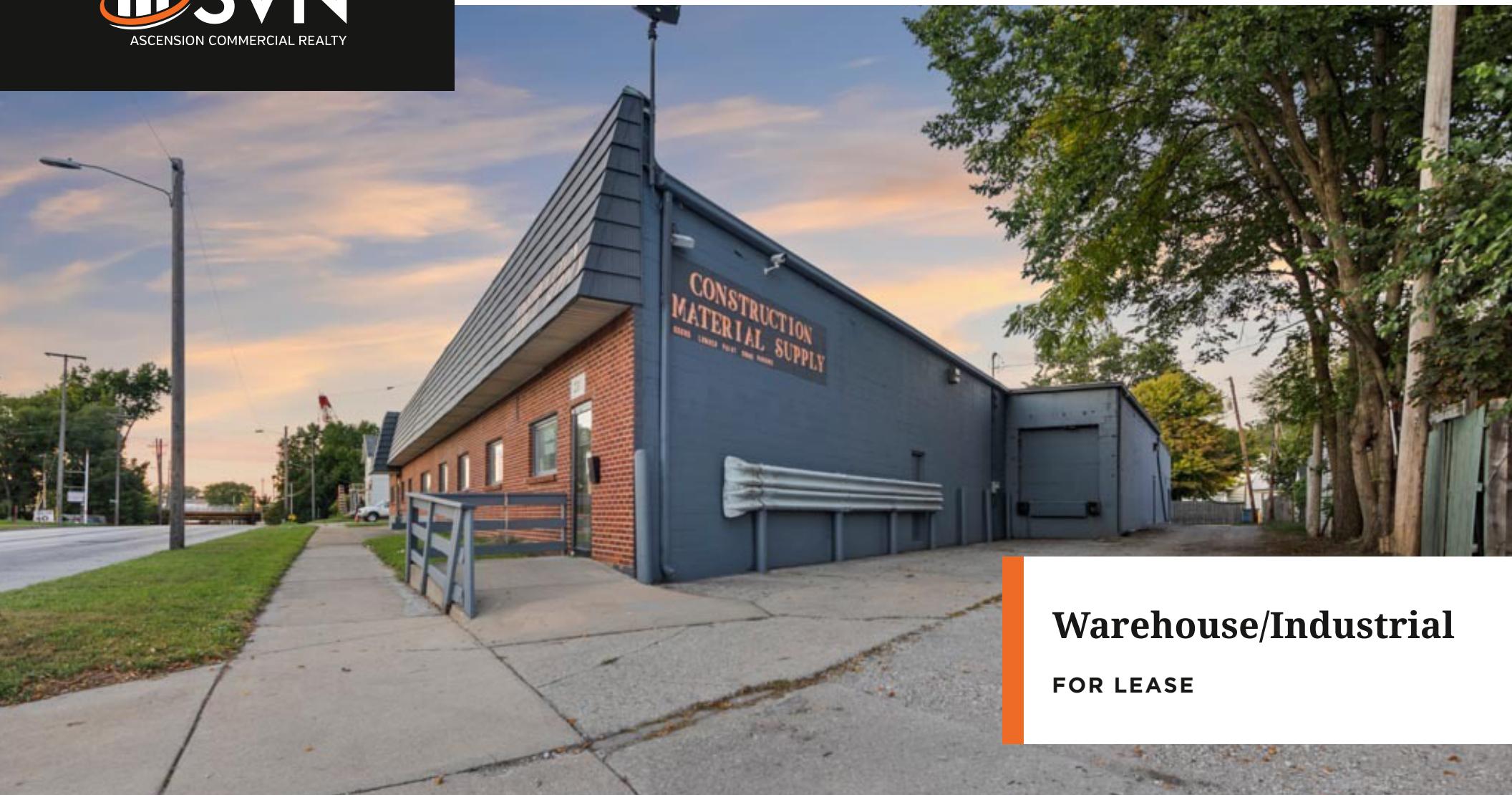




223 South Fearing Boulevard



**Warehouse/Industrial
FOR LEASE**

PROPERTY SUMMARY

HIGH-VISIBILITY INDUSTRIAL SPACE BUILT FOR BUSINESS

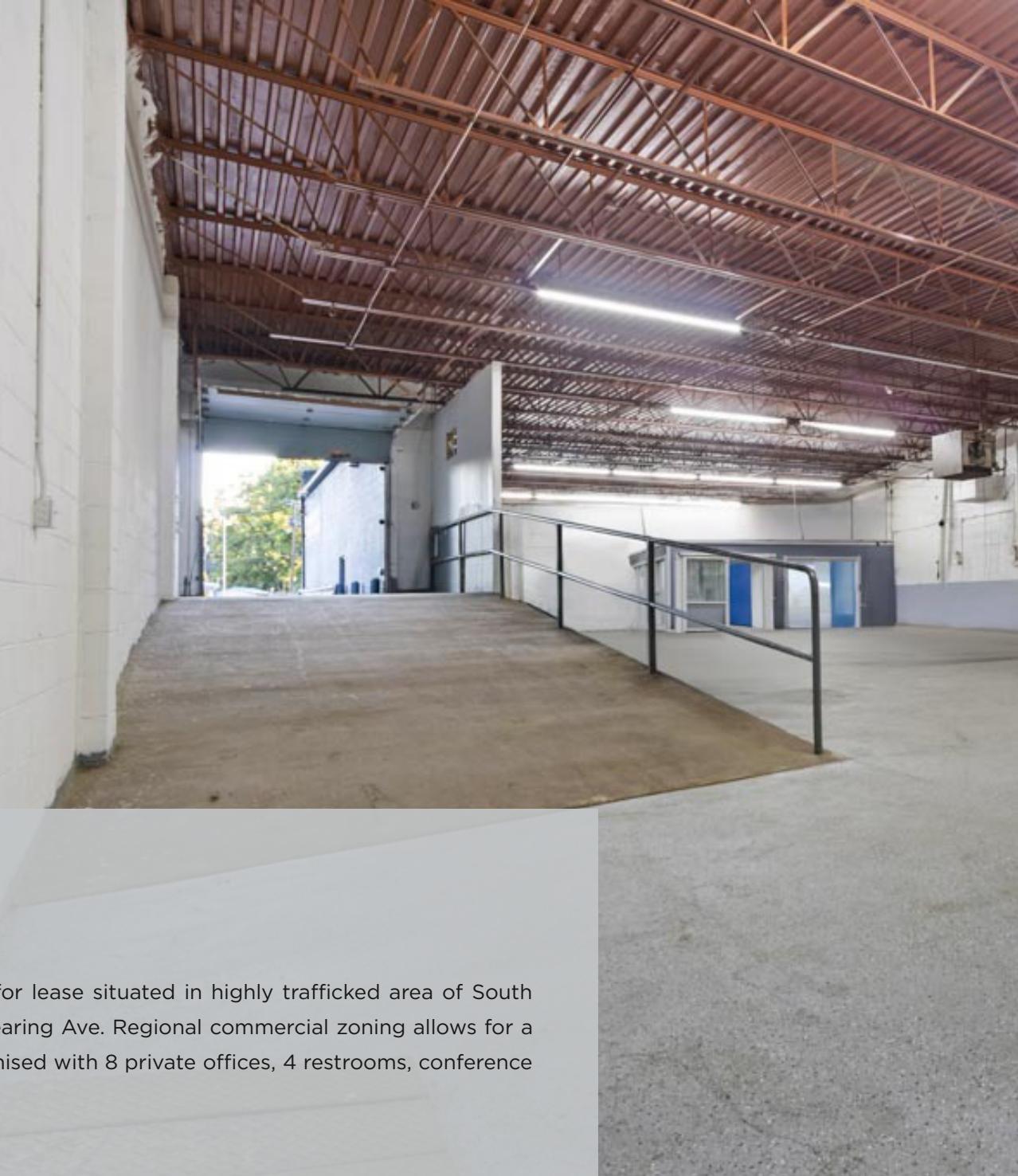
223 S FEARING BLVD
TOLEDO, OH 43609

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

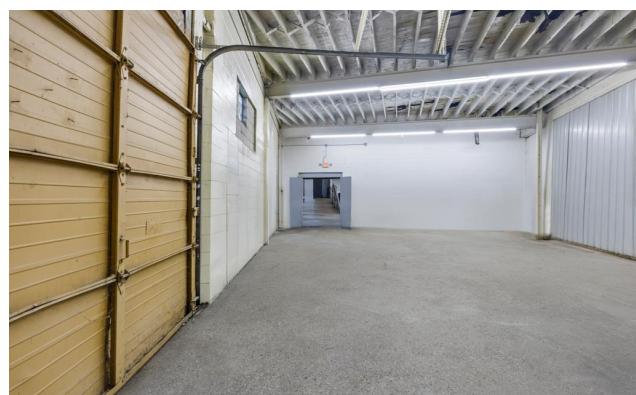
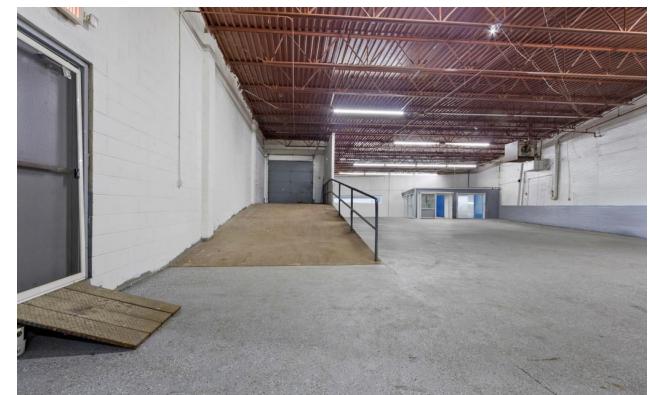
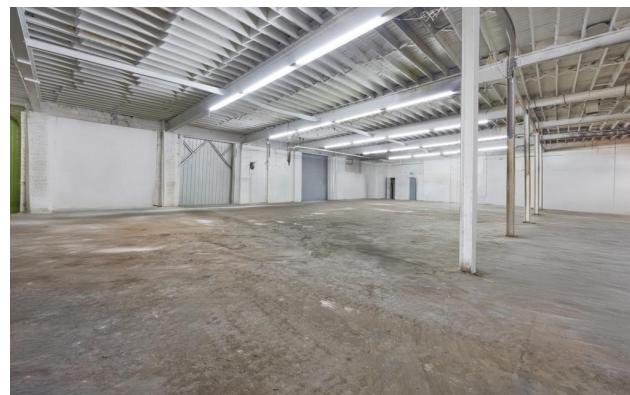
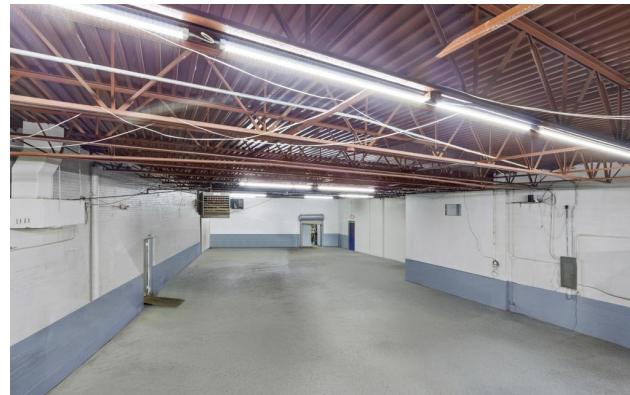


**2,730 SF OFFICE
SPACE**

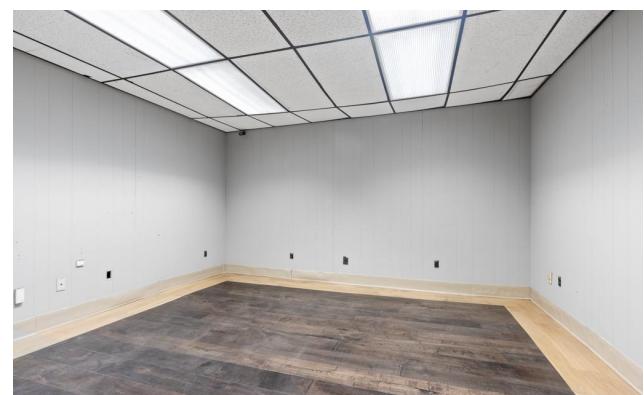
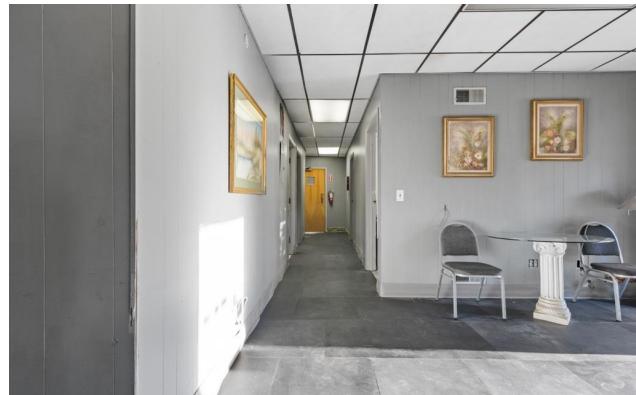
PROPERTY DETAILS

LEASE RATE	\$4.00 - 6.00 SF/YR	BUILDING INFORMATION
LOCATION INFORMATION		
BUILDING NAME	High-Visibility Industrial Space Built for Business	BUILDING SIZE 17,469 SF
STREET ADDRESS	223 S Fearing Blvd	TENANCY Single
CITY, STATE, ZIP	Toledo, OH 43609	CEILING HEIGHT 16 ft
COUNTY	Lucas	OFFICE SPACE 2,730 SF
PROPERTY INFORMATION		FRAMING Block & Brick
PROPERTY TYPE	Industrial	ROOF EPDM Rubber
PROPERTY SUBTYPE	Warehouse/Distribution	WALLS Brick
ZONING	10-CR	CEILINGS Steel
LOT SIZE	0.578 Acres	FLOOR COVERINGS Laminate, Concrete
APN #	03-08584, 03-08587, 03-08597, 03-08694	RESTROOMS 4, ADA
ANNUAL TAXES	\$4,514.62	OVERHEAD DOORS Grade Level: 1 Dock High: 1 (8ft x 8ft)
NNN LEASE INFORMATION		HVAC Office: AC & Gas Furnace Warehouse/Storefront: Gas Heaters
EST. INSURANCE	\$550/Month	ELECTRIC Office: 100 Amps Warehouse: 200 Amps
TENANT RESPONSIBILITIES	Grass/Snow removal, Taxes, Insurance, Utilities, Interior Maintenance	SPRINKLER No
		SECURITY Interior & Exterior Cameras
		PARKING Currently 11 Spots, On Site
		CRANE None

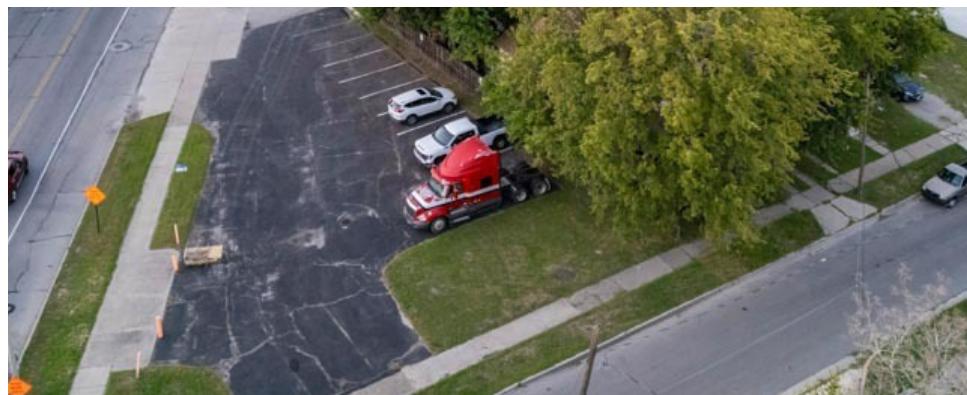
WAREHOUSE PHOTOS (REPRESENTATIVE)



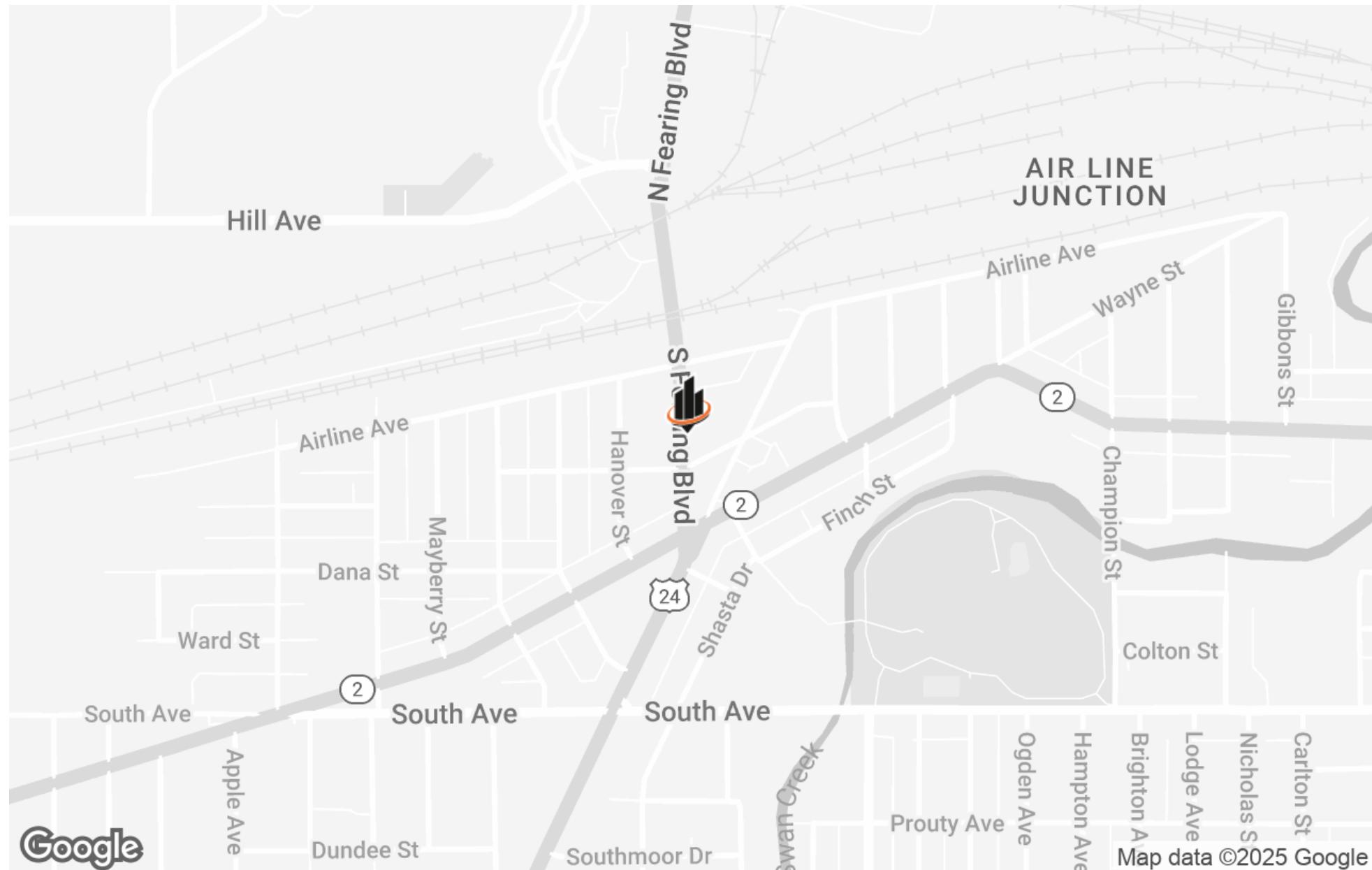
OFFICE PHOTOS



EXTERIOR PHOTOS



LOCATION MAP

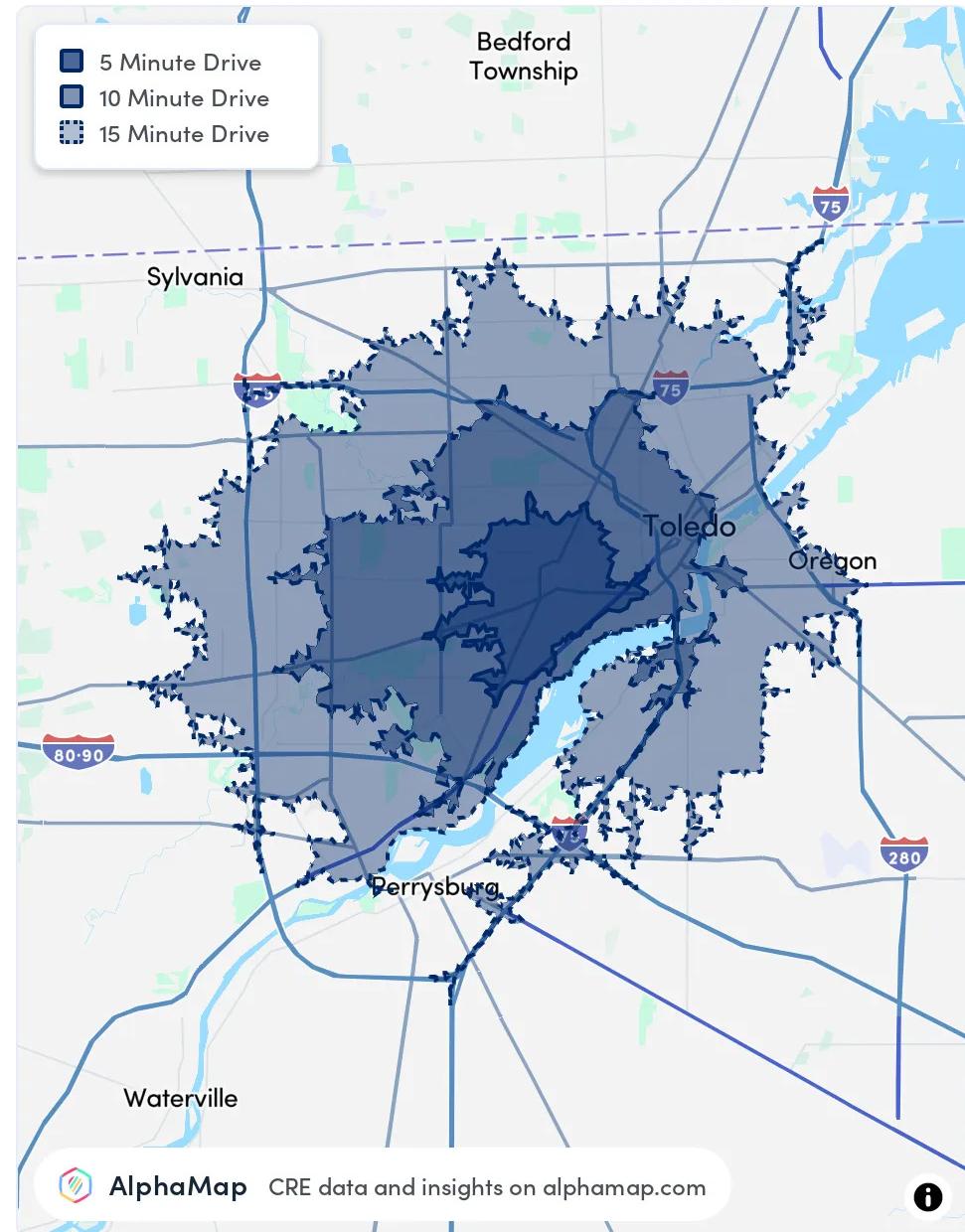


AREA ANALYTICS

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



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