

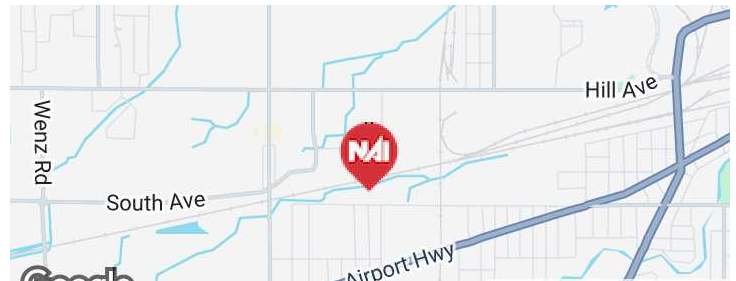


3122 South Ave

Toledo, Ohio 43609

Property Overview

Heated Warehouse
All New LED Lighting Throughout
Loading Dock
2 Grade Level Doors
Fenced-in Lot w/ Lay Down Yard
Fenced in Tool Cage inside
10 minutes from Downtown Toledo



Offering Summary

Lease Rate:	\$7,000/mo NNN
Building Size:	19,078 SF
Lot Size:	0.63 Acres

For More Information

Kevin Carr

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Lease Rate	\$7,000/Mo
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Location Information

Street Address	3122 South Ave
City, State, Zip	Toledo, OH 43609
County	Lucas
Nearest Airport	Toledo Express Airport

Building Information

Building Size	19,078 SF
Building Class	C
Tenancy	Single
Minimum Ceiling Height	14 ft
Office Space	780 SF
Number of Floors	1
Year Built	1964
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Foundation	Concrete
Exterior Walls	Block
Mezzanine	Yes

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	General Industrial
Lot Size	0.63 Acres
APN #	2026047
Lot Frontage	98 ft
Lot Depth	280 ft

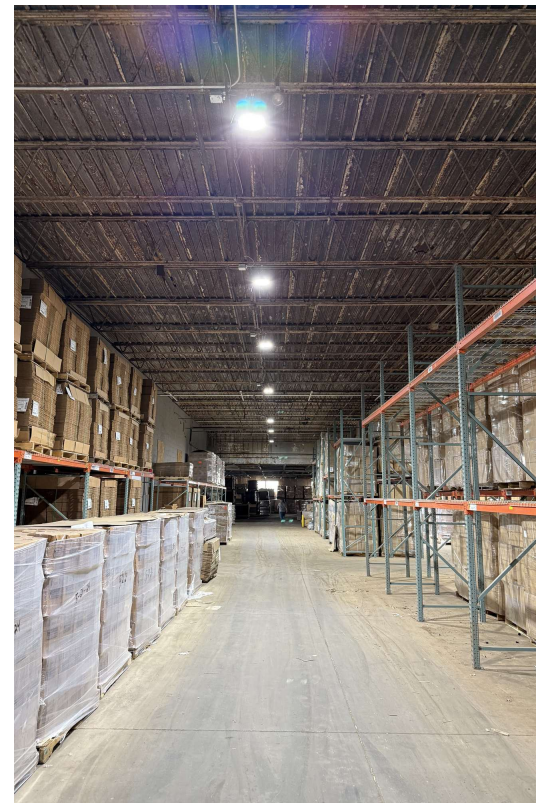
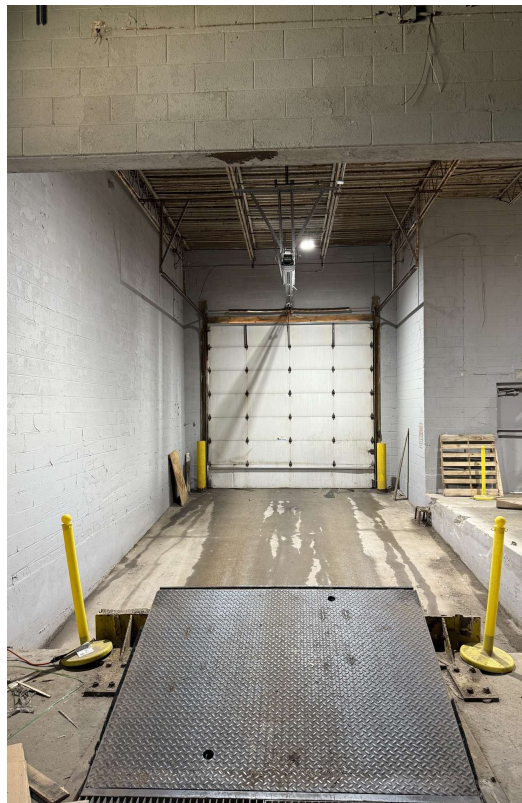
Amenities	Heated, All New LED Lighting, Loading Dock, Two Overhead Doors (14'x14' & 10'x10'), Clear Span Height ranging from 14' to 18', Fenced in Lot
Power	240V - 225A - 1 Phase
Rail Access	No

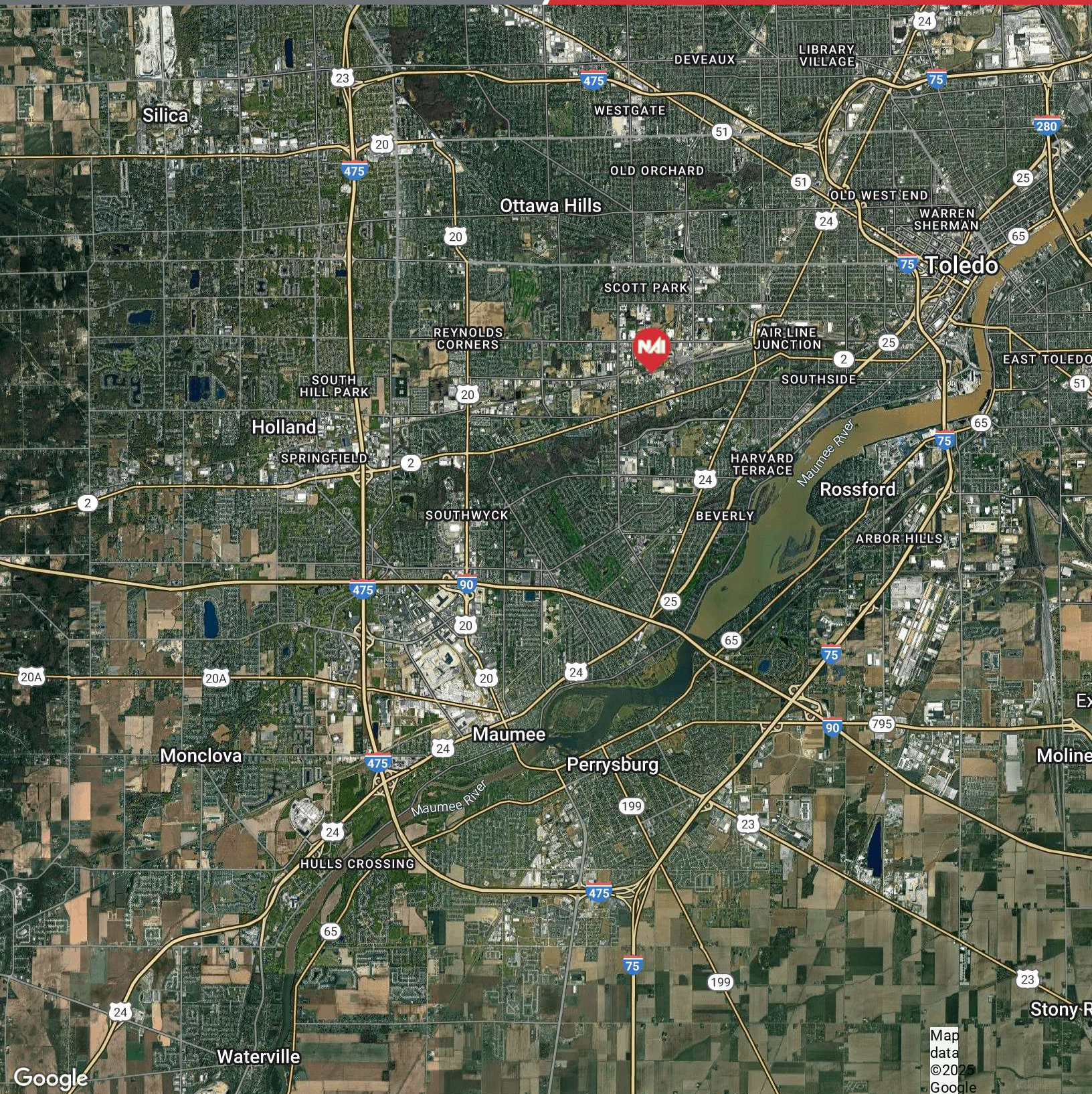
Parking & Transportation

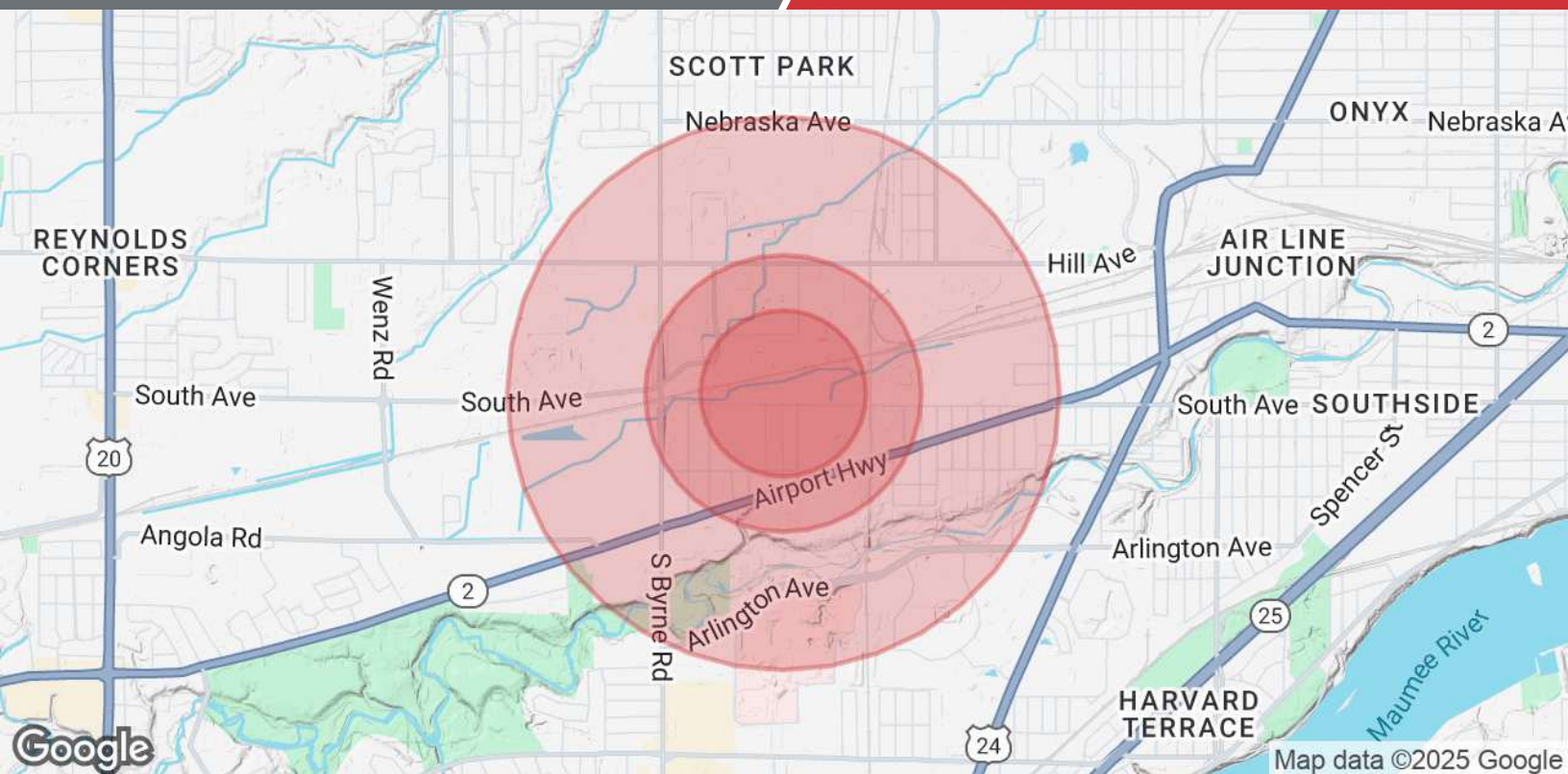
Parking Type	Surface
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Utilities & Amenities

Central HVAC	Yes
Restrooms	2







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	427	1,433	6,417
Average Age	36	33	35
Average Age (Male)	35	32	34
Average Age (Female)	37	34	36
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	171	597	3,016
# of Persons per HH	2.5	2.4	2.1
Average HH Income	\$41,543	\$42,474	\$47,112
Average House Value	\$87,717	\$107,265	\$135,370

Demographics data derived from AlphaMap