

FOR SALE

Light Industrial Building

2,500 SF ♦ \$175,000

5419 N. Detroit Ave

Toledo, OH 43612



LENNEX REALTY COMPANY, LLC

FREE STANDING INDUSTRIAL BUILDING

PROPERTY HIGHLIGHTS

- ♦ Well maintained affordable light industrial building in Toledo, Ohio
- ♦ Convenient and easy access to Alexis Road and I-75 Interchange
- ♦ Includes a 10' x 10' overhead door, 12' clear height warehouse and secure outdoor storage areas with large shed
- ♦ Perfect for electrical contractor (current use), plumbers, HVAC contractors, light manufacturing and assembly and countless other uses.

OFFERING SUMMARY

Sale Price:	\$175,000.00
Building Size:	2,500 SF
Price/SF:	\$70.00/SF
Lot Size:	.337 Ac

DEMOGRAPHICS

<u>Stats</u>	<u>Population</u>	<u>Avg. HH Income</u>
1 Mile	4,414	\$69,809
3 Miles	62,783	\$66,894
5 Miles	163,472	\$68,802



Call Now
For More Information
Steven R. Lennex, CCIM
C: 419.356.8745
slennex@lennexrc.com

For more information contact:

STEVEN R. LENNEX, CCIM

LENNEX REALTY COMPANY, LLC

7110 W. Central Ave, Suite A2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8742
www.LennexRC.com

All dimensions and acreage content are subject to survey. The availability and taxability of all public utilities is subject to purchaser's confirmation of same. All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

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GENERAL INFORMATION

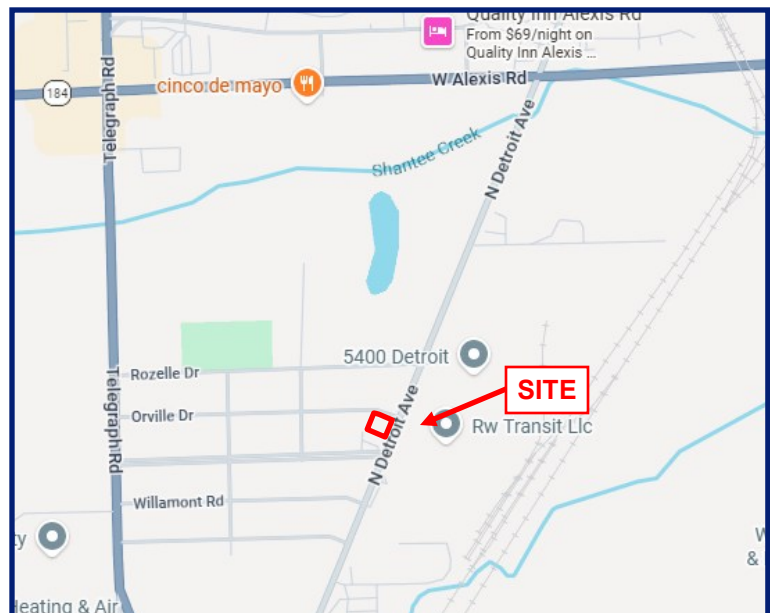
Property: Free Standing Light Industrial Building
Location: 5419 N. Detroit Ave.
Closest Intersection: Orville Dr.
City, State: Toledo, OH
County: Lucas
Zip: 43612
Parcel #: 2253887

PROPERTY INFORMATION

Building SF (Gross): 2,500 SF
Building Dimensions: 50' wide x 50' deep
(See Exhibit A)
Available Rentable SF: 2,500 SF
Land Size: .337 Acres
Land Dimensions: 118' N. Detroit x 126' deep
(irregular) (See Exhibit B)
Parking: 10-12 spaces front, side & back
Zoning: 10-CR Regional Commercial
Current Use: Electrical Contractor
Traffic Counts 6,918 VPD N. Detroit Ave

BUILDING DETAILS

Year Built: 1976
Type Construction: Brick/Block
Heat Fuel/Type: Gas, forced air
Ceiling Height: 12' clear Shop
Air Conditioning: Yes (office)
Roof: Pitched, Membrane
Floor: Slab
Lighting: Fluorescent



Restrooms: 1
Delivery Doors: Main Building: Front, rear man doors
Garage: 10' x10' OH Doors
No. of Floors: 1
Sprinklers: No
Security System: Yes

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REAL ESTATE TAX INFORMATION

Real Estate Tax Year: 2025
General Taxes: \$3,949.10
Special Taxes: \$1,068.50
Total Annual Taxes: \$5,017.60

UTILITIES

Gas: Columbia Gas
Water: Municipal
Sanitary Sewer: Municipal
Electric: Toledo Edison
Storm Sewer: Municipal



OFFICE AREA NEAR FRONT ENTRANCE



ENTRANCE TO SHOP



10' X 10" OVERHEAD DOOR

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STORED TRUCKS IN SHOP



PARTS AND SUPPLIES IN SHOP



BACK (WEST) STORAGE AREA



BACK STORAGE SHED

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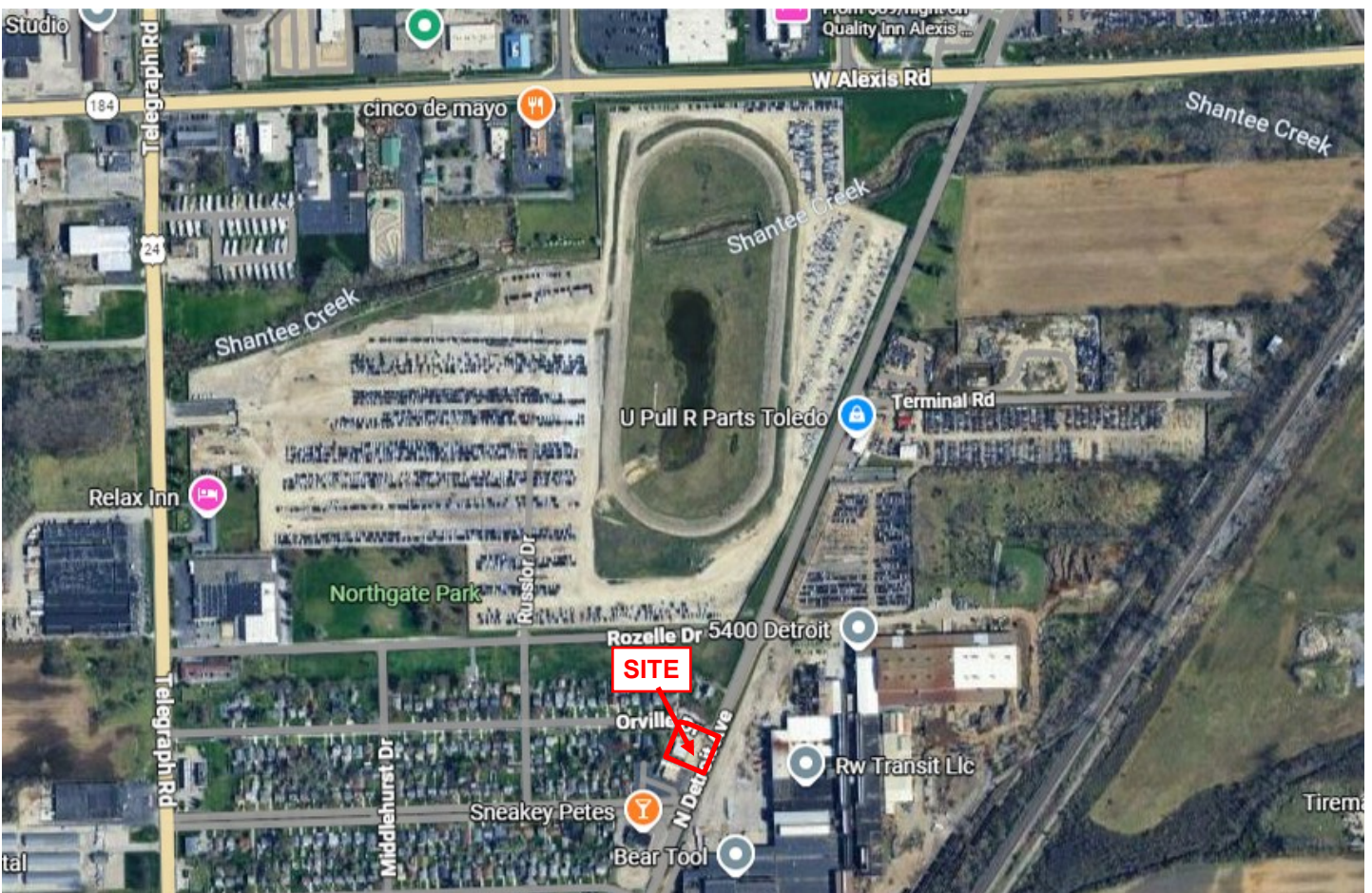
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SOUTH STORAGE AREA WITH GATE



OLD GLORY WAVING STRONG AND PROUD ON THE NORTHEAST SIDE OF THE BUILDING



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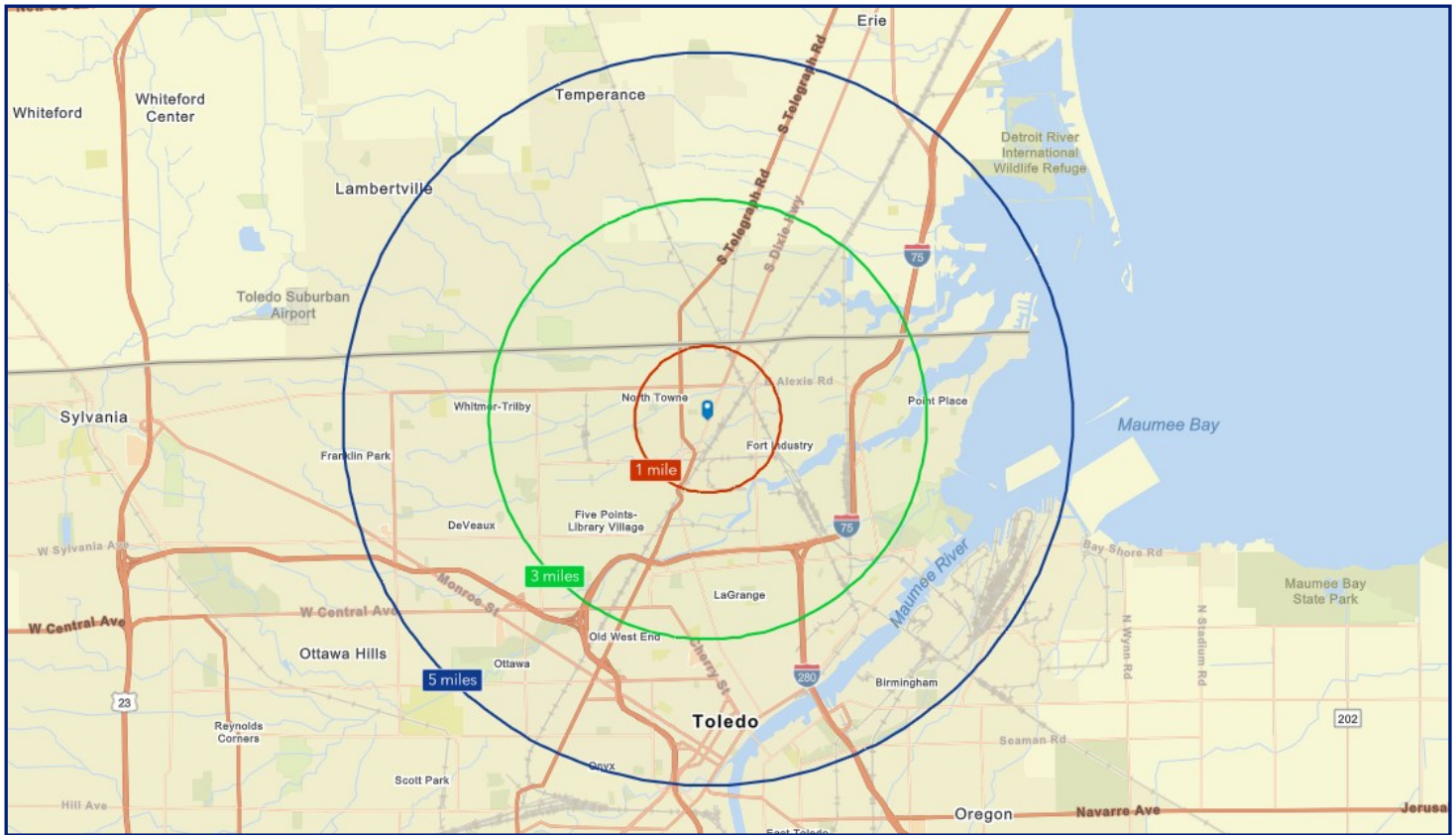
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POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	4,414	62,783	163,472
Average Age	37.9	37.9	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	1,951	26,480	72,114
# of Persons per HH	2.26	2.35	2.34
Average HH Income	\$69,809	\$66,894	\$68,802

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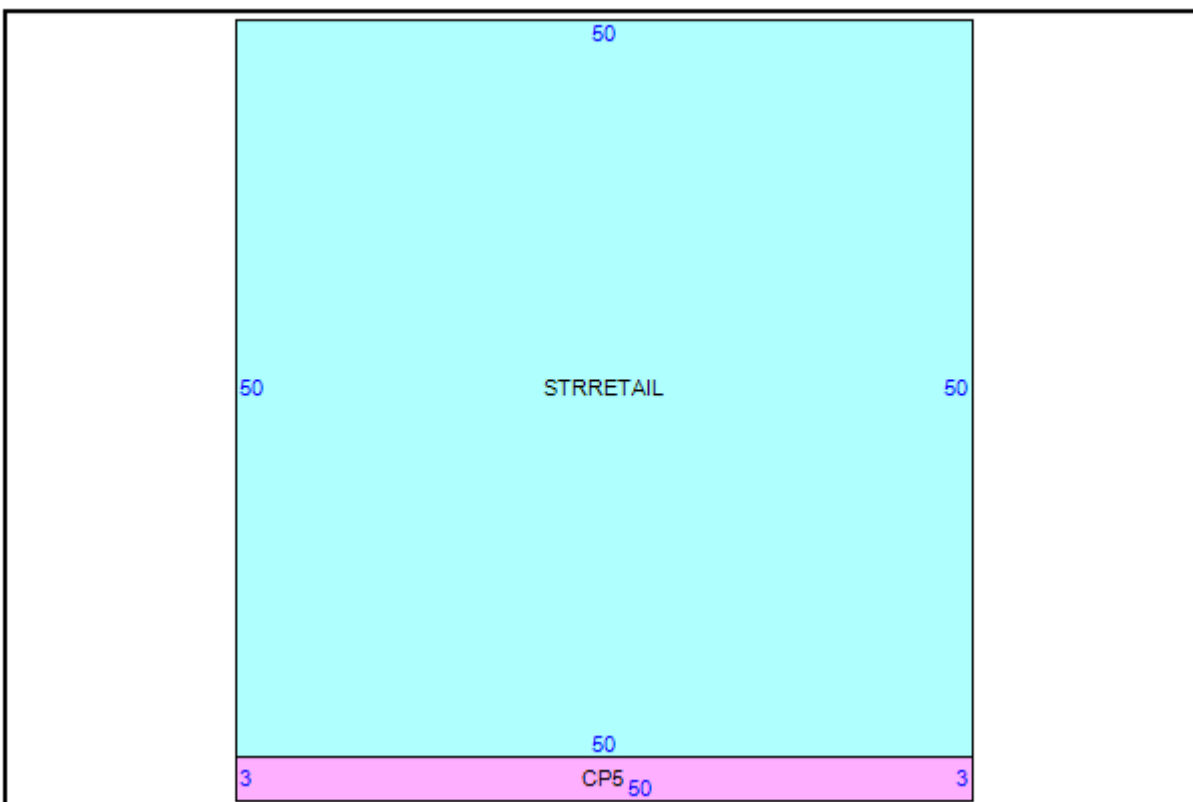
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**EXHIBIT A
BUILDING FOOTPRINT**



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