



PROPERTY HIGHLIGHTS

- Recently renovated suites
- Affordable flex space
- Attractive positioning
- Tenant pays electric and gas / Landlord pays water/sewer
- Ideal for small business & start-ups
- High traffic counts
- Expressway access nearby
- Open concepts
- Overhead doors
- Mixed use
- 100 parking spaces

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

KYLE JURGENSON

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OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr
NNN Charges:	\$1.50 SF/yr
Building Size:	28,500 SF
Zoning:	IL - Limited Industrial
County:	Lucas

SPACES	LEASE RATE	SPACE SIZE
Unit 3	\$6.75 SF/yr	1,500 SF
Unit 10	\$6.75 SF/yr	1,500 SF
Unit 17	\$6.75 SF/yr	900 SF
Unit 19	\$6.75 SF/yr	1,250 SF



LOCATION INFORMATION

Street Address	5333 Secor Rd. Toledo, OH 43623
City, State, Zip	Toledo, OH 43623
County	Lucas

BUILDING INFORMATION

Building Size	28,500 SF
Number of Floors	1
Year Built	1972
Framing	Block & Steel
Roof	Flat Rubber
Restrooms	One/Unit
HVAC	GFA Heat, Central Air
Ceiling Height	8' - 10'
Construction Type	Block and Steel

REAL ESTATE TAXES (2025)

Net General Taxes	\$29,597.98
Special Assessments	\$492.11
Total Annual Taxes	\$30,090.09

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	IL - Limited Industrial
Lot Size	1.42 Acres
APN #	23-36194
Lot Frontage	100 ft
Lot Depth	622 ft
Traffic Count	21603
Traffic Count Street	Secor Rd.
Parking	100

UTILITIES & AMENITIES

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

LEASE DETAILS

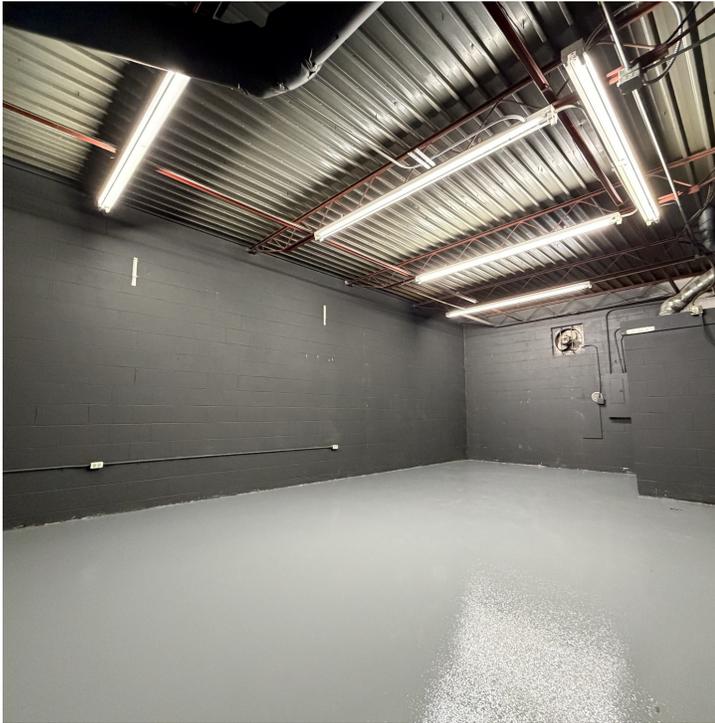
Lease Term	3 years
Tenant Responsibilities	Utilities, insurance, interior maintenance for lease term

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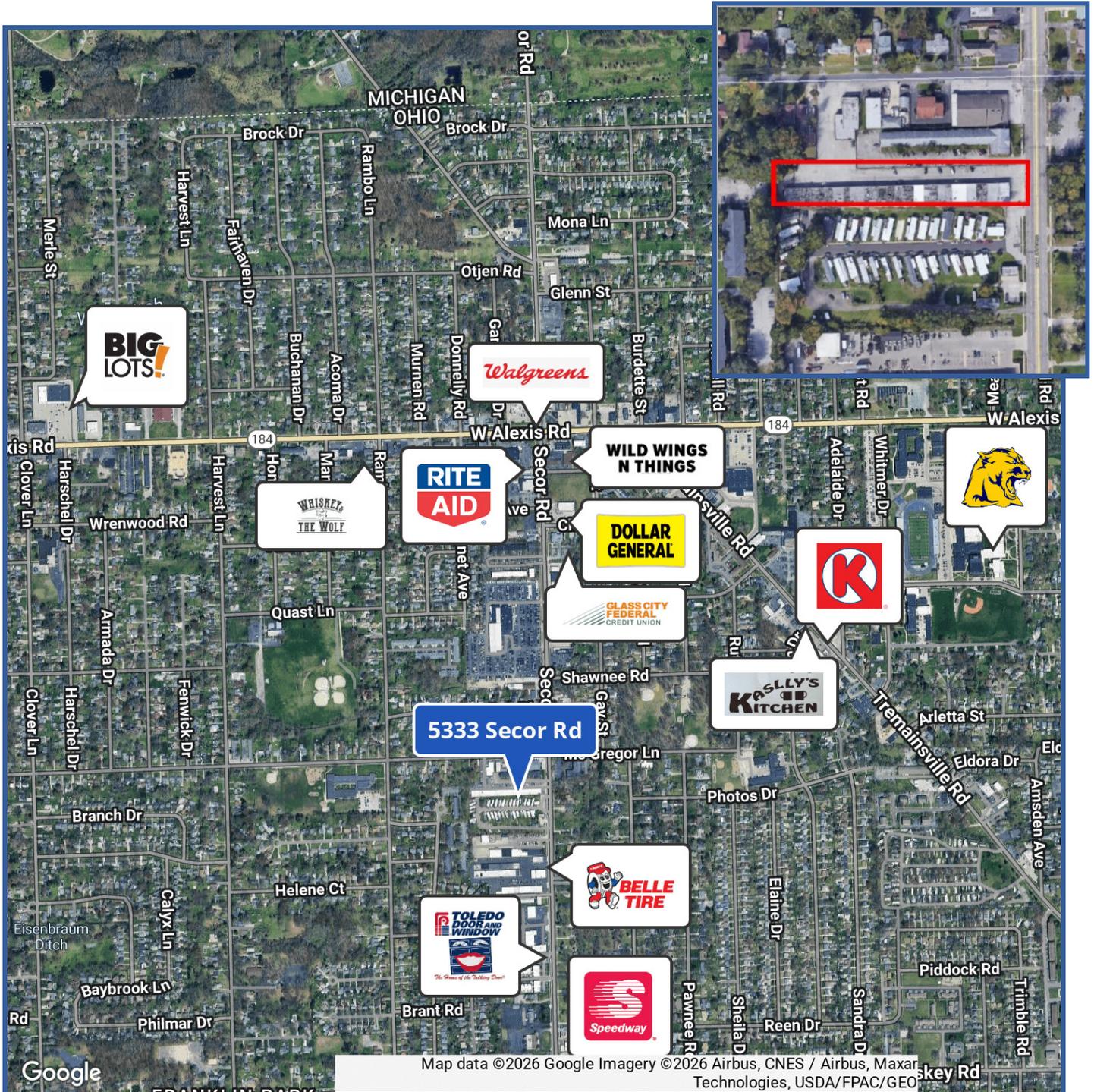
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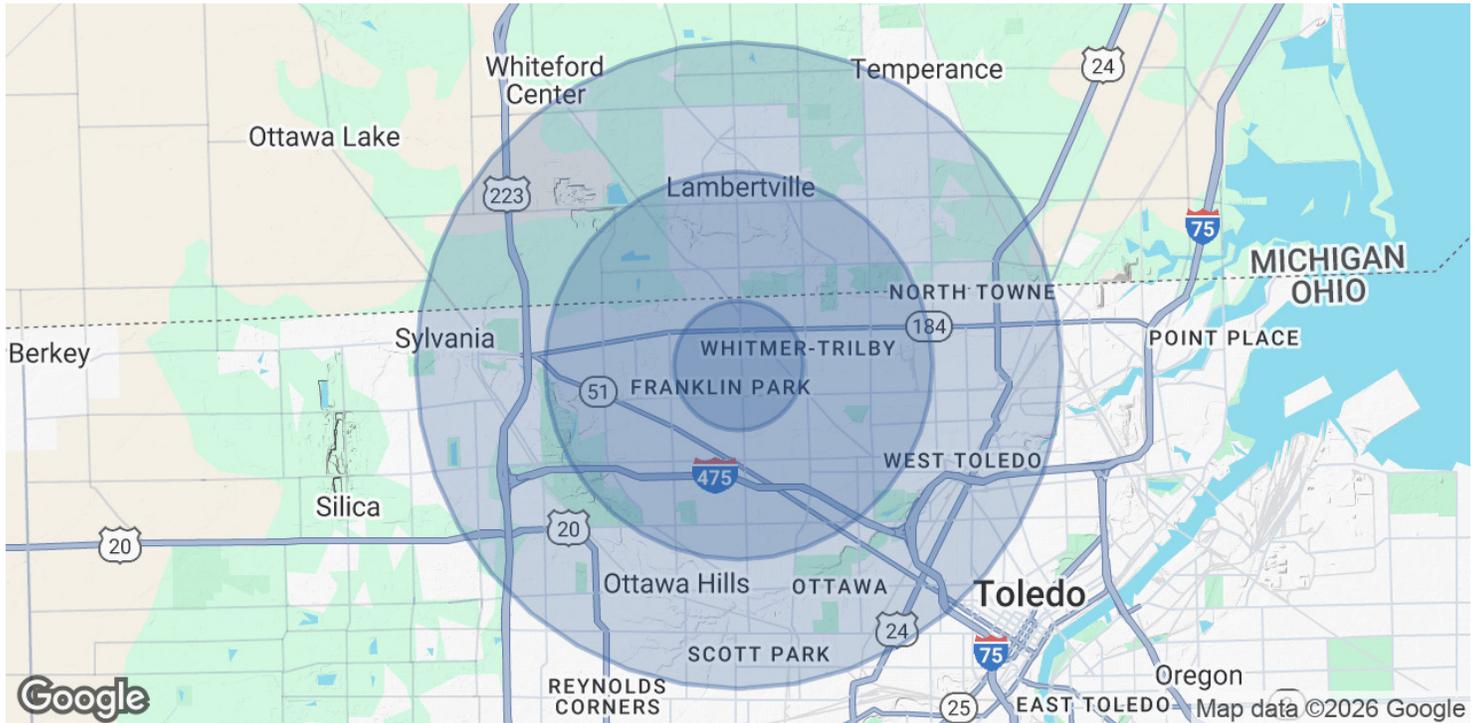
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,364	88,275	192,821
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,404	38,858	82,890
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$74,710	\$83,033	\$82,659
Average House Value	\$174,925	\$191,775	\$188,460

Demographics data derived from AlphaMap

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