



FOR LEASE/SALE

6020 Benore Road, Toledo, OH 43612

13,500 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



6020 BENOIRE ROAD

OFFERING SUMMARY

Sale Price:
\$1,200,000

Lease Rate:
\$7.80 SF/YR NNN

Available SF:
13,500 SF

Building
13,500 SF

Year Built:
1975

Lot Size:
1.15 Acres

Property Overview:

- 13,500 SF Industrial building in excellent condition
- Climate control throughout
- 1 - 8'x8' dock door with leveler
- 10'x10' grade door
- Roof sealed in 2024
- Power upgrade in 2022 - 480V 3 Phase, 800amp
- Zoning: IG-General Industrial

Contact us for additional information!
<https://www.rkgcommercial.com/>

6020 Benore Road

LEASE RATE \$7.80 SF/YR NNN
SALE RATE \$1,200,000

LOCATION INFORMATION

STREET ADDRESS 6020 Benore Road
CITY, STATE, ZIP Toledo, OH, 43612
COUNTY Lucas
CROSS STREETS American Road

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Manufacturing
APN # 22-30142
ANNUAL REAL ESTATE TAXES \$14,151
ANNUAL RE TAXES PER SF \$1.04

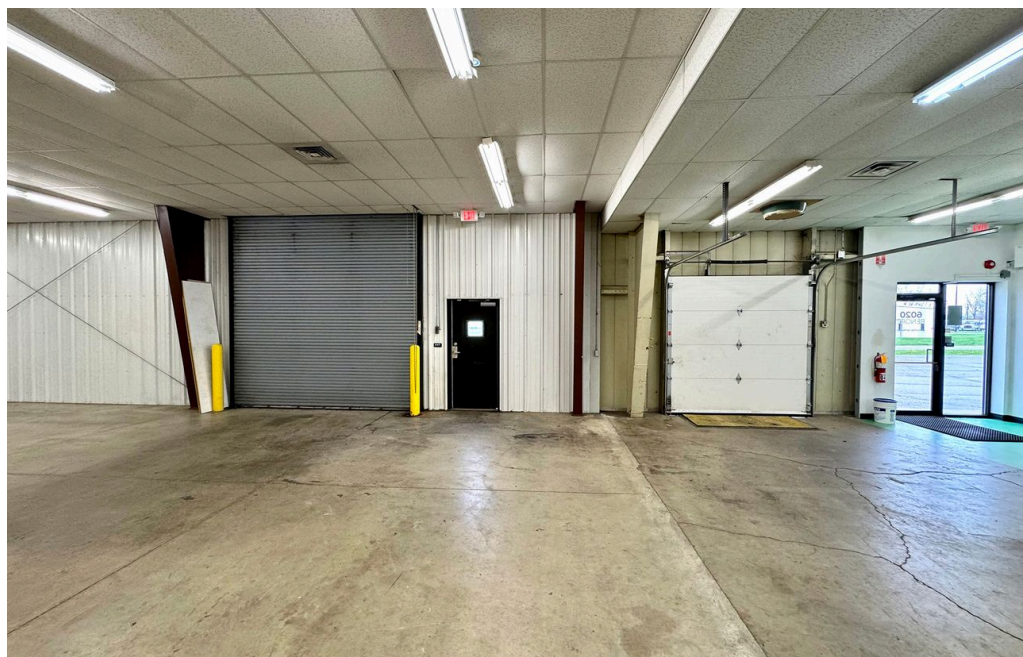
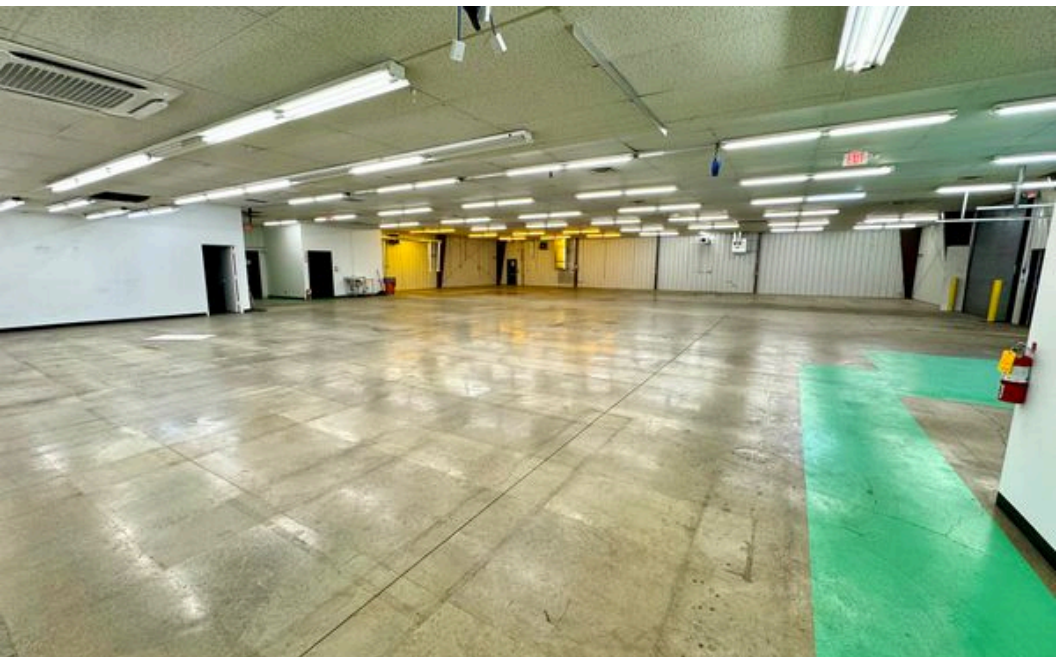
BUILDING INFORMATION

BUILDING SIZE 13,500 SF
AVAILABLE 13,500 SF
OF FLOORS 1
TENANCY Single
ROOF Metal
CEILING HEIGHT 15 ft
OFFICE SIZE 1,500 SF
OF GRADE LEVEL DOORS 1
OF DOCK HIGH DOORS 1
RESTROOMS Men's & Women's

UTILITIES

POWER PROVIDER Toledo Edison
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Toledo

6020 Benore Road

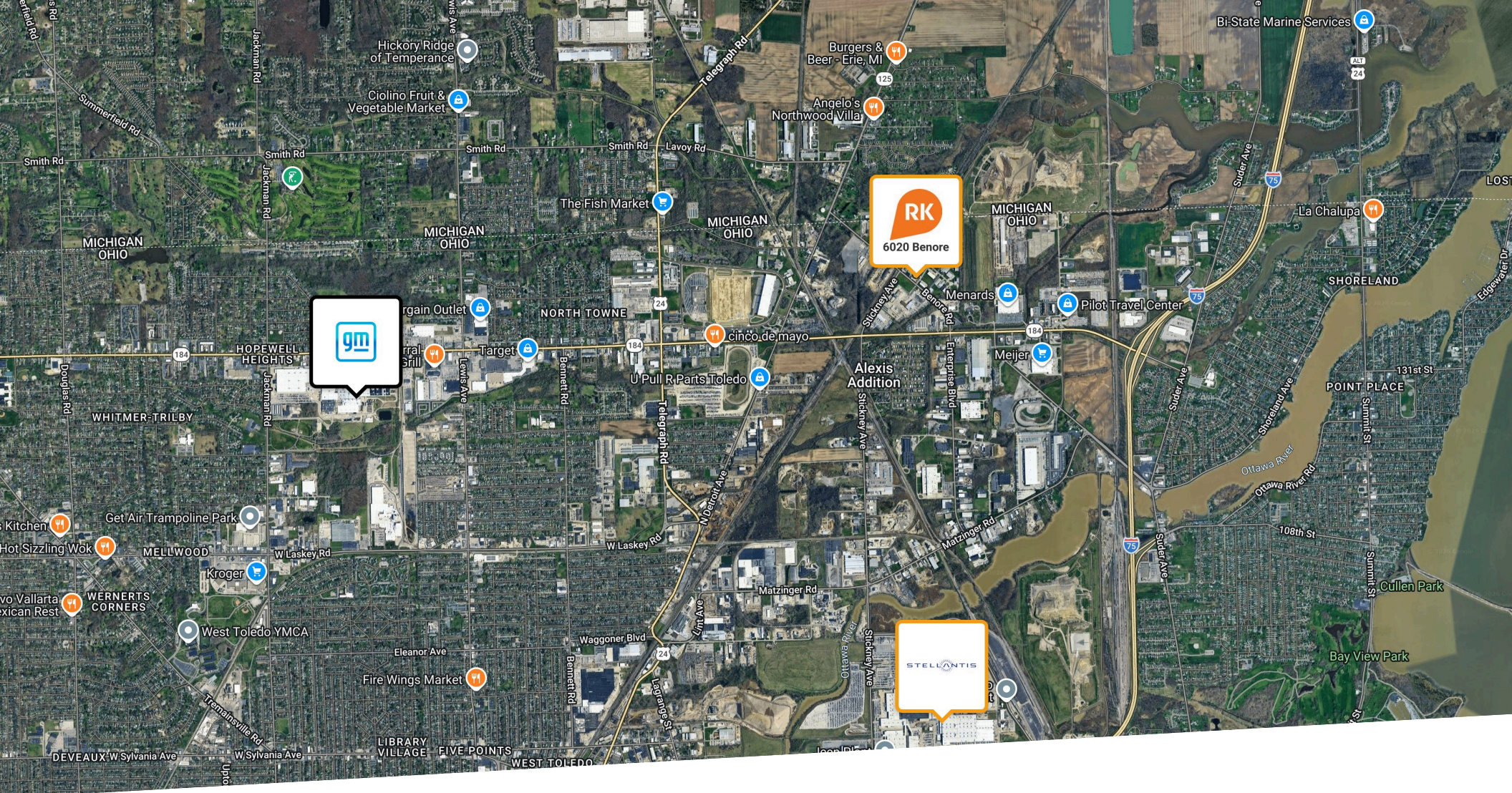


Lynette Reichle, SIOR | Senior Vice President | 419.794.1114 | lreichle@rkgcommercial.com
Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com

6020 Benore Road



Lynette Reichle, SIOR | Senior Vice President | 419.794.1114 | lreichle@rkgcommercial.com
Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com



6020 BENORE ROAD

Location Benefits

- Prime North Toledo location with easy access to I-75 and I-280
- Close proximity to Jeep and GM Powertrain

Lynette Reichle, SIOR | Senior Vice President | 419.794.1114 | lreichle@rkgcommercial.com

Christian Brown | Sales Associate | 419.794.1128 | cbrown@rkgcommercial.com

Reichle | Klein Group

Commercial Property Brokers, Managers & Investment Advisors

RK



Lynette Reichle, SIOR
Senior Vice President



Christian Brown
Sales Associate

Lynette Reichle, SIOR

Reichle Klein Group

One SeaGate, 26th Floor,

Toledo, OH 43604

Cell: 419.290.3171

lreichle@rkgcommercial.com

Christian Brown

Reichle Klein Group

One SeaGate, 26th Floor,

Toledo, OH 43604

Cell: 419.290.3171

cbrown@rkgcommercial.com

OUR PURPOSE

To make real estate work for our clients
and customers.

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK