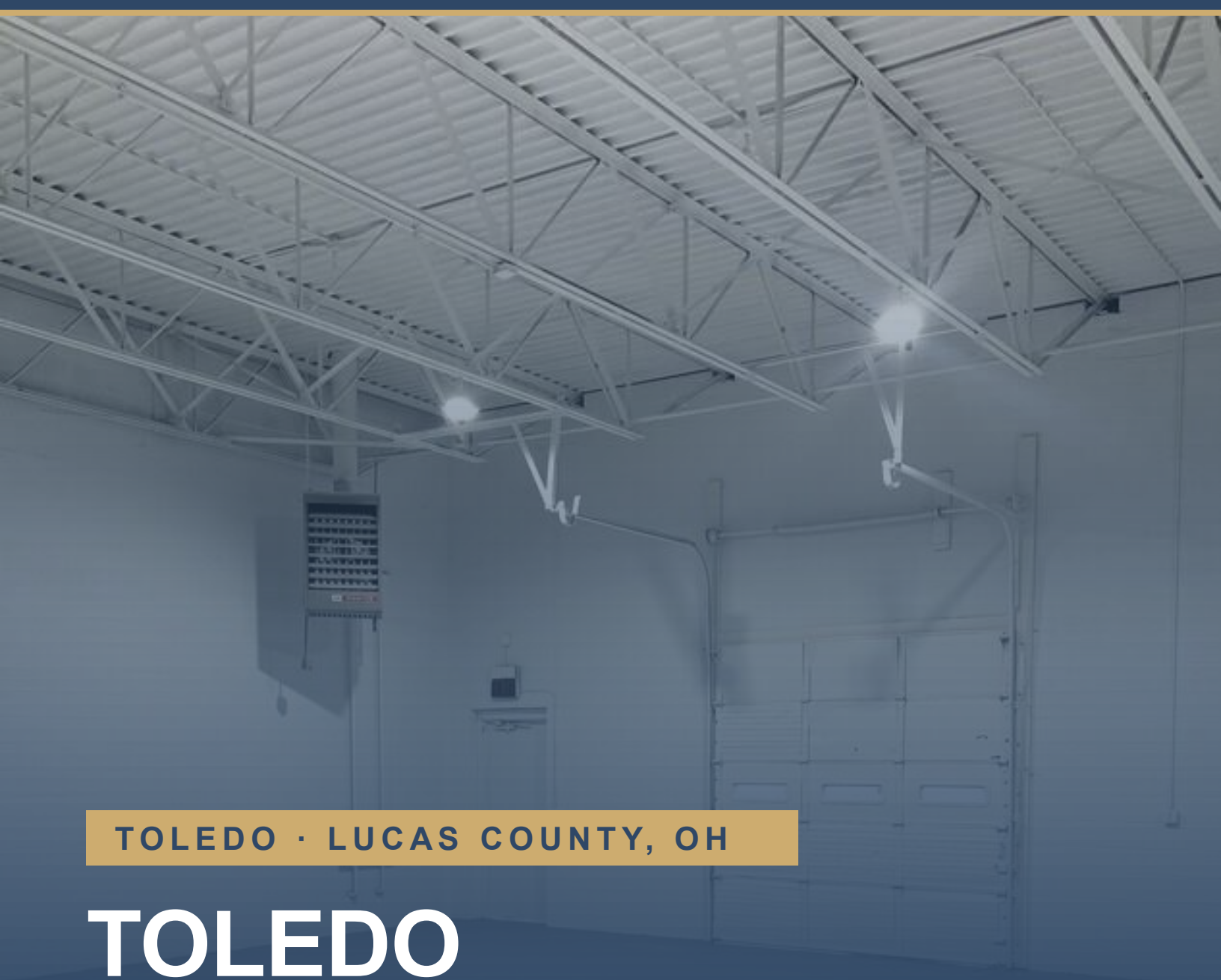




TOLEDO · LUCAS COUNTY, OH

TOLEDO COMMERCE CENTERS

Class-A Flex Industrial Space available for lease. Move-in ready units from 1,800 to 15,200 SF, just 5 minutes from I-75.

EXCLUSIVELY MARKETING BY BLUE DOCK

5222-5272 TRACTOR RD · 444 W LASKEY RD · TOLEDO, OH ·

— LEASING OVERVIEW

Move-in Ready Industrial & Flex Space in Toledo.

Blue Dock is fully renovating multiple industrial and flex sites across Toledo's premier commerce corridor. Conveniently located off I-75, our properties offer a centralized base on a major Midwest freight route. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive, perfect for contractors, HVAC, plumbing, logistics, manufacturing, landscaping, and more.

1,800 – 15,200
SF AVAILABLE

3 SITES
TOLEDO LOCATIONS

5 MIN
TO I-75

24/7
PRIVATE ACCESS



SPACE HIGHLIGHTS

- ◆ Drive-in & Dock-High Loading
- ◆ Private Entrance w/ 24/7 Access
- ◆ Private Offices & Bathrooms
- ◆ Climate Controlled
- ◆ LED Lighting Throughout
- ◆ Combinable / Subdivisible Units

FINISHES & UPGRADES

- ◆ Epoxy Floors in Warehouse
- ◆ LVP Flooring in Office
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading Conversions
- ◆ Custom Build-Outs Available



LOCATION

STRATEGICALLY POSITIONED ON THE I-75 CORRIDOR.

Toledo sits at the convergence of two transcontinental highways, **I-75** running north–south and the **I-80/90 Ohio Turnpike** running east–west, making it one of the most strategically connected logistics hubs in the Midwest.

DISTANCE TO

Interstate 75	5 MIN
Downtown Toledo	±10 MI
Toledo Express Airport	±20 MI

From this location, businesses can reach **30% of the U.S. industrial market** within a 300-mile radius, and access major distribution markets like Detroit, Cleveland, Columbus, and Pittsburgh inside a one-day truck trip.

Multi-modal logistics include rail service via CSX and Norfolk Southern, the Port of Toledo on Lake Erie, and Toledo Express Airport, used by UPS, FedEx, Amazon, Menards, and Best Buy for regional distribution.

WHY TOLEDO

I-75 CORRIDOR

Critical node in the Midwest distribution network

300-MI REACH

30% of U.S. industrial market & 50% of Canada's

MULTI-MODAL

Highway, rail, port & air cargo access

SKILLED WORKFORCE

Deep manufacturing & warehousing heritage



5265 TRACTOR RD

UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G	UNIT H	UNIT I	UNIT J	UNIT K	UNIT L & M	UNIT N
LEASED	Available 4,200 sf	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available 3,000 sf	LEASED	LEASED

5272 TRACTOR RD

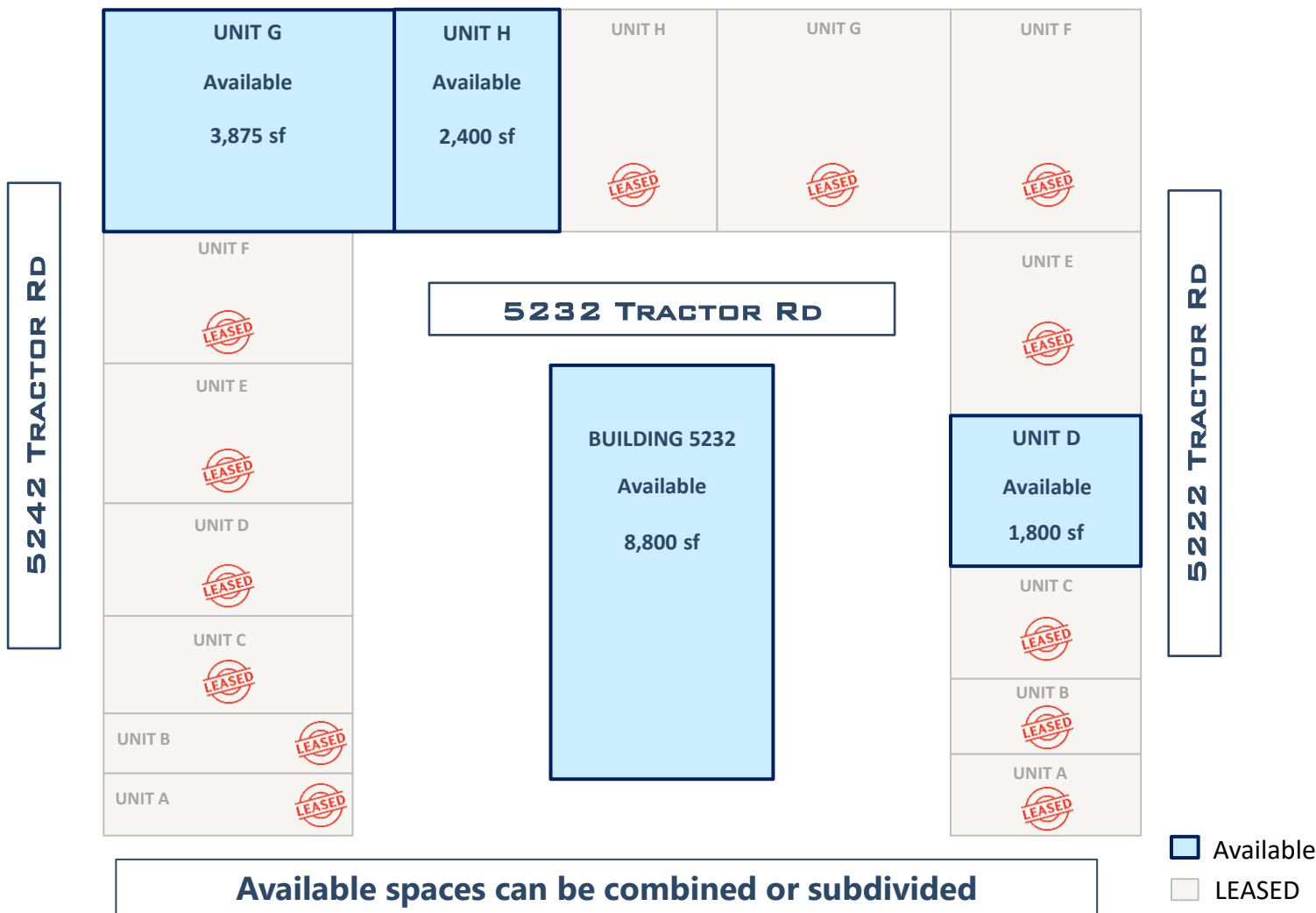
UNIT A & B & C	UNIT D	UNIT E	UNIT G	UNIT H	UNIT F	UNIT J	UNIT K	UNIT L	UNIT M	UNIT N & O
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	LEASED	Available 5,500 sf	LEASED	LEASED

Available spaces can be combined or subdivided

Available
 LEASED

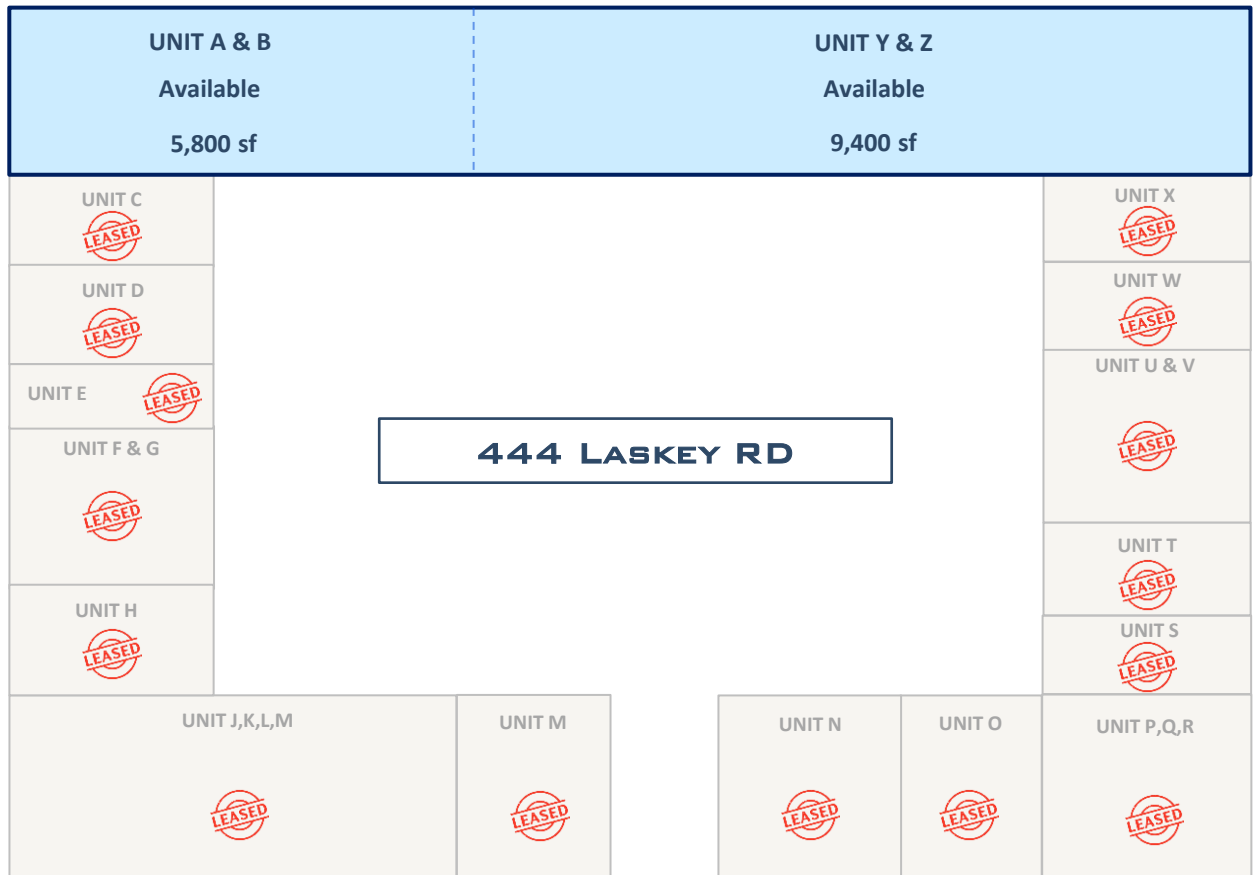
5222-5242 TRACTOR RD · TOLEDO, OH

TOLEDO COMMERCE SOUTH



444 W LASKEY RD · TOLEDO, OH

LASKEY COMMERCE CENTER



Available spaces can be combined or subdivided

Available
 LEASED

5272 TRACTOR RD · TOLEDO, OH

AVAILABLE SPACES

Fully renovated flex units ranging from **5,500 to 9,000 SF**, built for distribution, light industrial, and manufacturing use. Each space is anchored by **4 to 6 loading docks** for high-throughput operations and includes **private offices** and **private bathrooms**, with heavy power and climate control ready from day one. Spaces can be combined or subdivided to fit your exact footprint.

5,500 – 9,000 SF

AVAILABLE RANGE

4 – 6

LOADING DOCKS

PRIVATE

OFFICES

24/7

PRIVATE ACCESS

SPACE HIGHLIGHTS

- ◆ **4 – 6 Loading Docks**
- ◆ **Private Offices**
- ◆ **Private Bathrooms**
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Custom Build-Outs Available

***Pricing and terms negotiable** to fit your business. Combine or subdivide to fit. Immediate occupancy available.*



444 W LASKEY RD · TOLEDO, OH

AVAILABLE SPACES

Fully renovated flex space from **1,800 to 7,600 SF**, finished and ready for move-in with **12' drive-in doors**, private offices, and heavy power. Every space can be combined or subdivided, and upgrades are available to tailor the layout to how your business runs.

1,800 – 7,600 SF

AVAILABLE RANGE

12'

DRIVE-IN DOORS

PRIVATE

OFFICES

24/7

PRIVATE ACCESS

SPACE HIGHLIGHTS

- ◆ **12' Drive-in Door**
- ◆ **Private Offices**
- ◆ **Private Bathrooms**
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Drive-In Doors
- ◆ Custom Build-Outs Available

Pricing and terms negotiable to fit your business. Combine or subdivide to fit. Immediate occupancy available.

444 W LASKEY RD · TOLEDO, OH

BACK OF LASKEY

15,200 SF

Fully renovated flex space of **15,200 SF**, finished and ready for move-in with **four (4) 12' drive-in doors**, private offices, and heavy power. Every space can be combined or subdivided, and upgrades are available to tailor the layout to how your business runs.

15,200 SF

AVAILABLE RANGE

12'

DRIVE-IN DOORS

PRIVATE

OFFICES

24/7

PRIVATE ACCESS

SPACE HIGHLIGHTS

- ◆ **Four (4) Drive-in Doors**
- ◆ **Private Offices**
- ◆ **Private Bathrooms**
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Drive-In Doors
- ◆ Custom Build-Outs Available

***Pricing and terms negotiable** to fit your business. Combine or subdivide to fit. Immediate occupancy available.*



5232 TRACTOR RD · TOLEDO, OH

STANDALONE BUILDING 5232

The entire **8,800 SF building** is yours: open, renovated warehouse with both a **drive-in door** and a **dock-high loading dock**, paired with a dedicated **two-story office** and **3 bathrooms**. Heavy power and climate control make it ready for equipment-intensive operations from day one.

8,800 SF

ENTIRE BUILDING

1 + 1

DRIVE-IN + DOCK-HIGH

2-STORY

OFFICE

3

BATHROOMS

SPACE HIGHLIGHTS

- ◆ **Drive-In Door**
- ◆ **Dock-High Loading**
- ◆ **Two-Story Office**
- ◆ 3 Bathrooms
- ◆ Heavy Power
- ◆ Fully Renovated
- ◆ Climate Controlled
- ◆ LED Lighting
- ◆ LVP Floors in Office
- ◆ Epoxy Floors in Warehouse
- ◆ Private Entrance w/ 24/7 Access

AVAILABLE UPGRADES

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading Conversions
- ◆ Custom Build-Outs Available

Pricing and terms negotiable to fit your business. Immediate occupancy available.

LET'S CONNECT

BUILD YOUR BUSINESS AT TOLEDO.

4
4
4

LASKEY
COMMERCE
CENTER

BLUE DOCK

“

Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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LEASING

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E

EMAIL
casey@bluedockholdings.com

