' column spacing
- 17' clear height
- Several different layout options/configurations available

Location Overview

- Within 1 mile of University of Toledo
- Within 5 miles of I-75 and US-23

Spaces	Lease Rate	Space Size
Warehouse	\$3.75 SF/yr	30,000 - 188,000 SF
Office	\$6.00 SF/yr	3,424 - 9,280 SF

Ron Jurgenson, CCIM, SIOR

419.794.3959

rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607



Lease Rate	\$3.75 SF/Yr - Whse. \$6.00 SF/Yr - Office
------------	---

Lease Details

Available SF	30,000 - 188,000 SF Warehouse
	3,424 - 9,280 SF Office
Lease Type	Net

Building Information

Building Size	262,322 SF
# of Floors	1
Tenancy	Single
Year Built	1946
Renovated	2022
Construction Status	Existing
Construction Description	Brick
Roof System	TPO
Column Spacing	40'x20'
Clear Ceiling Height (Min)	17 ft
Clear Ceiling Height (Max)	17 ft
Lighting	LED
Restrooms	5
Fire Suppression Description	Wet System
# of Grade Level Doors	(4) 12'x14'
# of Dock High Doors	(13) 9'x10' with levelers

Property Details

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	10-IL
Acreage	9.713 Acres
Parcel Number(s)	2004204
Rail Access	N/A
Freestanding	Yes

Location Information

Street Address	328 N. Westwood Avenue
City, State, Zip	Toledo, OH 43607
County	Lucas
Municipality	Toledo
Submarket	West Toledo/Sylvania
Nearest Highway	I-75 and US-23

Utilities

Internet Provider	Various
Power Provider	Toledo Edison
Power Description	400amp, 240volt, Single phase
Fuel Provider	Columbia Gas
Fuel Type	Natural
Water Provider	City of Toledo

Ron Jurgenson, CCIM, SIOR

419.794.3959

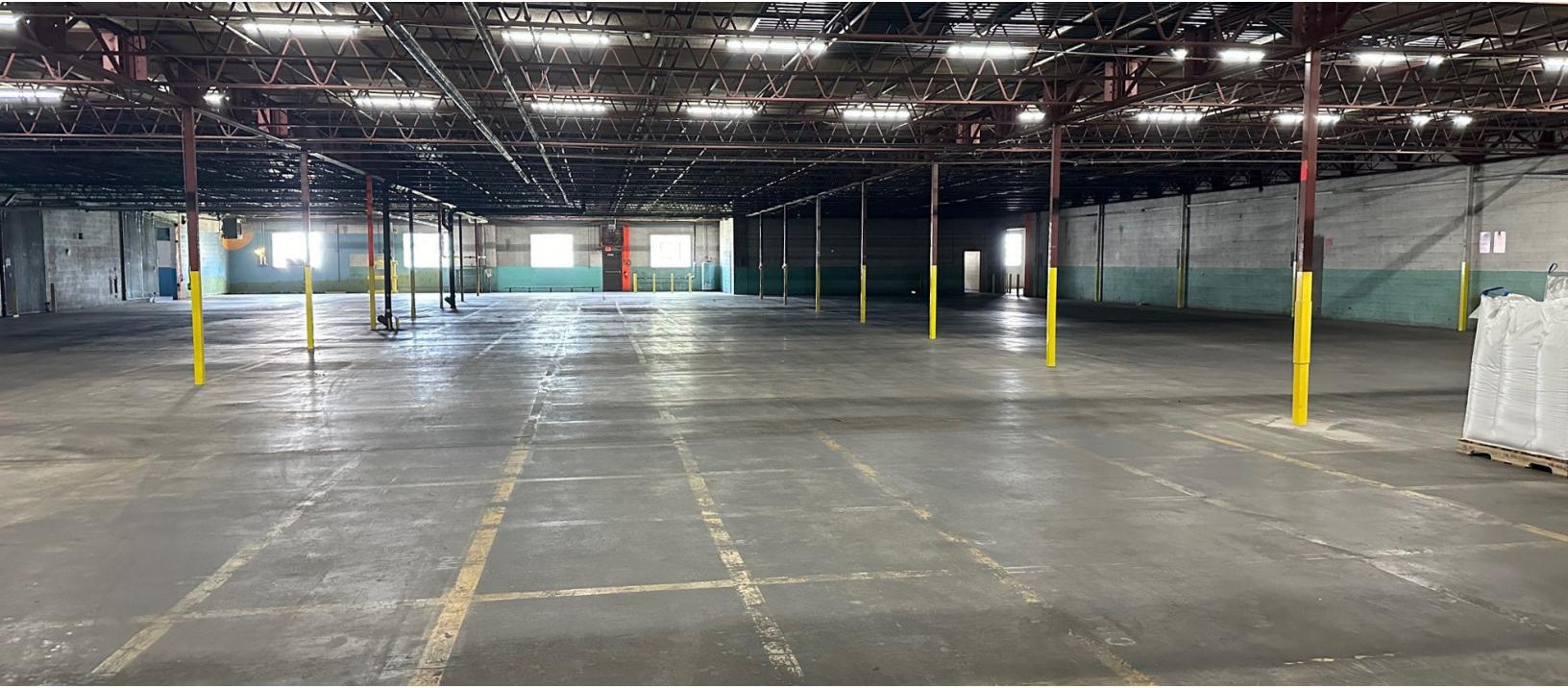
rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607

RK



Ron Jurgenson, CCIM, SIOR

419.794.3959

rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607

RK



Ron Jurgenson, CCIM, SIOR

419.794.3959

rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

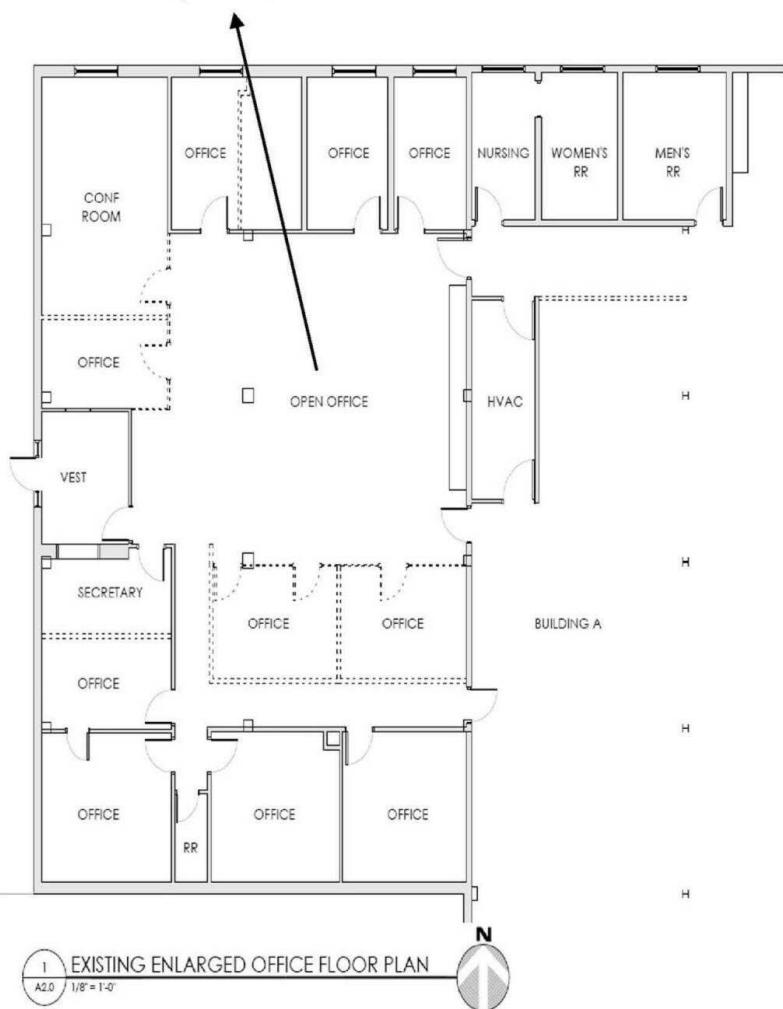
328 N. WESTWOOD AVENUE

Toledo, OH 43607

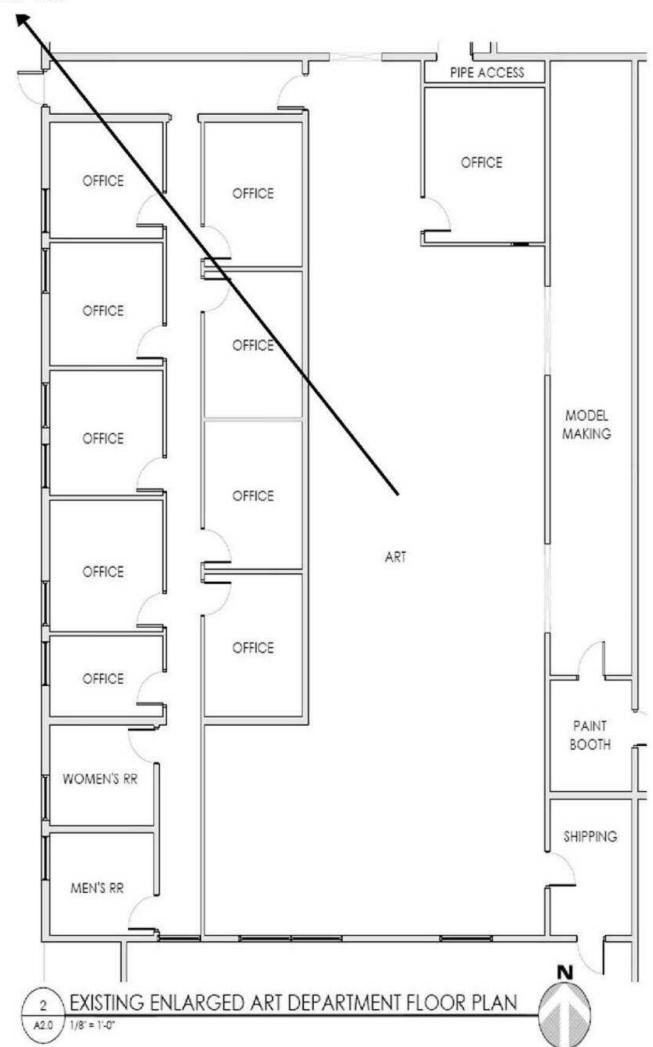
RK

OFFICE FLOOR PLANS

3,424 SF



5,856 SF



Ron Jurgenson, CCIM, SIOR

419.794.3959

rjurgenson@rkgcommercial.com

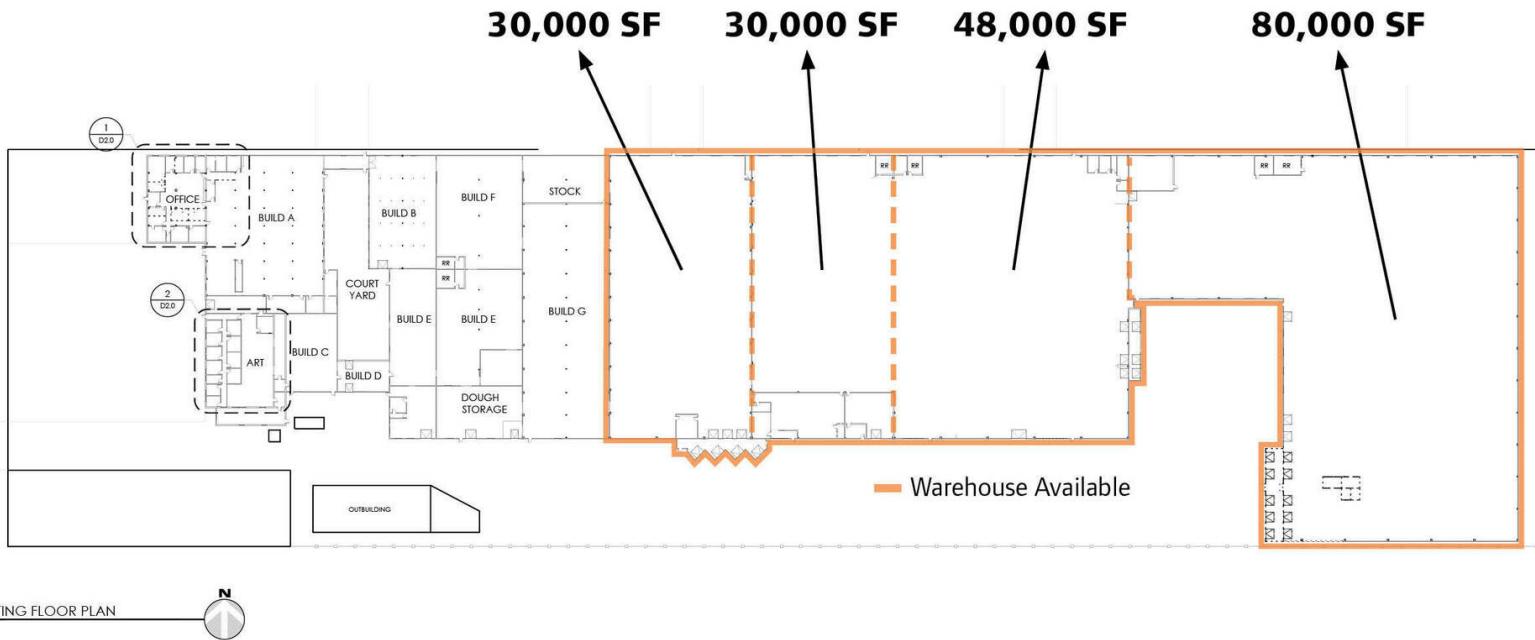
Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607

RK

WAREHOUSE FLOOR PLAN



Ron Jurgenson, CCIM, SIOR

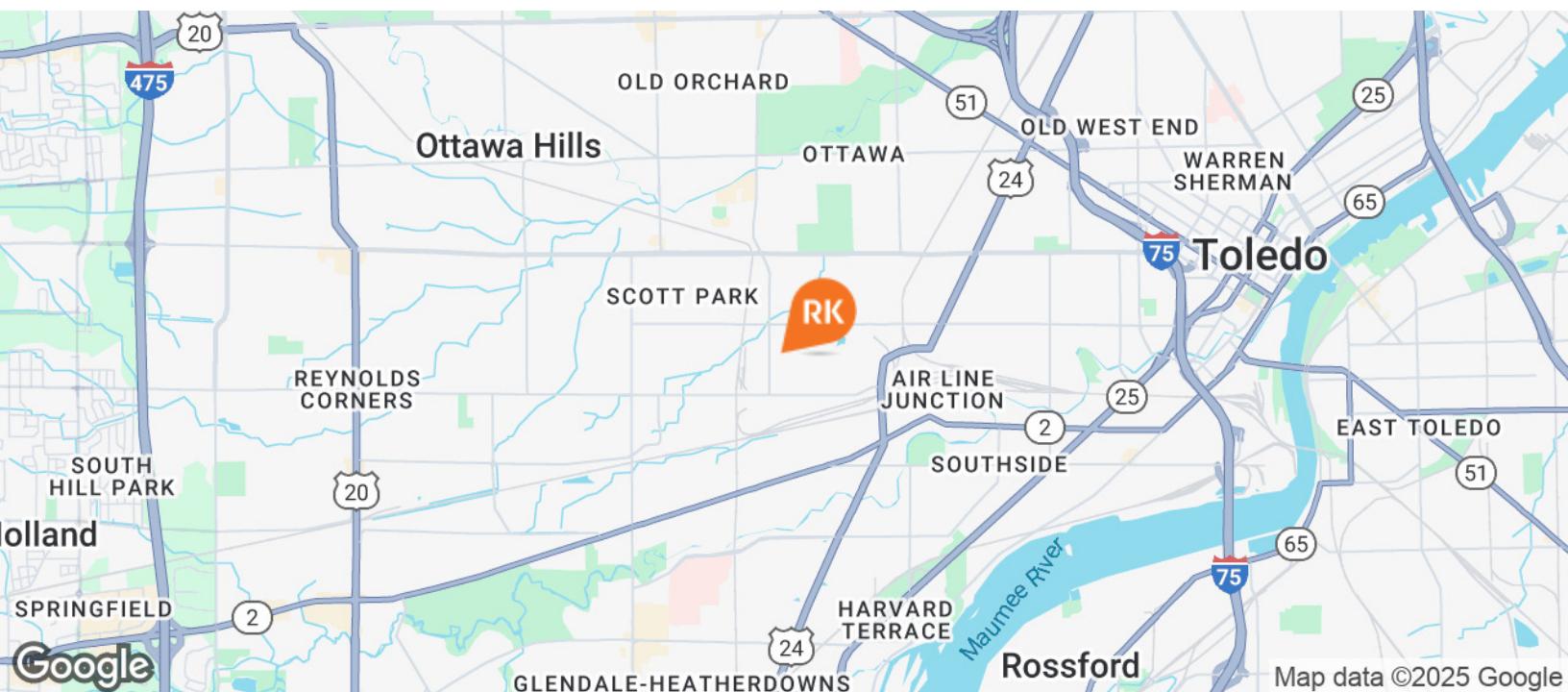
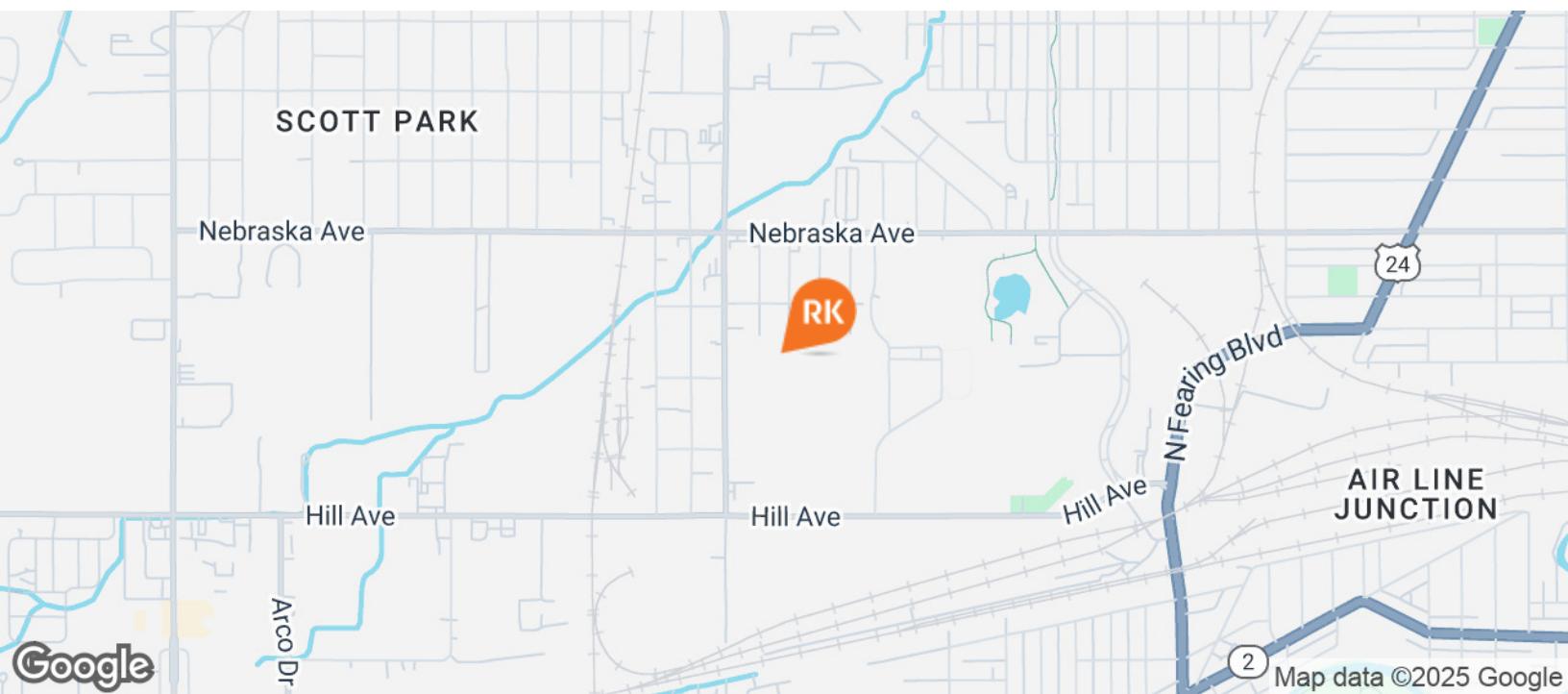
419.794.3959

rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607



Ron Jurgenson, CCIM, SIOR

419.794.3959

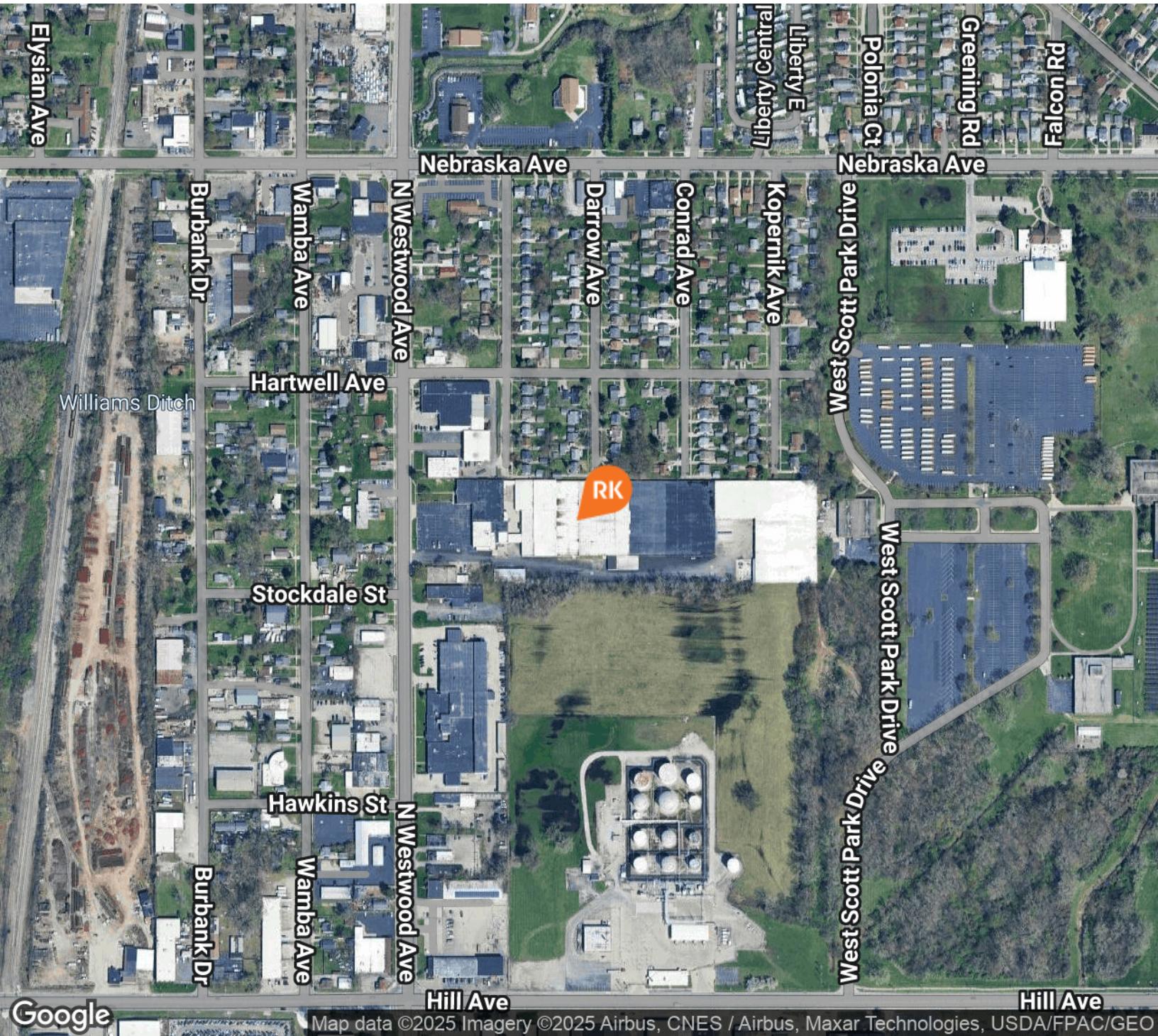
rjurgenson@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

328 N. WESTWOOD AVENUE

Toledo, OH 43607

RK



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



Ron Jurgenson, CCIM, SIOR

419.794.3959

rjurgenson@rkcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.