

6120 N. DETROIT AVENUE
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR SALE & LEASE
80,000 - 98,613 Square Feet Available



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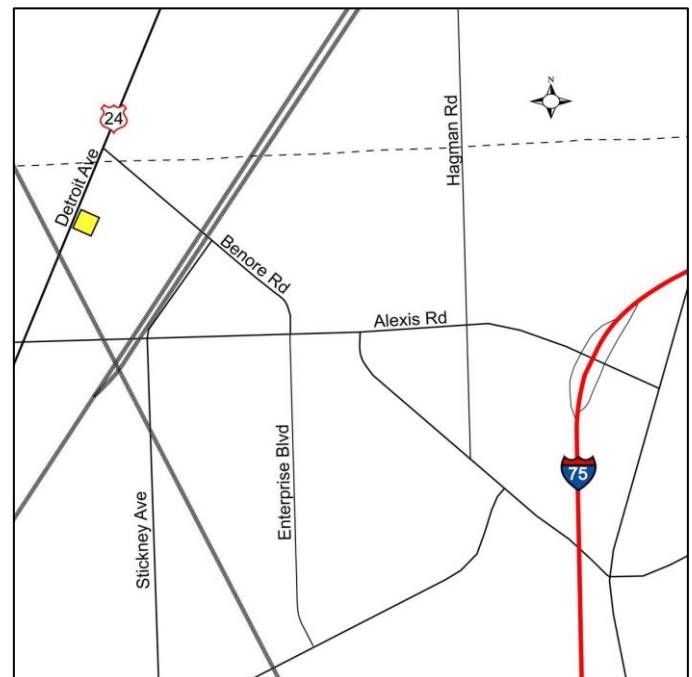
FULL-SERVICE COMMERCIAL REAL ESTATE

ARLINGTON RACK BUILDING



GENERAL INFORMATION

Sale Price:	\$4,390,000
Lease Rate:	\$4.50/SF NNN
Space Available:	80,000 – 98,613 SF *
Building Size:	98,613 SF
Number of Stories:	1
Year Constructed:	1954
Condition:	Good
Acreage:	11.617
County:	Lucas
Closest Cross Street:	Benore Road and Alexis Road
Zoning:	10-IG
Curb Cuts:	1
Street:	4 Lane



* Building owner will sell/lease entire building or keep/leaseback the approximate 18,000 sq. ft. separated low bay space.

For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	3,000 SF
Shop Space:	95,613 SF
Exterior Walls:	Block
Structural System:	Steel
Roof:	Membrane
Floors:	6" Concrete
Floor Coverings:	None
Ceiling Height:	16' – 26'
Column Spacing:	36' x 20'
Basement:	No
Heating:	Gas
Air Conditioning:	None
Power:	1000 amps, 480 V, 3 phase
Security System:	No
Restrooms:	2
Overhead Doors:	6 – grade level
Truck Well/Dock:	10 docks, 7 with levelers
Sprinklers:	Yes – ESFR (2023)
Signage:	Pole
Rail:	CSX – Track agreement needed
Cranes:	Yes – 1 (10-ton Demag)
Floor Drains:	No

BUILDING INFORMATION

Current Occupant:	Young's Inc.
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	3 Years
Security Deposit:	1 Month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities, taxes, content/liability insurances, and common area maintenance.

2025 REAL ESTATE TAXES

Parcel Number:	22- 40657
Total Annual Taxes:	\$102,207.20

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary/Storm Sewer:	City of Toledo

Comments:

- Building owner will sell/lease entire building or keep/leaseback the approximate 18,000 sq. ft. separated low bay space.
- Compressed air lines throughout
- Fenced secure yard
- Rail connection available
- 16' x 20' paint booth
- Existing racking available to be purchase

2023 Building Updates:

- 3 Cambridge air rotation heating units
- LED Lighting
- ESFR fire suppression system

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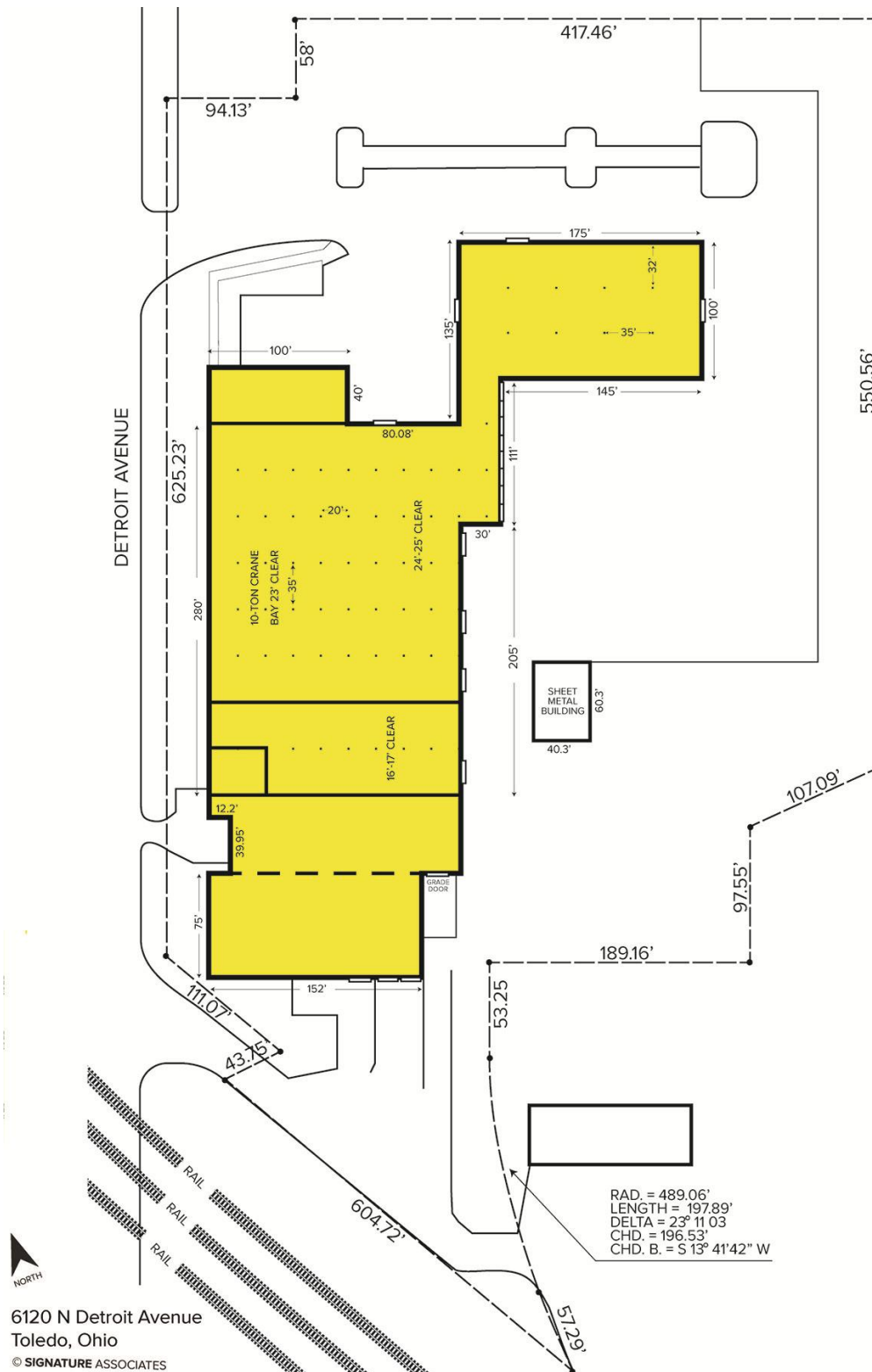
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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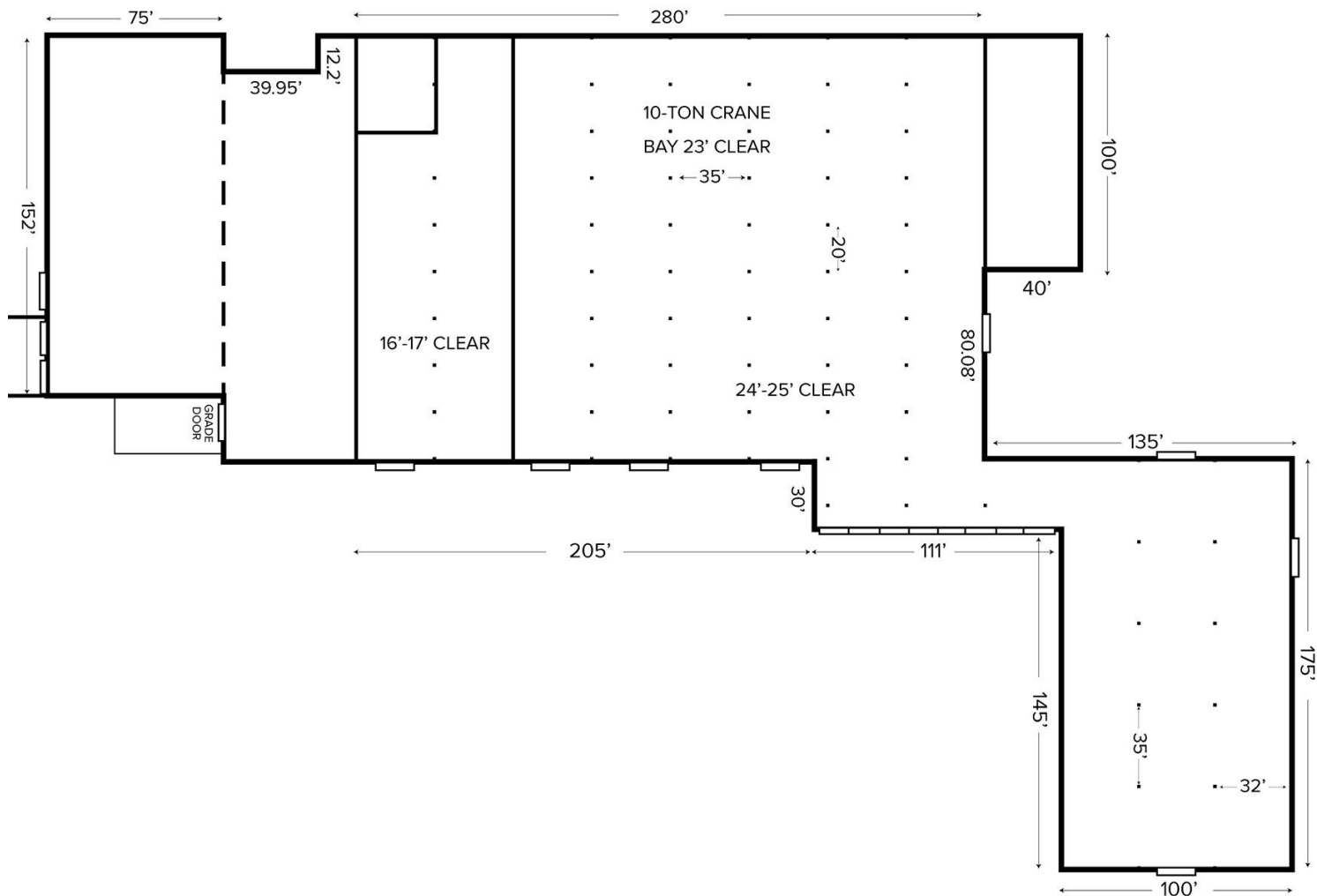
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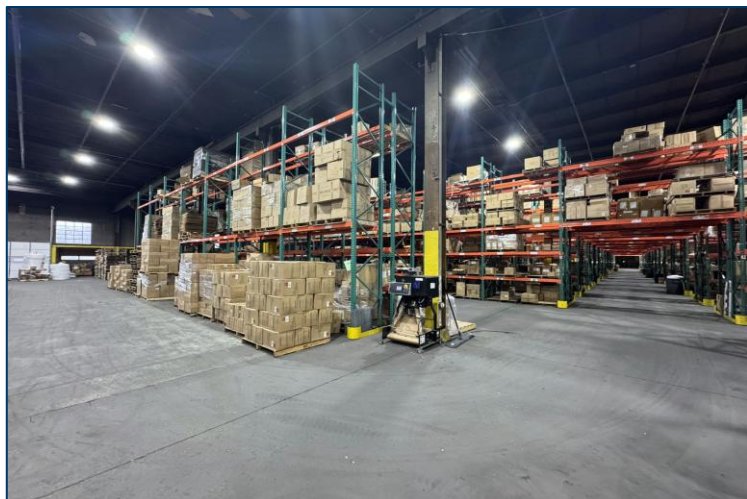
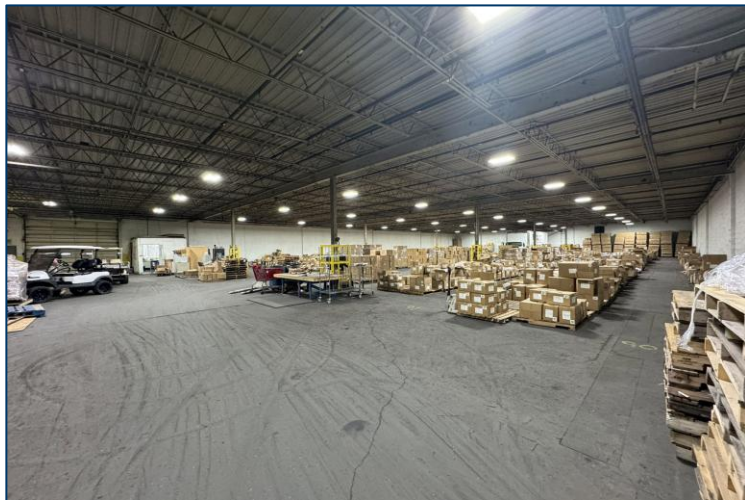
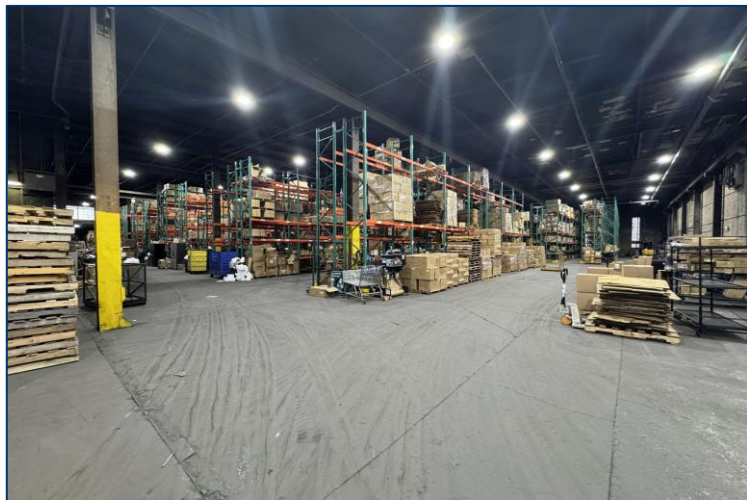
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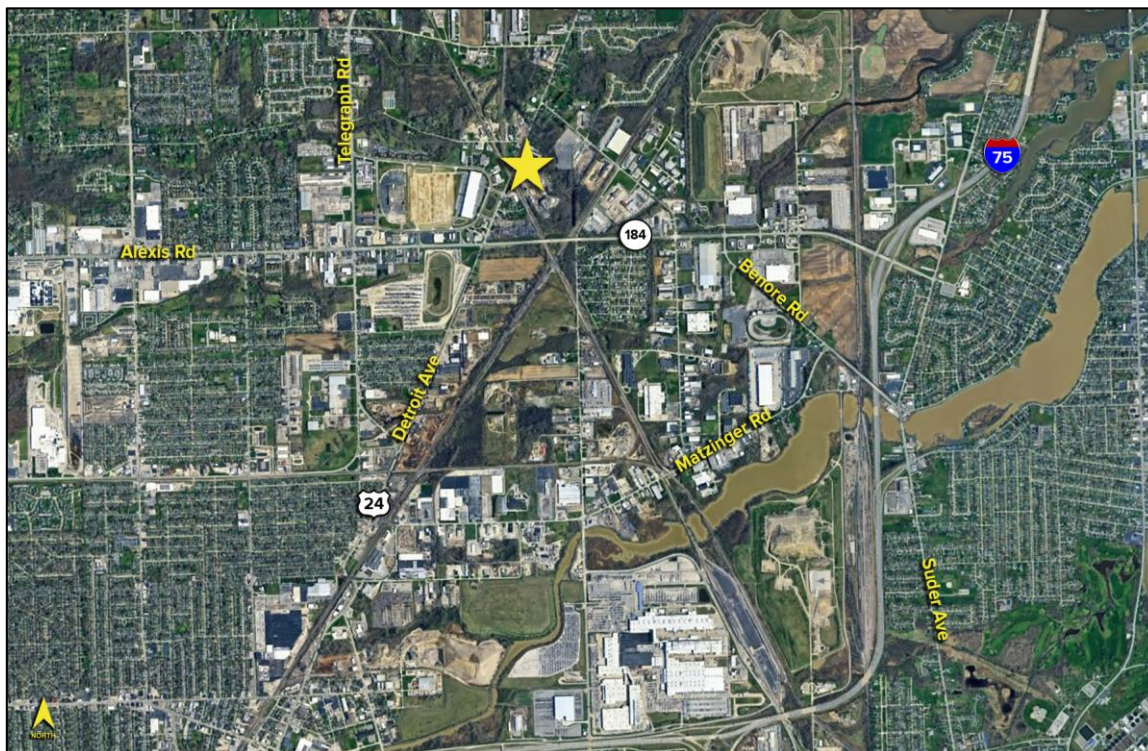
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