



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

**3550 MARINE ROAD | TOLEDO, OH 43609**

**4,955 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



3550 MARINE ROAD

## Offering Summary

Sale Price:  
**\$325,000**

Lease Rate:  
**\$8.50 SF/yr (NNN)**

Available SF:  
**4,955 SF**

Building Size:  
**4,955 SF**

Year Built/Renovated:  
**1979/2025**

Lot Size:  
**0.366 Acres**

Lease Term:  
**Negotiable**

Price / SF:  
**\$65.59**

### Property Overview

- Reception area with private office
- Large open warehouse space
- Three grade-level doors (12' x 14')
- Three restrooms
- Rear laydown yard
- Ample on-site parking
- Includes Mezzanine

Contact us for additional information!  
**[rkgcommercial.com](http://rkgcommercial.com)**





3550 MARINE ROAD

## Property Details

**Zoning**  
IL - Limited Industrial

**Cross Streets**  
Byrne

**Submarket**  
South/Southwest

**Annual Real Estate Taxes**  
\$5,166.22

**Office Size**  
405 SF

**Parking Surface Description**  
Asphalt

**# Of Floors**  
1

**Tenancy**  
Single

**Roof System**  
Rubber Membrane

**Ceiling Height**  
18 ft

**Condition**  
Good

**Heat**  
GFA Ceiling Units

**Security**  
Yes

**Parcel Nos**  
2006684

**# Of Grade Level Doors**  
3

**Utilities**  
Power: Toledo Edison  
Fuel: Columbia Gas  
Water: Municipal

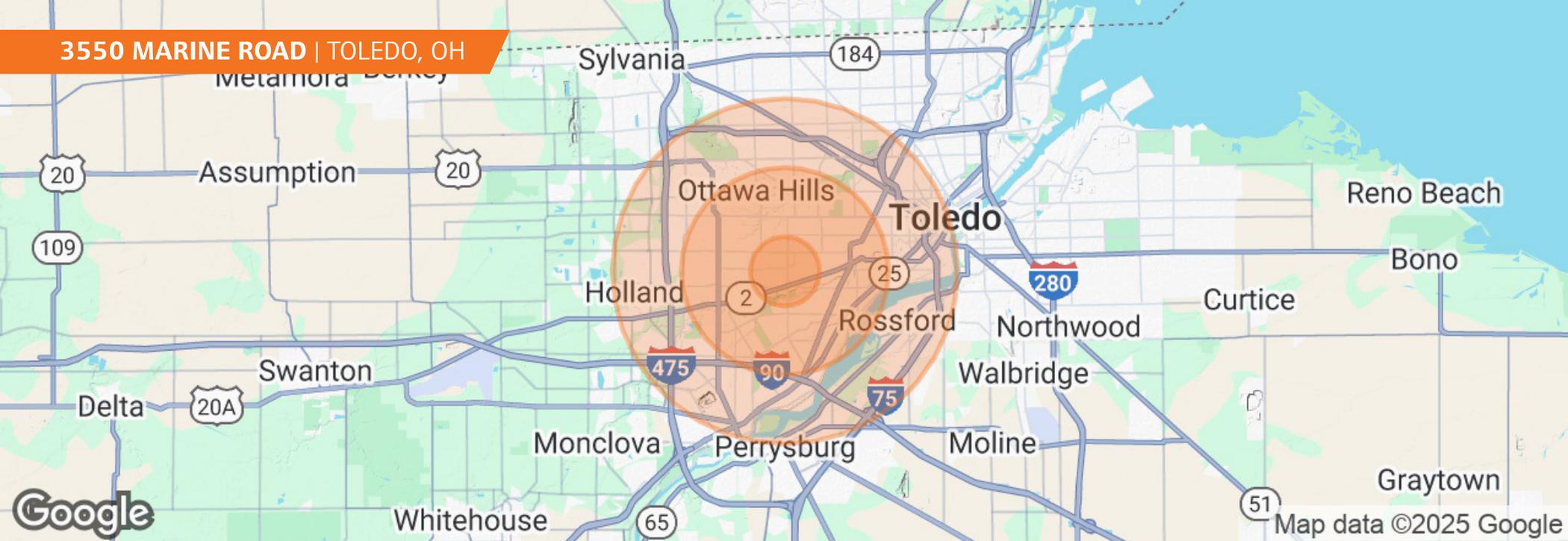


3550 MARINE ROAD | TOLEDO, OH



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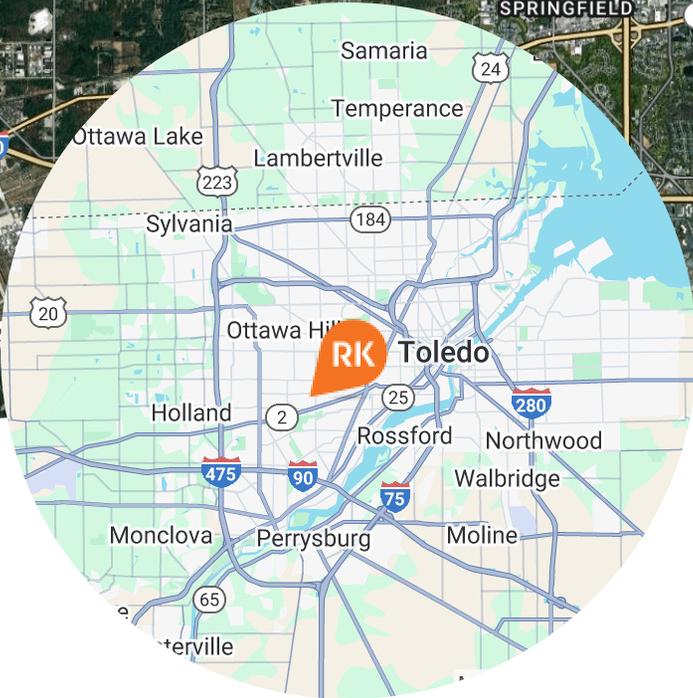
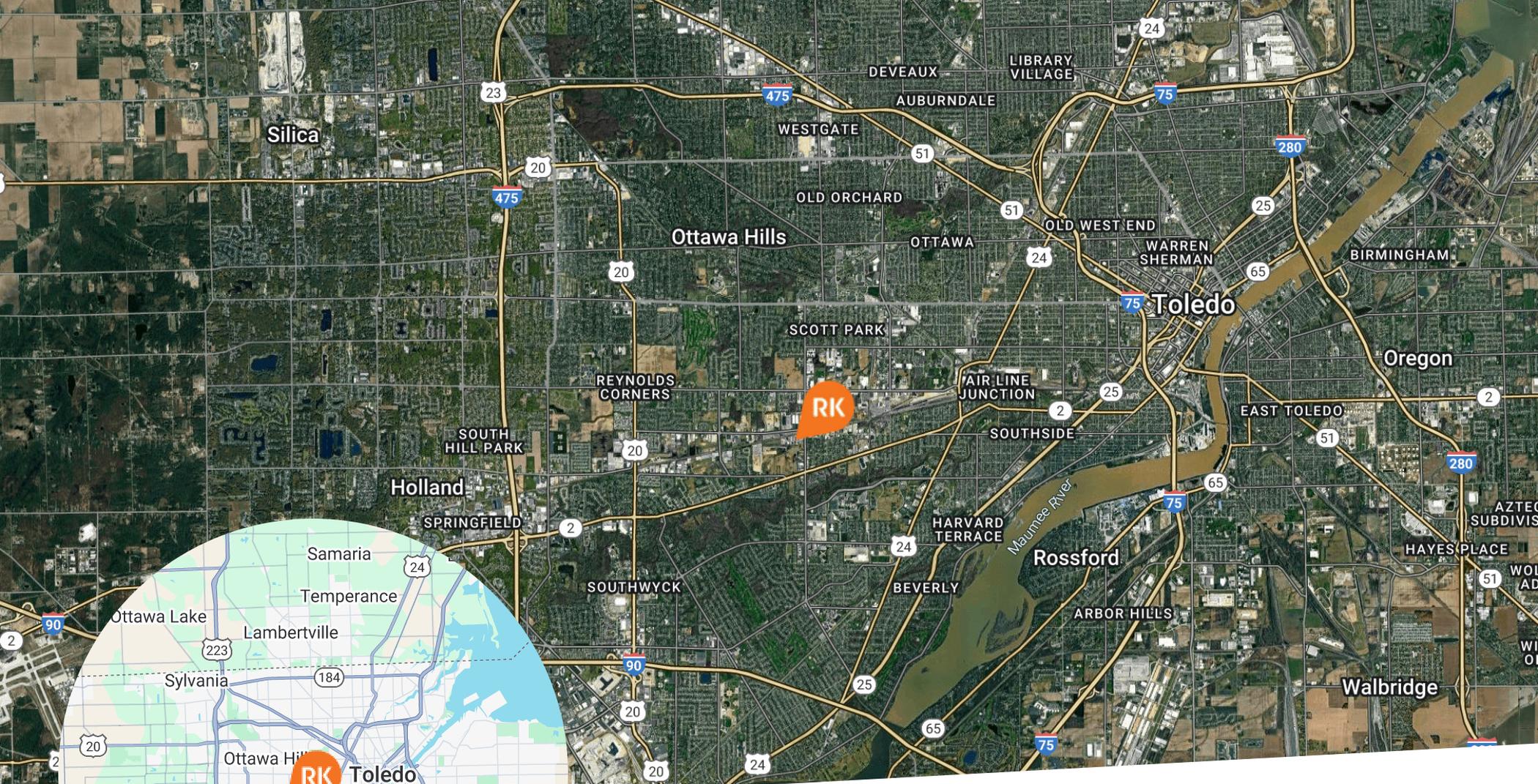
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	7,219	87,096	199,401
Average Age	36	39	40
Average Age (Male)	35	38	39
Average Age (Female)	37	41	42

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,650	38,009	88,408
# of Persons per HH	2	2.3	2.3
Average HH Income	\$42,740	\$68,601	\$75,663
Average House Value	\$142,797	\$146,798	\$169,591

Demographics data derived from AlphaMap



3550 MARINE ROAD

## Location Benefits

- Located in well-established industrial corridor in Toledo
- 1 mile from I-75
- Surrounded by a strong base of industrial and service-oriented businesses
- Zoning supports industrial and warehouse uses



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RK



***Christian Brown***  
***Sales Associate***



***Lynette Reichle, SIOR***  
***Senior Vice President***

## Christian Brown

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#### OUR PURPOSE

**To make real estate work for  
our clients and customers**

#### OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

RK