

FOR LEASE

Industrial Property

7,440 SF ♦ 5.06 Acres

\$3,000/Mo. NNN

11230 Sager Rd
Swanton, OH 43558



FRONT FACADE (SOUTH) WITH THREE OVERHEAD DOORS AND THREE MAN DOORS

LENNEX REALTY COMPANY, LLC

PROPERTY HIGHLIGHTS

- ♦ All steel building with shop, office, kitchen and restrooms
- ♦ Fully fenced with security gate
- ♦ Over 5 acre parcel for expansion
- ♦ Located near planned Toledo Express Industrial Park
- ♦ Easy access to Interstate Highway System and Ohio Turnpike
- ♦ Landscape irrigation system
- ♦ Perfect for any business needing highway or airport access

OFFERING SUMMARY

Available SF:	7,440 SF
Lease Rate:	\$3,000/Mo NNN (\$4.84/SF/Yr. NNN)
Lot Size:	5.06 Acres
Building Size (Gross):	7,440 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	184	\$114,059
3 Miles	4,175	\$124,820
5 Miles	28,044	\$154,442



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 A-2 ♦ Toledo, OH ♦ 43617 ♦ p: 419.356.8745
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

Location: 11230 Sager Rd
Closest Intersection: Eber & US 20A
City, State: Swanton, OH
County: Lucas
Zip: 43558
Parcel No: 7211853

PROPERTY INFORMATION

Building SF: 7,440
Building Dimensions: 60' x 124'
Available Area: 7,440 SF
Land Size: 5.0579 Acres
Land Dimensions: 240' (Sager Rd) x 918' (Depth)
Parking: Unmarked stone lot
Zoning: 33-M1 Limited Industrial
Current Use: Sports Training Center
Traffic Counts: 5,112 VPD

BUILDING DETAILS

Year Built: 2003
Type Construction: Steel
Heat Fuel/Type: Propane (forced air)
Electrical: 200 Amp service
Ceiling Height: 12' - 16' Center
Air Conditioning: In offices (1st floor & 2nd floor rooms)
Roof: Steel
Floor: Concrete
Lighting: Mercury vapor
Restrooms: Full bathroom in office area
1 restroom in shop
Delivery Doors: 4 - 12' OHD
No. of Floors: One with office space (2nd floor)
Sprinklers: No
Security System: No



EAST OVERHEAD DOOR AND MAN DOOR



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LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Tenant
Insurance (Fire & Hazard):	Tenant
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Landlord
Structure:	Landlord
CAM:	Tenant
Improvements:	"As Is"
Lease Term:	5 Years

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	2025
General Taxes:	\$6,656.86
Special Taxes:	\$ <u>384.68</u>
Total Annual Taxes:	\$7,041.54

UTILITIES

Gas:	Propane
Water:	Well
Sanitary Sewer:	Septic System
Electric:	Toledo Edison
Storm Sewer:	They exist but property is not tied into them



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OUTSIDE PICTURES



STORAGE BUILDING



WEST AND NORTH FACADE



HUGE REAR PARKING AREA 1 of 2



HUGE REAR PARKING AREA 2 of 2

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INSIDE PICTURES



LARGE FREE SPAN SPACE



EAST 12' OVERHEAD DOOR



SOUTH (FRONT) 12' OVERHEAD DOOR



WEST 1,800 SQ. FT. BAY WITH UPSTAIRS
AND DOWNSTAIRS OFFICE

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INSIDE PICTURES



UPSTAIRS OFFICE (1 of 2)



DOWNSTAIRS BATHROOM



DOWNSTAIRS OFFICE & MEETING AREA



DOWNSTAIRS KITCHEN

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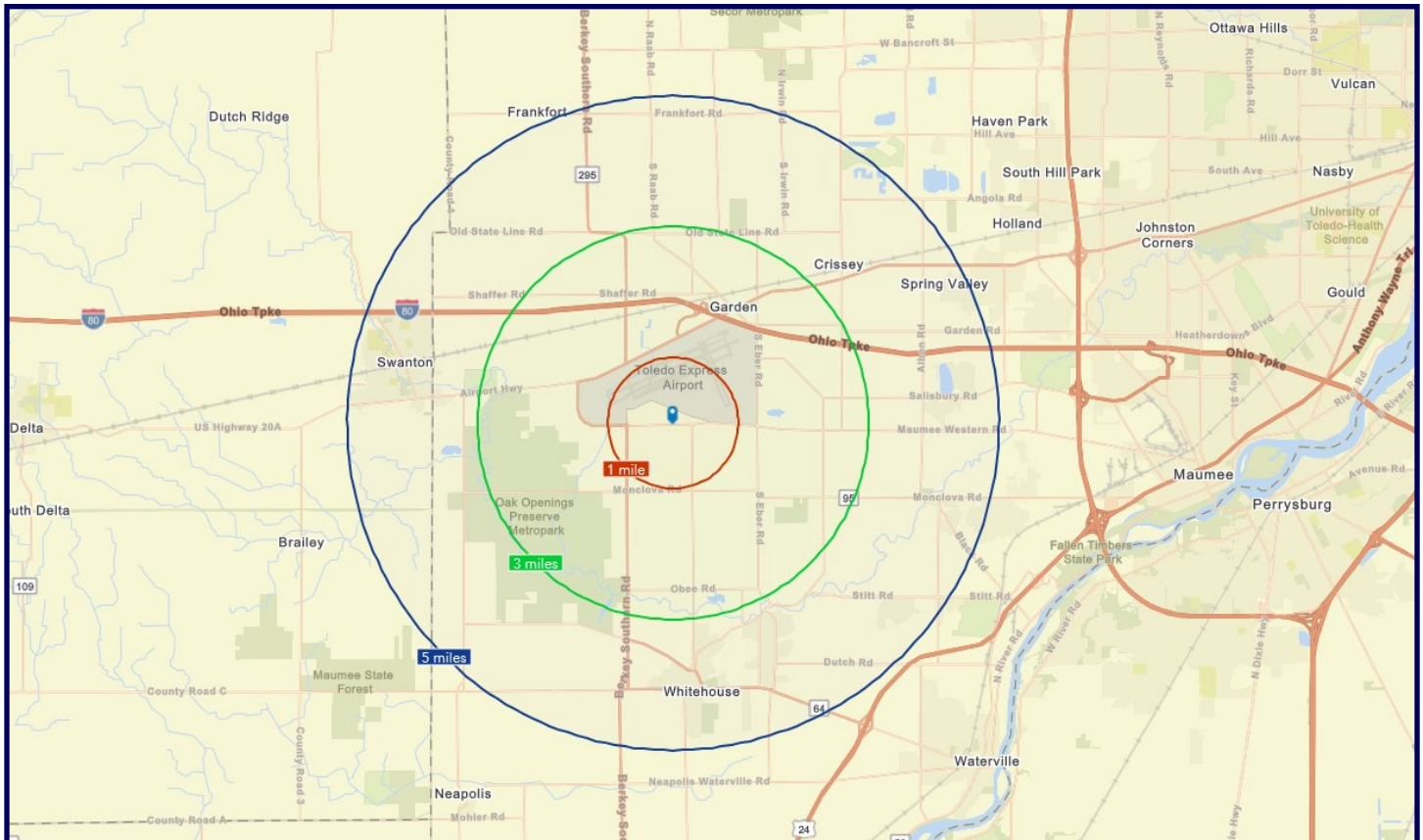
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DEMOGRAPHICS



POPULATION

1 MILE

3 MILES

5 MILES

Total Population

184

4,178

28,044

Average Age

48.2

46.8

44.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

74

1,667

10,556

of Persons per HH

2.41

2.47

2.61

Average HH Income

\$114,059

\$124,820

\$154,442

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