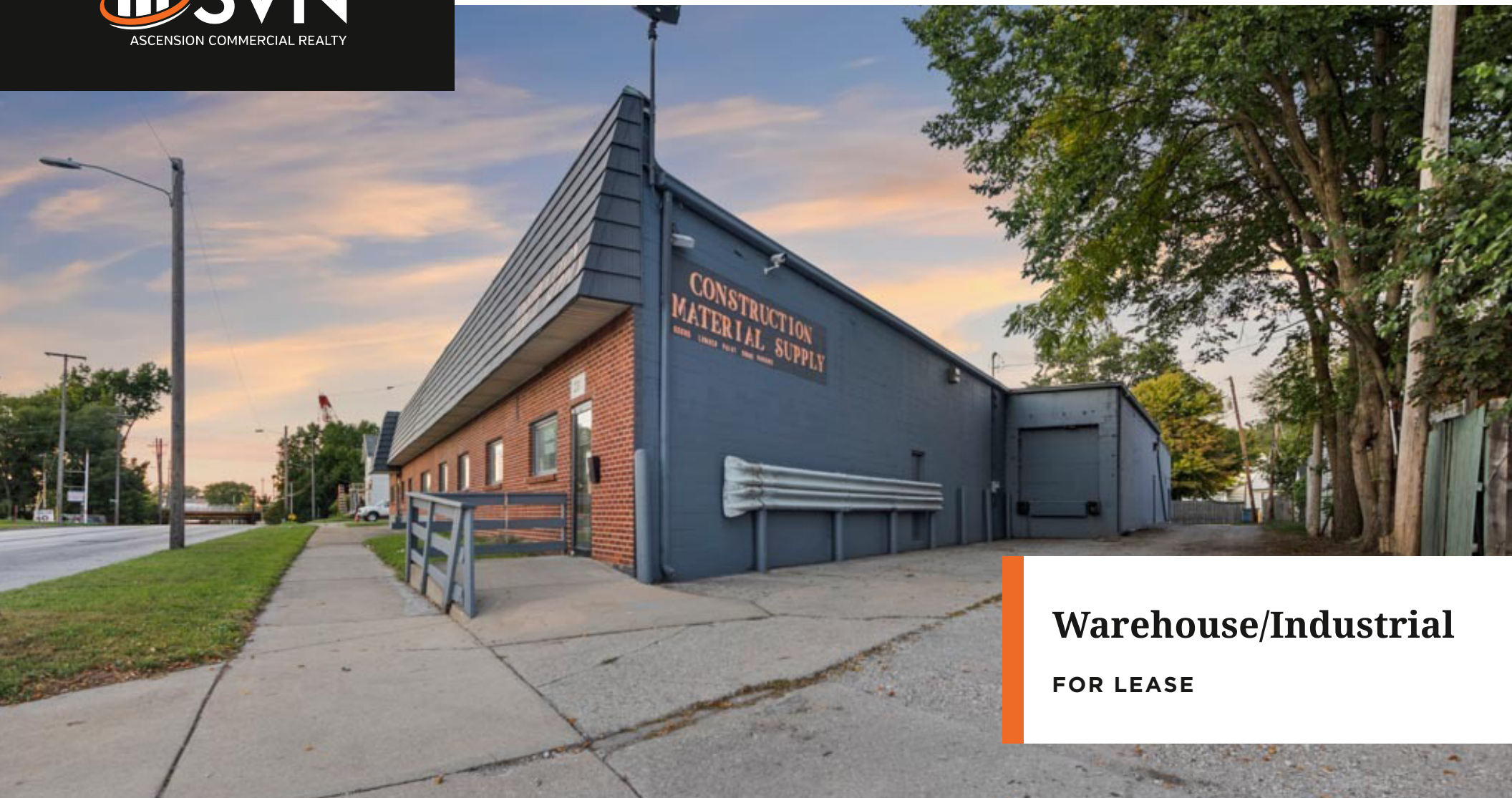




223 South Fearing Boulevard



Warehouse/Industrial

FOR LEASE

PROPERTY SUMMARY

HIGH-VISIBILITY INDUSTRIAL SPACE BUILT FOR BUSINESS

223 S FEARING BLVD
TOLEDO, OH 43609

OFFERING SUMMARY

LEASE RATE:	\$4.00 - 6.00 SF/yr (NNN)
BUILDING SIZE:	17,469 SF
AVAILABLE SF:	17,469 SF
LOT SIZE:	0.578 Acres
APN:	03-08584 03-08587 03-08597 03-08694
ZONING	10-CR

PROPERTY SUMMARY

Well maintained 17,496 SF warehouse building available for lease situated in highly trafficked area of South Toledo. Excellent visibility with 291ft of exposure along Fearing Ave. Regional commercial zoning allows for a variety of uses. Featuring 2,730 SF of office, currently demised with 8 private offices, 4 restrooms, conference room, and kitchen.



PROPERTY HIGHLIGHTS

- Work, store, and ship -- all in one great location
- 16' warehouse ceiling height
- 1 dock door, 1 grade level door
- Fascia (both front and side) signage available
- VPD's: N Fearing Blvd- 24,491 (24), Airport Hwy- 11,257 (24)



**1 GRADE LEVEL
DOOR**



1 DOCK HIGH DOOR



**2,730 SF OFFICE
SPACE**

PROPERTY DETAILS

LEASE RATE

\$4.00 - 6.00 SF/YR

LOCATION INFORMATION

BUILDING NAME	High-Visibility Industrial Space Built for Business
STREET ADDRESS	223 S Fearing Blvd
CITY, STATE, ZIP	Toledo, OH 43609
COUNTY	Lucas

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	10-CR
LOT SIZE	0.578 Acres
APN #	03-08584, 03-08587, 03-08597, 03-08694
ANNUAL TAXES	\$4,514.62

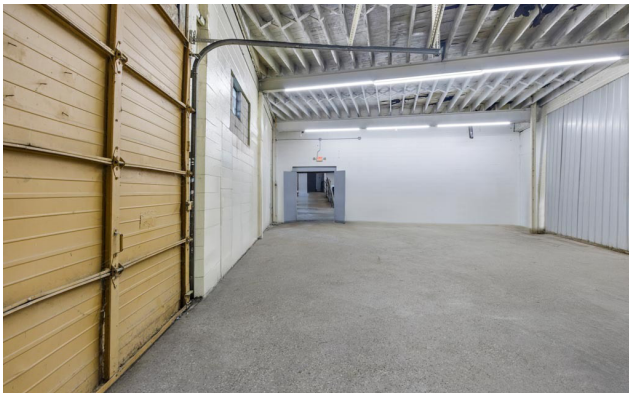
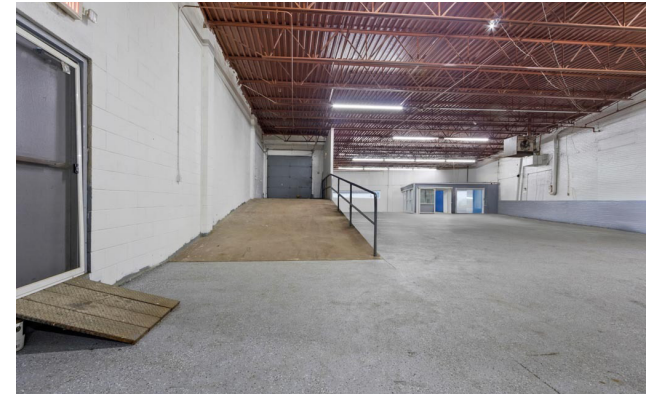
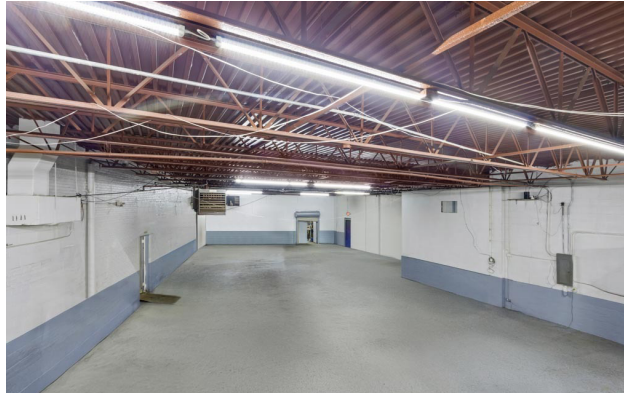
NNN LEASE INFORMATION

EST. INSURANCE	\$550/Month
TENANT RESPONSIBILITIES	Grass/Snow removal, Taxes, Insurance, Utilities, Interior Maintenance

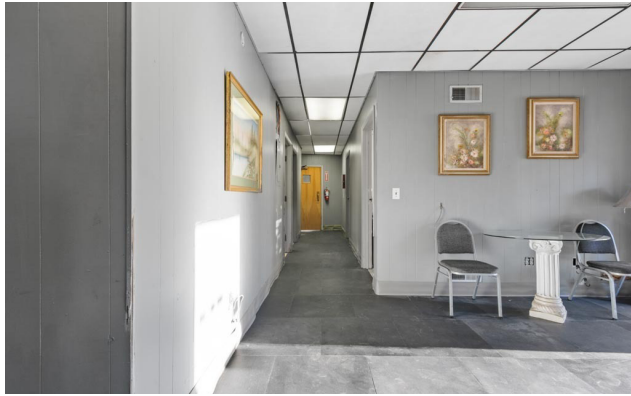
BUILDING INFORMATION

BUILDING SIZE	17,469 SF
TENANCY	Single
CEILING HEIGHT	16 ft
OFFICE SPACE	2,730 SF
FRAMING	Block & Brick
ROOF	EPDM Rubber
WALLS	Brick
CEILINGS	Steel
FLOOR COVERINGS	Laminate, Concrete
RESTROOMS	4, ADA
OVERHEAD DOORS	Grade Level: 1 Dock High: 1 (8ft x 8ft)
HVAC	Office: AC & Gas Furnace Warehouse/Storefront: Gas Heaters
ELECTRIC	Office: 100 Amps Warehouse: 200 Amps
SPRINKLER	No
SECURITY	Interior & Exterior Cameras
PARKING	Currently 11 Spots, On Site
CRANE	None

WAREHOUSE PHOTOS (REPRESENTATIVE)



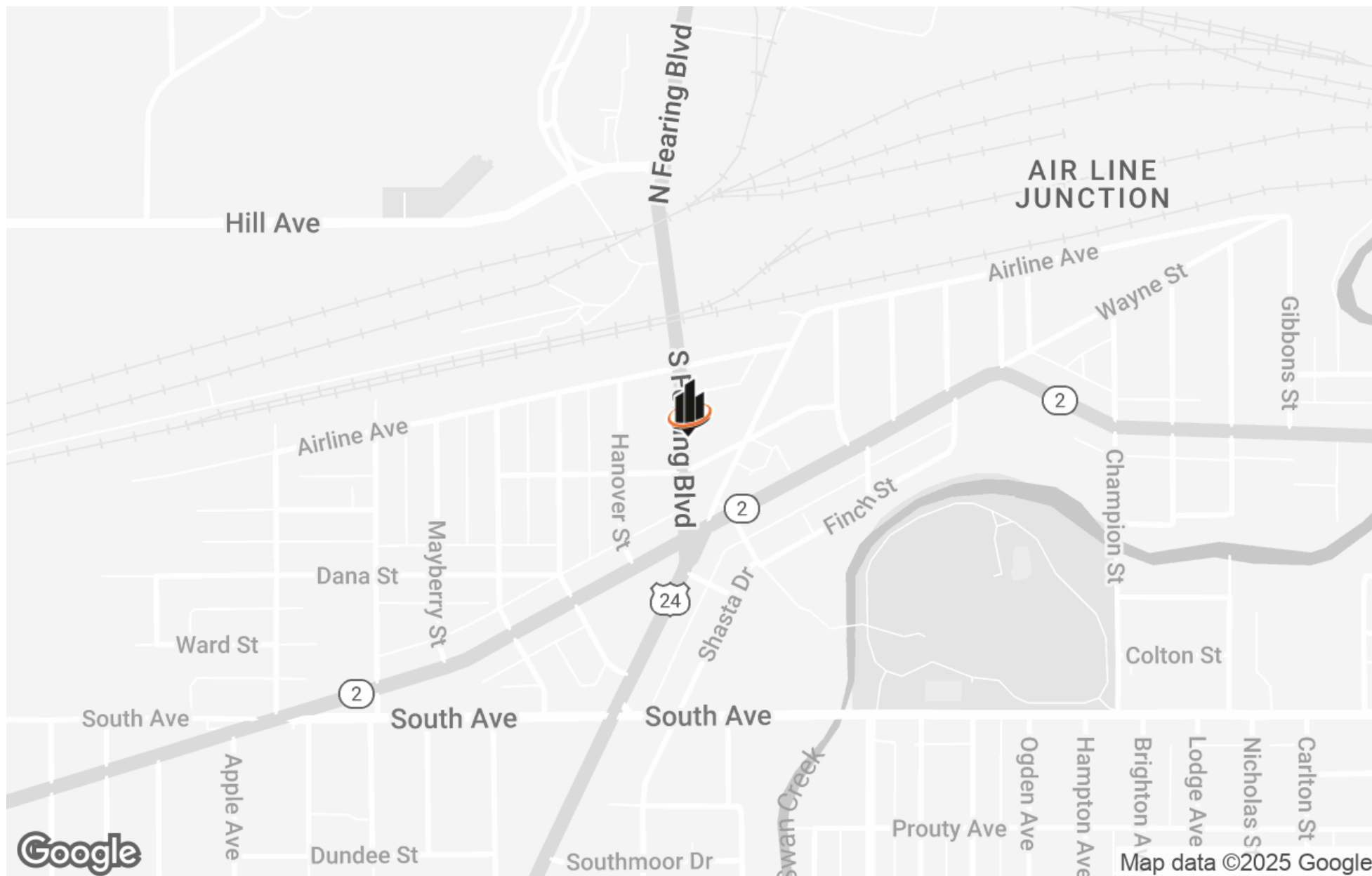
OFFICE PHOTOS



EXTERIOR PHOTOS



LOCATION MAP

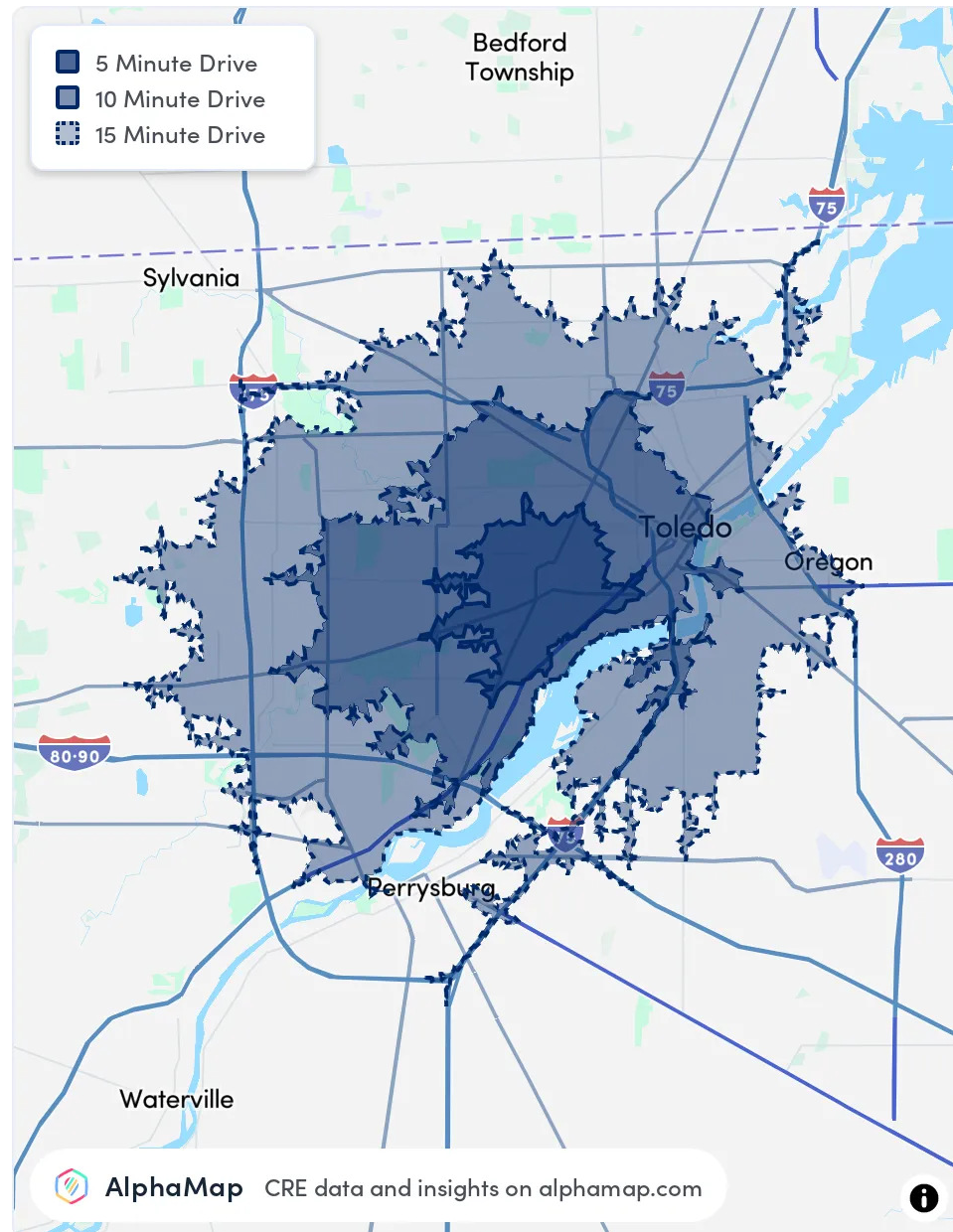


AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	23,661	103,213	250,516
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	9,997	45,328	109,475
PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$51,251	\$57,058	\$67,698
AVERAGE HOUSE VALUE	\$81,481	\$125,005	\$148,270
PER CAPITA INCOME	\$21,354	\$24,807	\$29,433

Map and demographics data derived from AlphaMap





Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



SVN-ACRE.COM