



7311 W Central Ave

Toledo, Ohio 43617

Property Highlights

- Prime for Redevelopment
- Ideal Existing Uses: Warehousing, Distribution, Light Manufacturing, Logistics, Flex Space
- Excellent Visibility on W Central Ave (33,137 VPD)
- Close proximity to 475 (1 Mile)
- Located in Sylvania Township
- Ability to lease buildings together or individually
- 3 Offices, 1 Conference Room, 3 Restrooms & Kitchen
- 2 Loading Docks, numerous grade level doors
- Yard Space in the back of property

Offering Summary

Sale Price:	\$2,100,000
Lease Rate:	\$6.25 SF/yr (NNN)
Building Size:	28,900 SF
Availability	Early 2026
Tenant Responsibilities	Utilities, Taxes, Insurance & CAM
Landlord Responsibilities	Roof, Structure & Parking Lot
Term	Negotiable
Security Deposit	1 Months Rent
Improvement Allowance	Negotiable

For More Information



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Sale Price	\$2,100,000
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Lease Rate	\$6.25 SF/Yr
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Location Information

Street Address	7311 W Central Ave
City, State, Zip	Toledo, OH 43617
County	Lucas
Market	Toledo
Sub-Market	Sylvania Township
Side of the Street	South
Nearest Highway	475
Nearest Airport	Toledo Express & DTW

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C-2 General Commercial
Lot Size	2.708 Acres
APN #	7841582
Lot Frontage	233 ft
Lot Depth	376 ft
Traffic Count	33137
Traffic Count Street	W Central Ave
Rail Access	No
Curb Cuts	1
Parking	Surface, 27 spots

Utilities & Taxes

Electric	Toledo Edison
Gas	Columbia Gas
Water/Sewer	City of Toledo
Taxes (2024)	\$36,038.68

Building #1

Building Size	21,600 SF
Loading Docks	2
Grade Level Doors	(1) 12'x12'
Ceiling Height	12'2" - 16'4"
Office Space	2,400 SF
Power	480V 3-Phase
Year Built	1968
Framing	Metal
Roof	Metal, Pitched
Heated	Yes
Air Conditioning	In office space only
Exterior Walls	Metal
Restrooms	3
Security System	Yes
Sprinklers	No
Floor Drains	No

Building #2 (Barn)

Building Size	7,300 SF
Loading Docks	0
Grade Level Doors	(2)16'x14' , (1)10'x10'
Ceiling Height	10'6" - 15'7"
Office Space	0
Power	240V 200A Single Phase
Year Built/Renovated	1989/2023
Framing	Wood & Metal
Roof	Asphalt Shingle & Metal
Heat/AC	No
Exterior Walls	Wood & Metal
Restrooms	0
Security System	Yes
Sprinklers	No

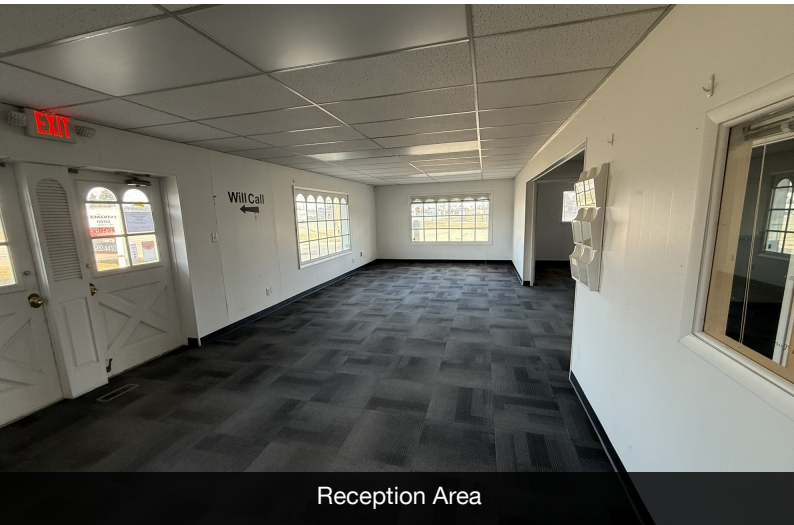




Kitchen



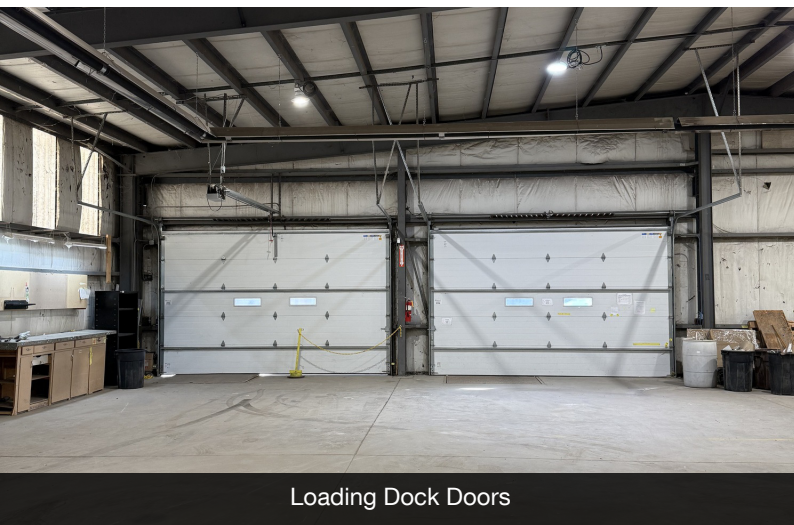
Bullpen/Conference Area



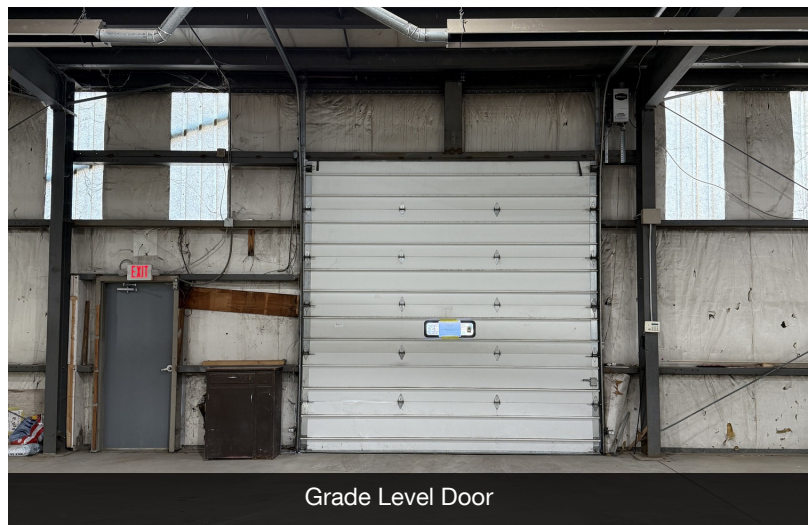
Reception Area



Rear Barn Interior



Loading Dock Doors

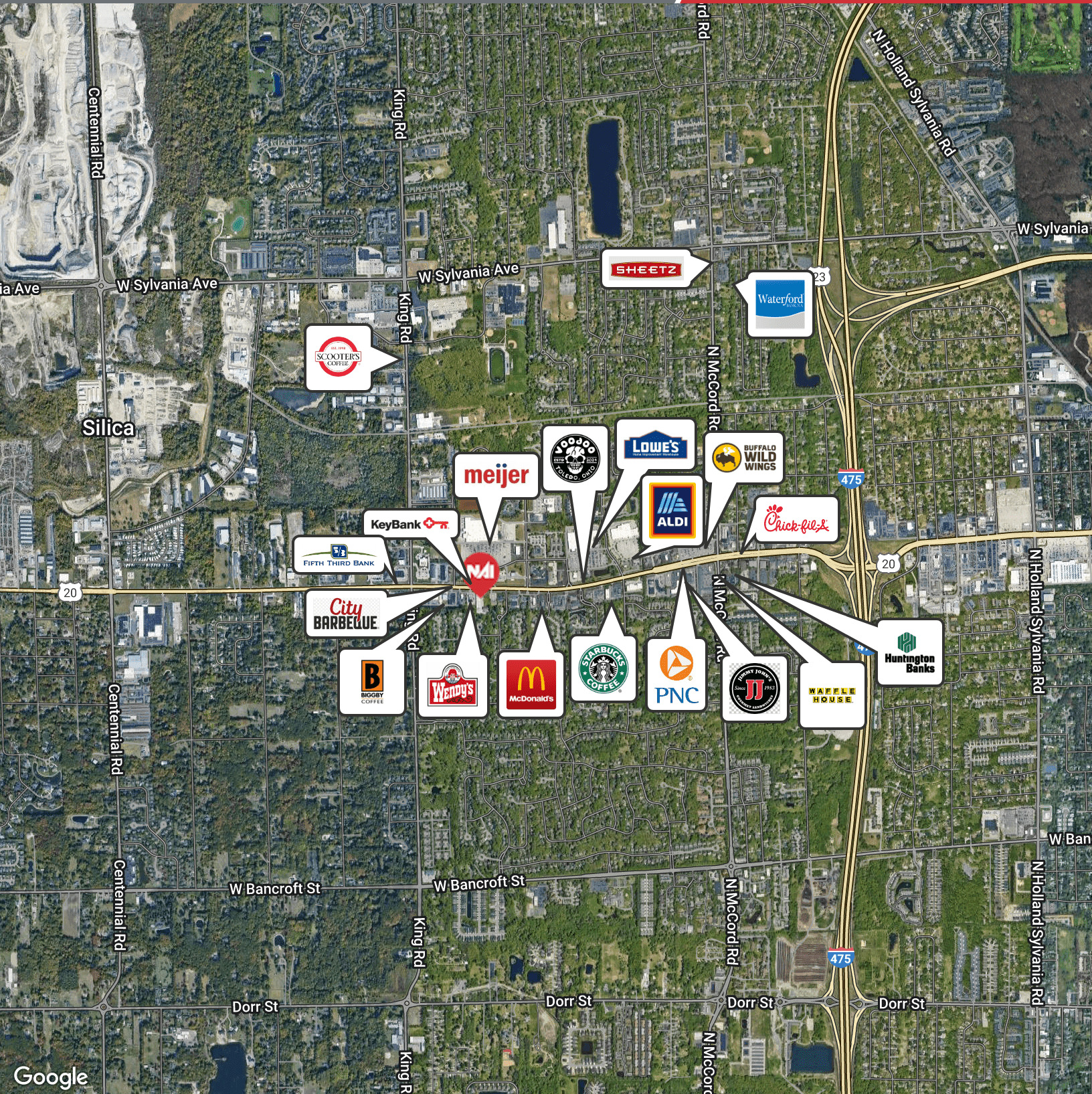


Grade Level Door



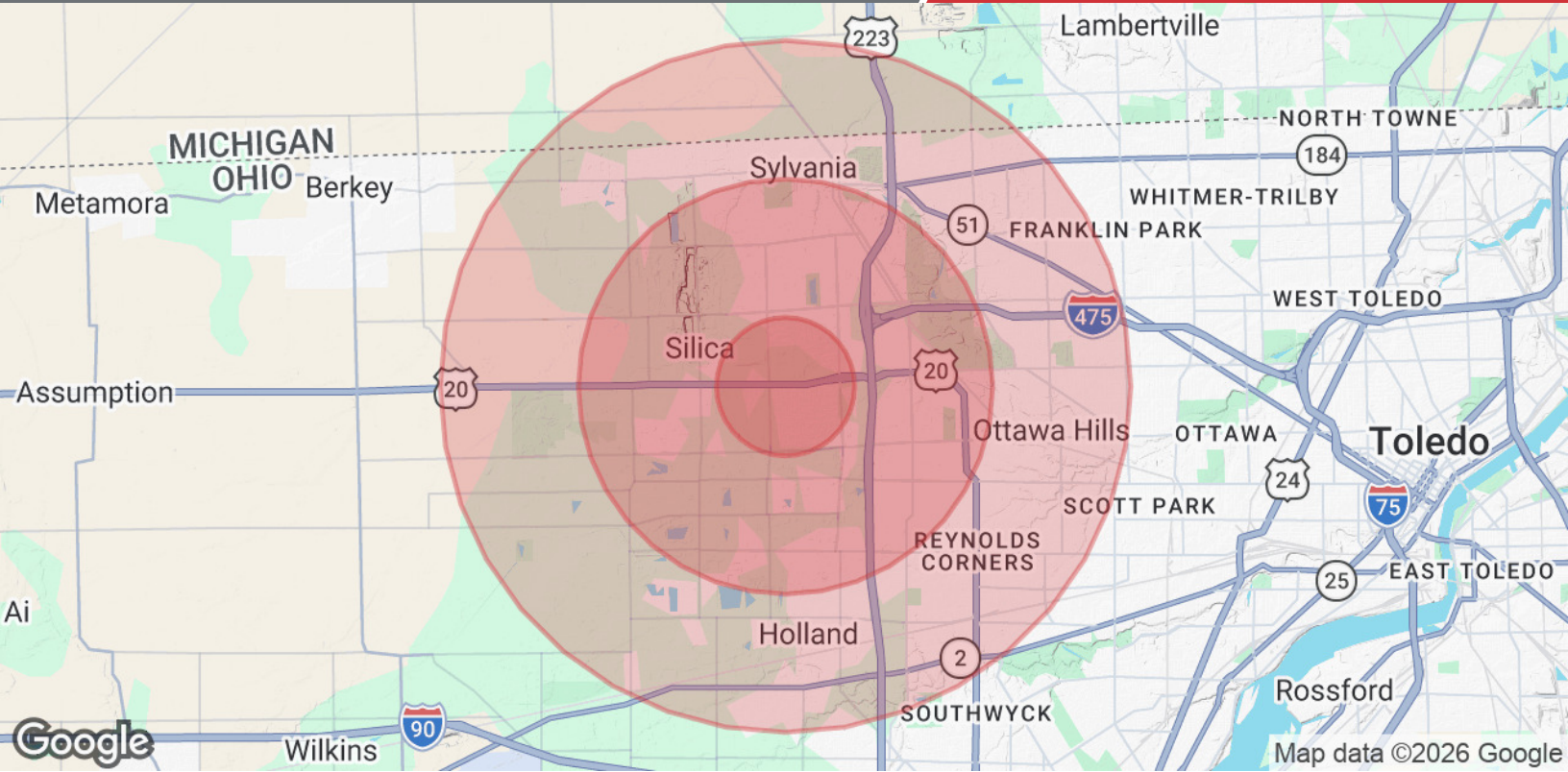
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,829	50,135	117,550
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	44
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,197	21,327	49,413
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$148,912	\$119,405	\$109,442
Average House Value	\$271,324	\$269,041	\$261,433

2020 American Community Survey (ACS)