



5225 Telegraph Rd

Toledo, Ohio 43612

Property Highlights

- Enclosed loading docks (10)
- Demiseable spaces (25,080 SF & 52,461 SF)
- Potential to expand into additional 60,000 SF
- Outdoor storage / Laydown yard
- Fenced-in property
- Close to the Toledo Jeep Assembly Complex and Toledo Trade Center
- 3 acres of outdoor storage available on site

Offering Summary

| | |
|----------------|--------------------|
| Lease Rate: | \$4.25 SF/yr (NNN) |
| Building Size: | 389,812 SF |
| Available SF: | 77,541 SF |
| Lot Size: | 66.2 Acres |

For More Information



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| | |
|------------|--------------|
| Lease Rate | \$4.25 SF/Yr |
|------------|--------------|

Location Information

| | |
|---------------------|----------------------------|
| Street Address | 5225 Telegraph Rd |
| City, State, Zip | Toledo, OH 43612 |
| County | Lucas |
| Market | Toledo |
| Sub-market | North Toledo |
| Cross-Streets | Laskey Rd and Telegraph Rd |
| Signal Intersection | No |
| Road Type | Paved |
| Nearest Highway | Interstate 75 |
| Nearest Airport | Detroit Metro Airport |

Building Information

| | |
|--------------------------|------------------------------|
| Building Size | 389,812 SF |
| Building Class | C |
| Tenancy | Multiple |
| Year Built | 1941 |
| Roof | Flat, membrane |
| Floor Thickness | 12"-18" |
| Floor Drains | Loading Dock area only |
| Type of Fire Suppression | Wet sprinkled |
| HVAC | Gas Forced Air & Boiler |
| Demiseable Space | Yes, (25,080 SF & 52,461 SF) |
| Power | 480v 3 phase 1200 amps |
| Column Spacing | Varies |
| Clear Height | 12'-21' |
| Truck Docks | 10 (enclosed) |
| Office Space | 10,000 SF |
| Cranes | No |
| Rail | No |

Property Information

| | |
|----------------------------|--|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | IG |
| Lot Size | 66.2 Acres |
| APN # | 02904037 |
| Lot Frontage | 623 ft |
| Lot Depth | 2,359 ft |
| Traffic Counts | 12,718 (Telegraph Rd), 4,150 (Crabb Rd), 8,350 (W Laskey Rd) |
| Lay Down Yard Available | Yes |
| Tractor Trailer Accessible | Yes |

Parking & Transportation

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 150 |

Utilities

| | |
|-------------|----------------|
| Electric | Toledo Edison |
| Gas | Columbia Gas |
| Water/Sewer | City of Toledo |



Location Description

North Toledo is a highly industrious part of the city, home to automotive manufacturers/suppliers, solar companies, logistics firms, and many other industries. The property is strategically located to provide quick access to I-75, I-280, I-80/90, Port of Toledo, Detroit Metro Airport and Toledo Express Airport.

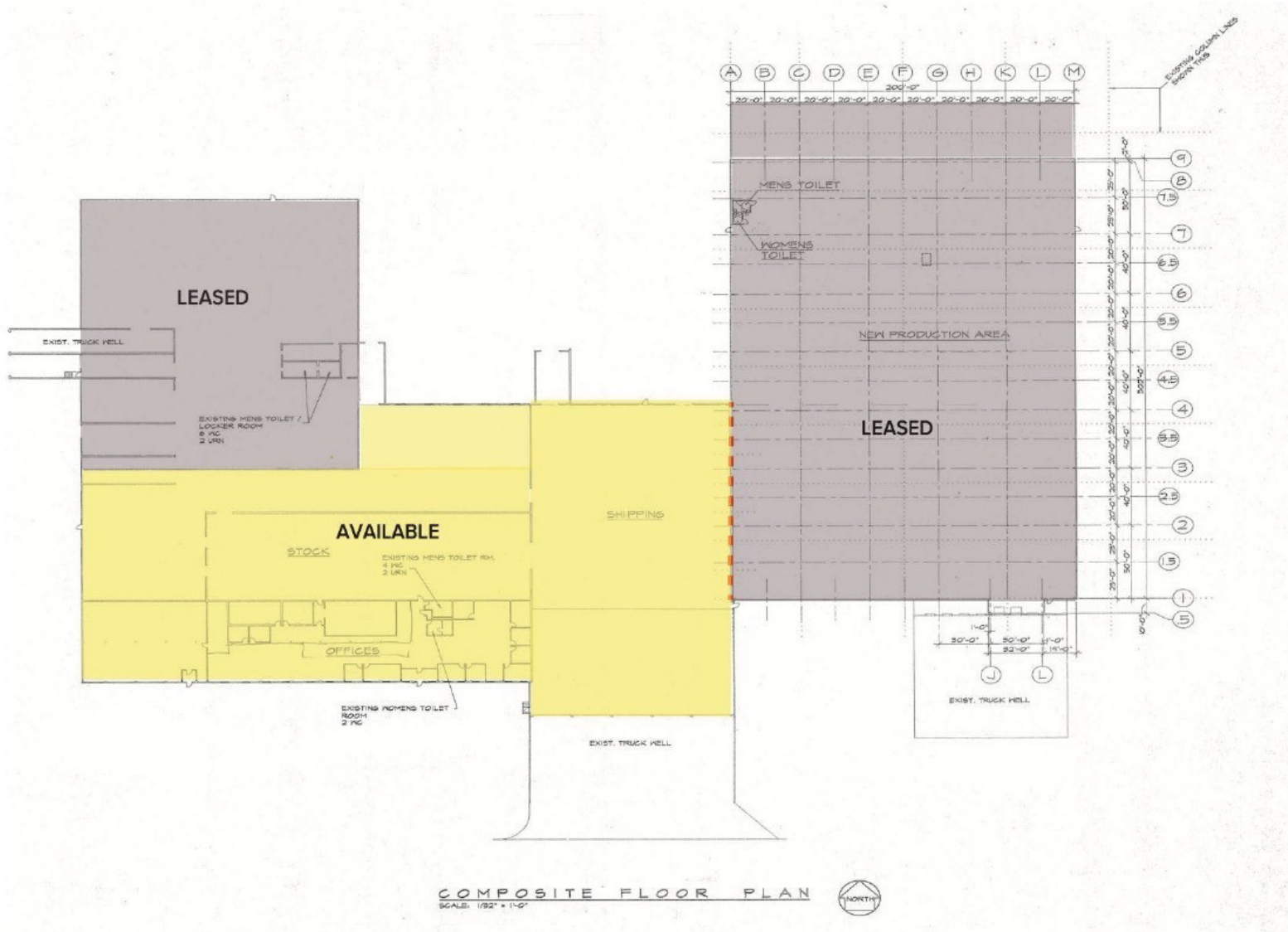
This location is ideal for distribution, manufacturing, storage, among other industrious businesses. Given the location and surrounding businesses these users are set up to thrive.

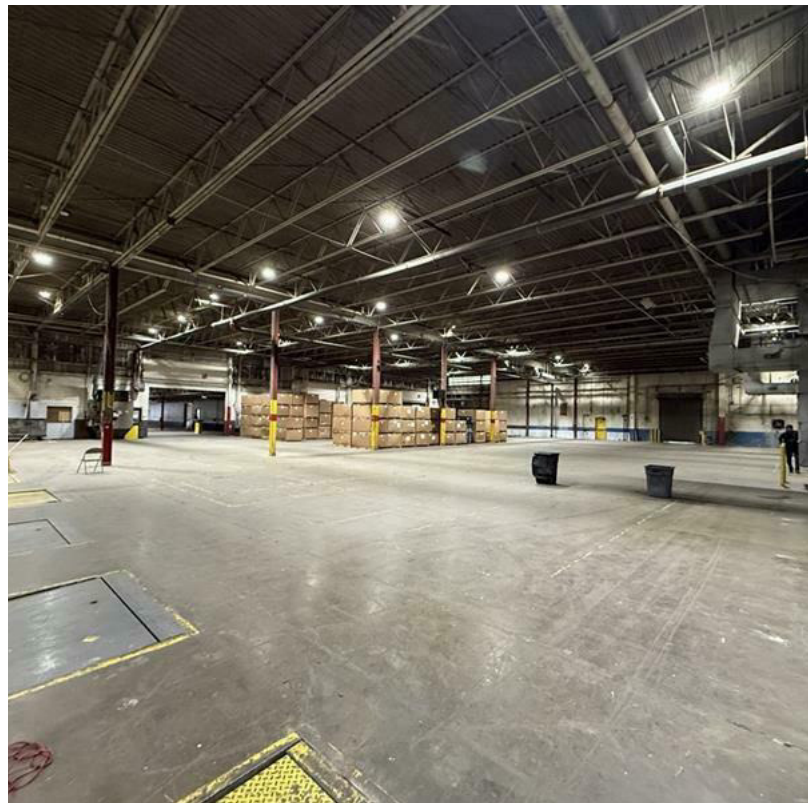
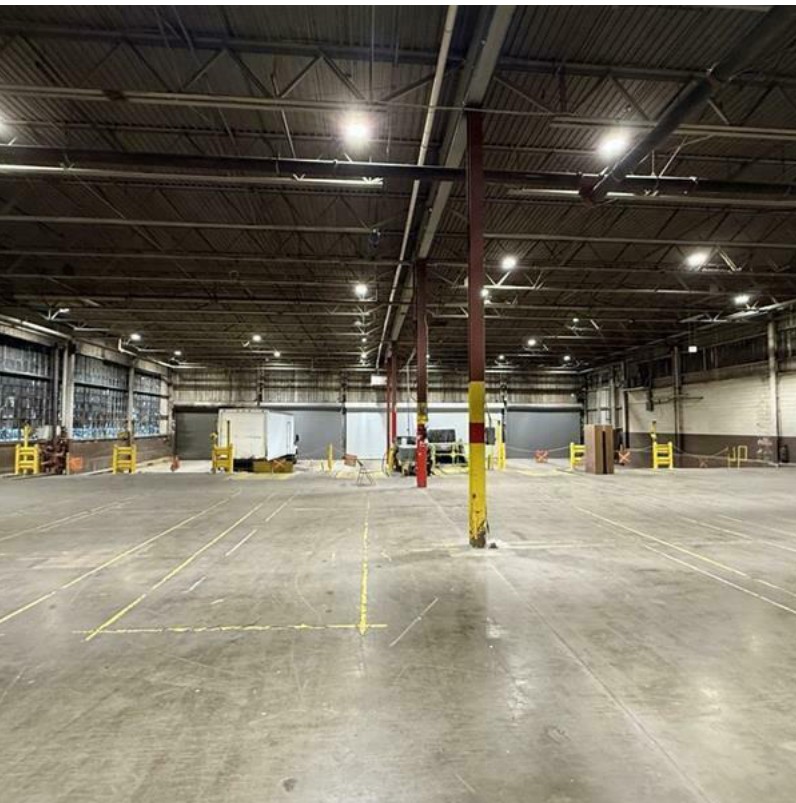
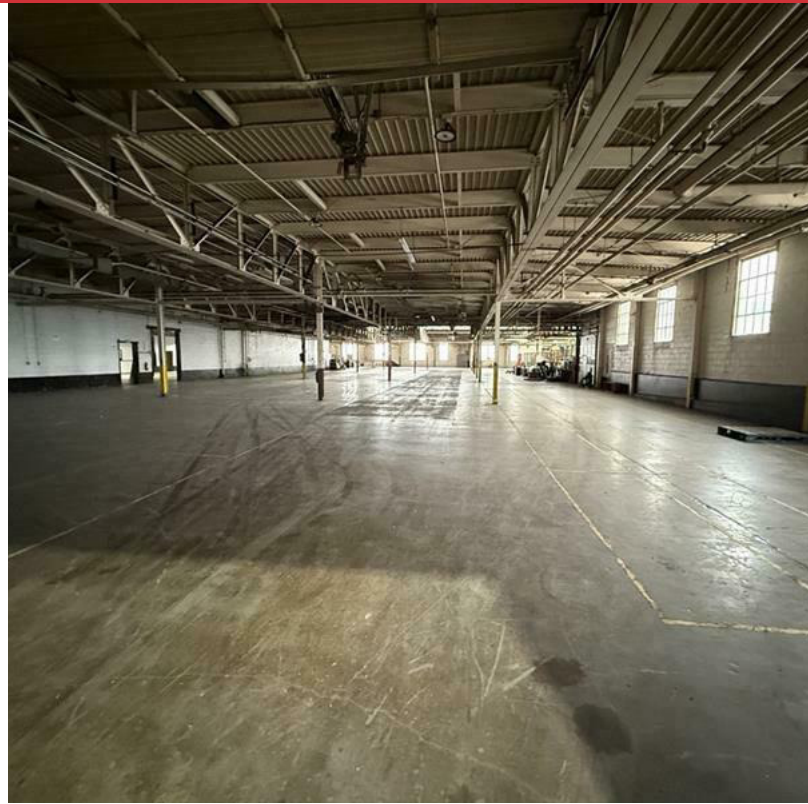
There has been a lot of activity to revitalize this part of Toledo. For example, Stellantis is investing \$400 million into the Toledo Jeep Assembly Complex bringing roughly 900 new jobs and this is only a couple miles away. Toledo's largest and newest industrial park (Toledo Trade Center) is only one mile away. This site will host three 285,000 SF speculative industrial buildings, one of them already being occupied. The former Spicer-Dana manufacturing facility, consisting of 400,000 SF, was recently renovated to put back to use.

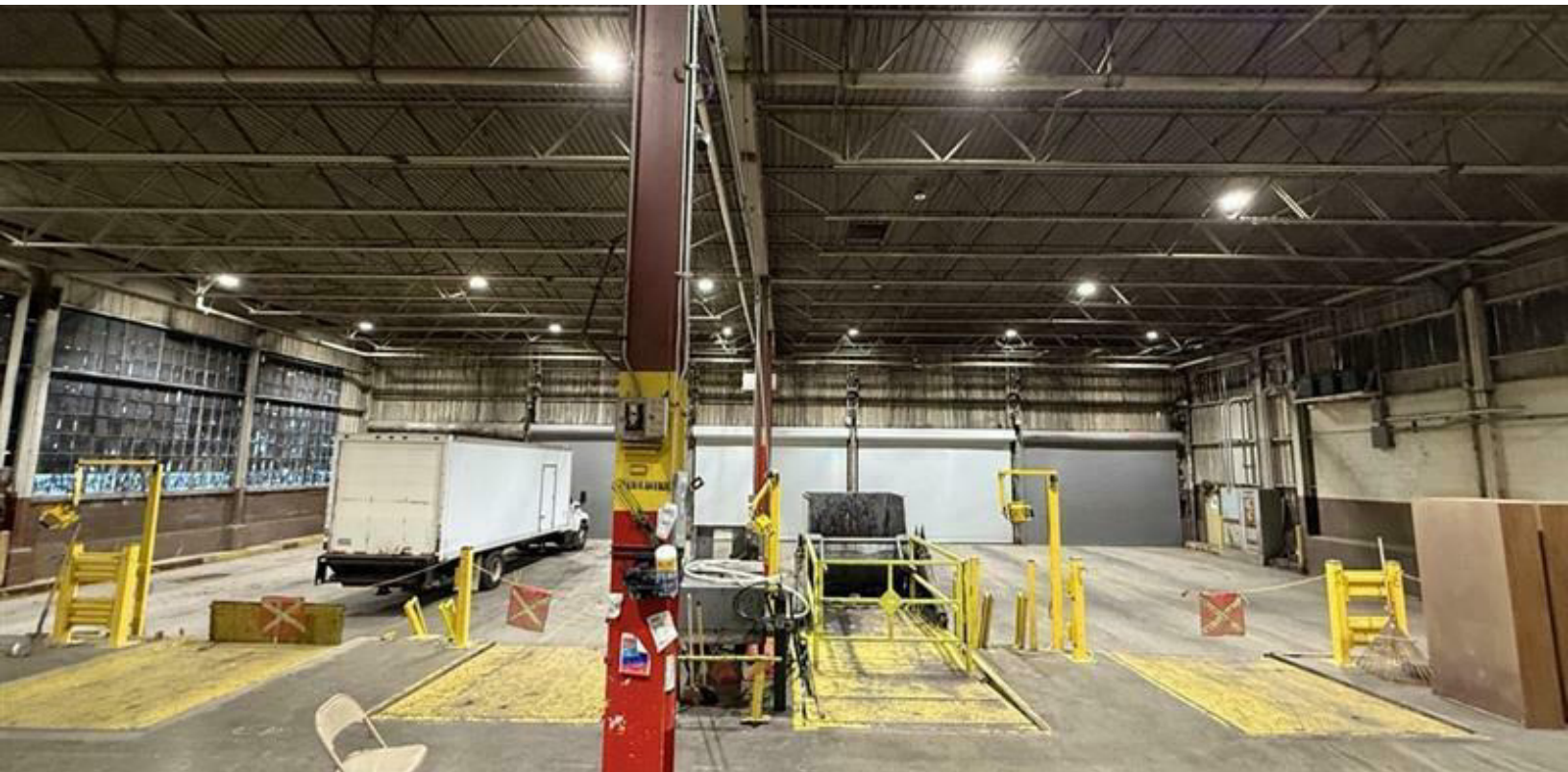
Drive Times

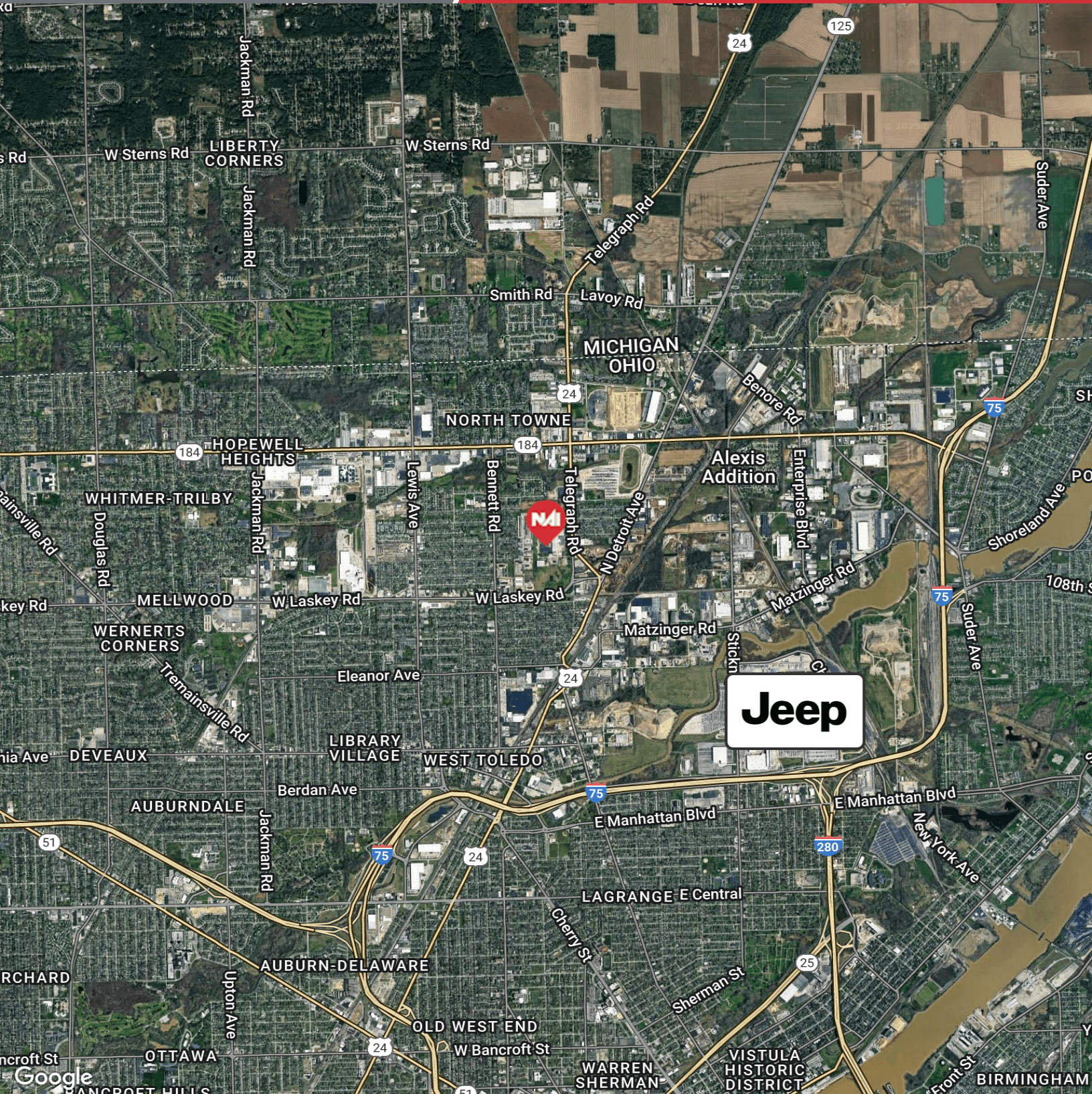
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|-------------------------|------------------------|
| Interstate 75 | 2.8 miles, 5 minutes |
| Interstate 280 | 5.5 miles, 9 minutes |
| Ohio Turnpike (I-80/90) | 13.5 miles, 17 minutes |
| DTW Airport | 40.4 miles, 40 minutes |
| Toledo Express Airport | 21.8 miles, 28 minutes |

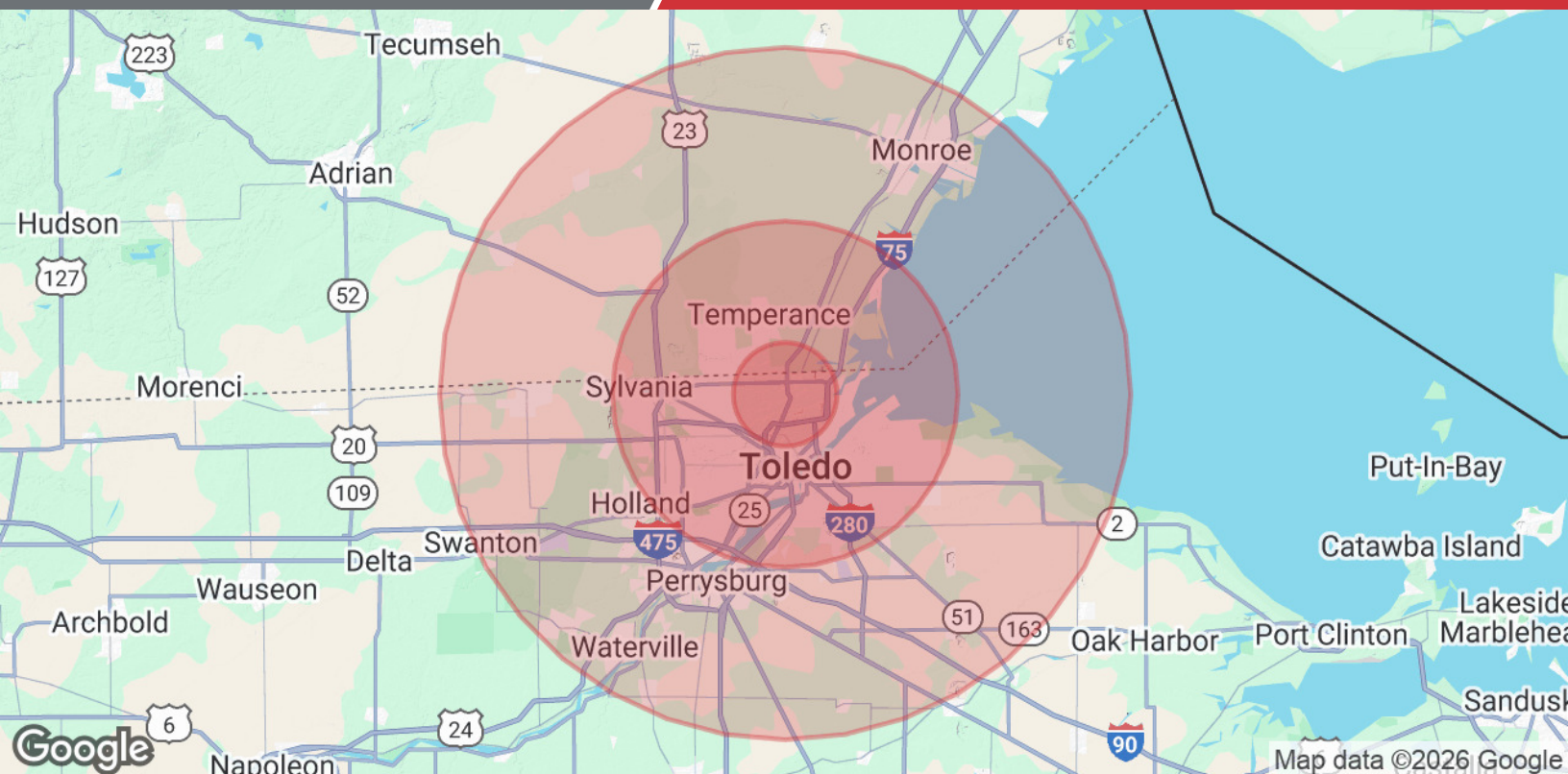
Floor Plan











| Population | 3 Miles | 10 Miles | 20 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 72,624 | 392,755 | 629,869 |
| Average Age | 38 | 40 | 41 |
| Average Age (Male) | 37 | 39 | 40 |
| Average Age (Female) | 39 | 41 | 42 |
| Households & Income | 3 Miles | 10 Miles | 20 Miles |
| Total Households | 30,620 | 169,419 | 265,083 |
| # of Persons per HH | 2.4 | 2.3 | 2.4 |
| Average HH Income | \$62,541 | \$76,106 | \$88,623 |
| Average House Value | \$128,196 | \$172,344 | \$210,229 |

Demographics data derived from AlphaMap