



3060 South Ave

Toledo, Ohio 43609

Property Highlights

- 1 Acre Outdoor, Fenced Storage/Laydown Yard
- 1 Loading Dock
- 1 Grade Level Door
- 2 & 3 Ton Cranes
- Warehouse can be split into 3 - 8,000 SF bays
- Modern Office Space
- New LED Lighting Throughout
- 8 Offices
- 1 Conference Room
- 2 Restrooms

Offering Summary

Lease Rate:	\$5.25 SF/yr (NNN)
Building Size:	25,320 SF
Available SF:	25,320 SF
Lot Size:	4.54 Acres

For More Information



Kevin Carr

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Lease Rate	\$5.25 SF/Yr
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Location Information

Street Address	3060 South Ave
City, State, Zip	Toledo, OH 43609
County	Lucas
Market	Toledo
Sub-market	South Toledo
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Toledo Express/Detroit Metro

Building Information

Building Size	31,080 SF
Building Class	C
Occupancy %	Vacant
Tenancy	Multiple
Number of Overhead Doors	2
Overhead Door Height	14 ft
Number of Truck Wells	1
Ceiling Height	21 ft
Minimum Ceiling Height	13 ft
Number of Floors	1
Year Built	1953
Column Space	20 ft
Roof	Steel, Pitched
Racking	If Needed

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	10-IG
Lot Size	4.54 Acres
APN #	2000344

Parking & Transportation

Parking Type	Surface, ample spaces
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Utilities & Taxes

Central HVAC	Yes in office, heated warehouse
Restrooms	2
2025 Taxes	\$18,189.29



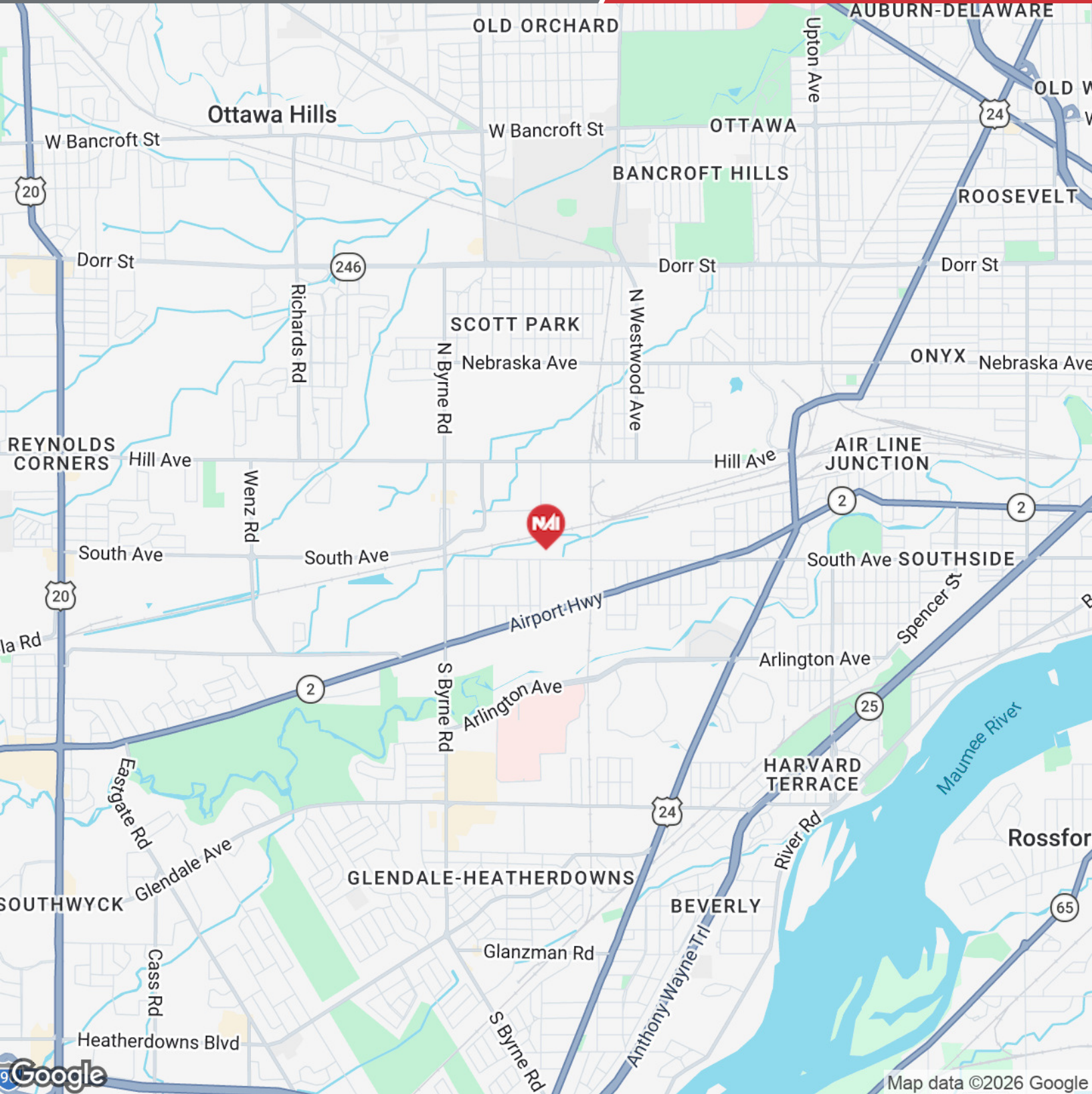
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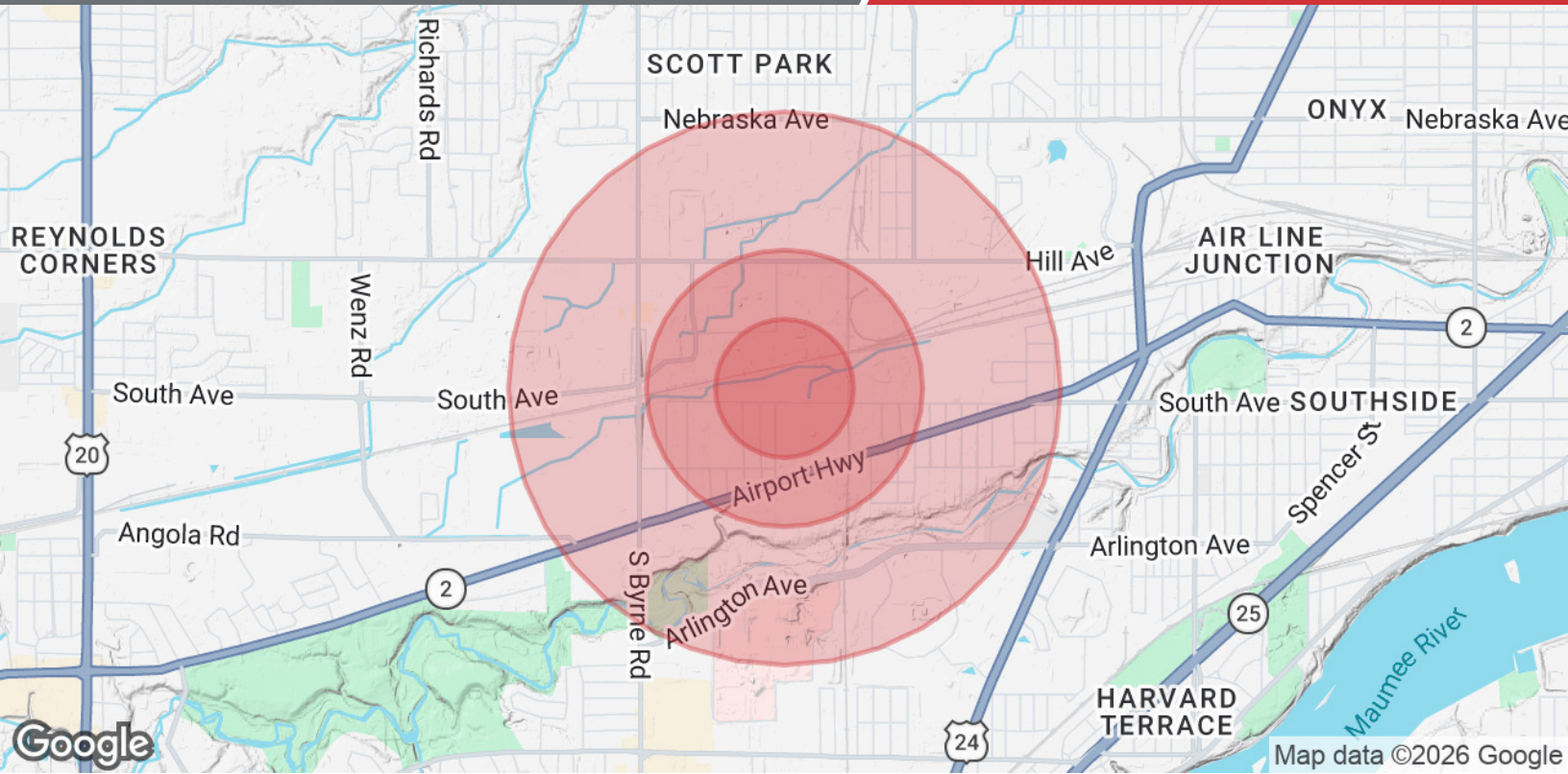
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	344	1,687	8,099
Average Age	42.0	36.2	36.4
Average Age (Male)	32.6	37.1	38.2
Average Age (Female)	48.1	39.3	38.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	160	830	4,097
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$44,759	\$44,298	\$46,805
Average House Value	\$83,489	\$80,429	\$85,349

2023 American Community Survey (ACS)