

5222 - 5272 TRACTOR ROAD  
TOLEDO, OHIO 43612

INDUSTRIAL SPACE FOR LEASE  
Various Suites Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## NORTH TOLEDO FLEX SPACE



5222 – 5242 TRACTOR



5265 – 5272 TRACTOR

VIEW  
360° TOUR



VIEW  
360° TOUR

5239 TRACTOR

## GENERAL INFORMATION

<b>Space Available/Lease Rate:</b>	See Space Availability Chart. * Lease rates do not include utilities.
<b>Total Size of Buildings:</b>	181,918 sf per Lucas County Auditor
<b>Number of Stories:</b>	1
<b>Year Constructed:</b>	1976, 1985, 1989, 1990
<b>Condition:</b>	Very good
<b>Acreage:</b>	12.52 per Lucas County Auditor
<b>County:</b>	Lucas
<b>Zoning:</b>	IL – Limited Industrial
<b>Parking:</b>	In common
<b>Curb Cuts:</b>	2
<b>Street:</b>	2 lane, 2 way



For more information, please contact:

**ROB KELEGHAN, SIOR**  
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**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
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**BUILDING SPECIFICATIONS**

Exterior Walls:	Block
Structural System:	Block and bar joist
Roof:	Rubber membrane
Floors:	Concrete
Floor Coverings:	Carpet in office areas
Ceiling Height:	12' 6" (5222 & 5242); 16' (5265)
Basement:	No
Heating:	Gas unit heaters in shop, radiant heat in office
Air Conditioning:	Wall units in office
Power:	All units are 3 phase. Some units have 480V.
Security System:	Tenant supplied
Restrooms:	Varies – typically 2 per suite
Sprinklers:	No
Signage:	Facia & directory at entrance
Floor Drains:	Varies; 5239 has floor drains

**BUILDING INFORMATION**

Current Occupants:	Available space is vacant
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	No – shown by appointment

**LEASE DETAILS**

Term:	Minimum of 2 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for utilities, content/liability insurance and interior maintenance.	

**2020 REAL ESTATE TAXES**

Parcels:	02-36154, 36161, 36267, and 36194 18-85271, 22-04881, 04997, and 02334032
Total Taxes:	\$117,471.37 (all parcels)

**Comments:**

- See Availability Chart on page 3.
- Professionally managed industrial/flex complex conveniently located near GM Powertrain, Chrysler's Toledo Assembly complex and other Toledo industrial.
- Units range in size to accommodate various uses and expansion.
- 5265 Tractor has truck doors. 5222 – 5242 Tractor has grade doors in all units.
- Floor plans for individual units are available upon request.

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**SPACE AVAILABILITY/MONTHLY LEASE RATE****5222 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
A	1,350	\$675.00	1 Office, 1 10' x 10' Drive-in Door 12 Ft. Ceiling
B	1350	\$675.00	2 Offices, 1 10' x 10' Drive-in Door, 12 Ft. Ceiling
C	1,800	\$750.00	2 Offices, 1 10' x 10' Drive-in Door, 12 Ft. Ceiling

**5232 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
No space currently available			

**5239 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
	3,000	\$1,700.00	5 offices, 2 - 12' x 12' and 1 - 10' x 10' door with shared yard

**5242 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
No space currently available			

**5265 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
C	2,400	\$1,300.00	2 offices; 2 dock doors; 15 ft. ceiling

**5272 TRACTOR**

Suite	Square Footage	Monthly Rate	Comments
F	3,900	\$1,650.00	1 - 8' x 8' drive-in door, 18 ft. ceiling (landlord maintenance shop)

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5222 Tractor



5242 Tractor



5239 Tractor



5242 Tractor



5265 Tractor



5272 Tractor

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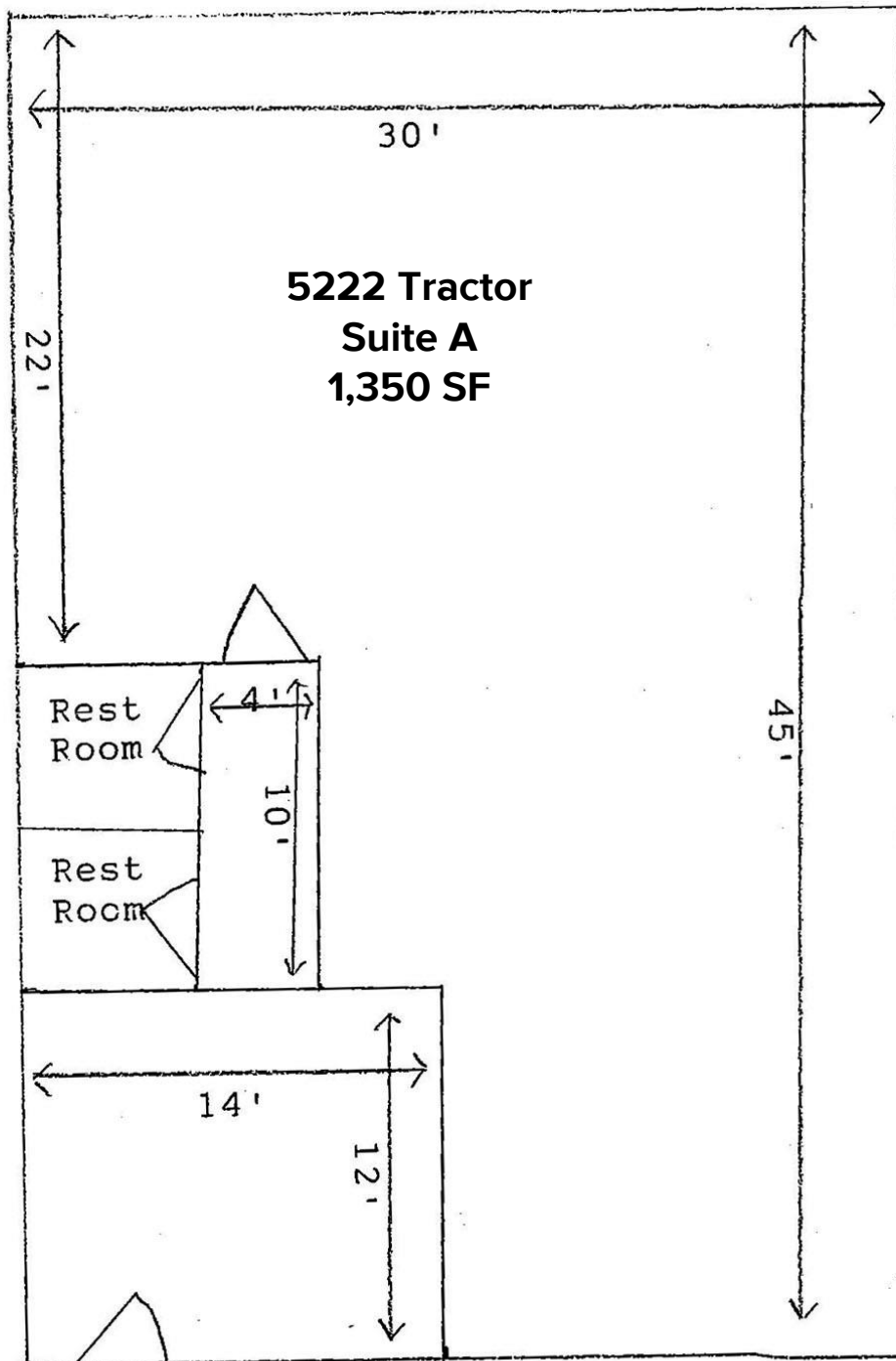
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Industrial Space For Lease

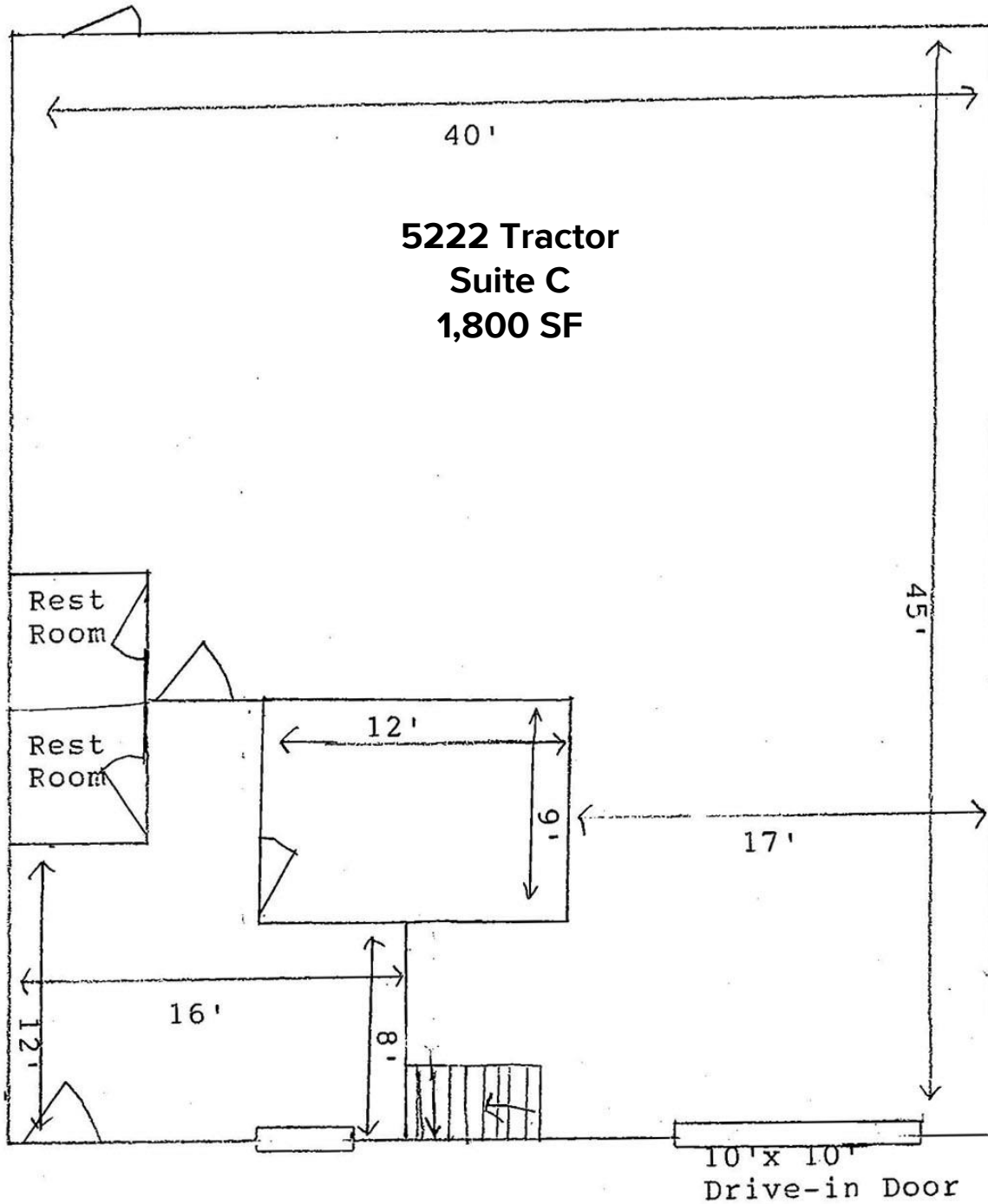
Various  
Suites  
AVAILABLE



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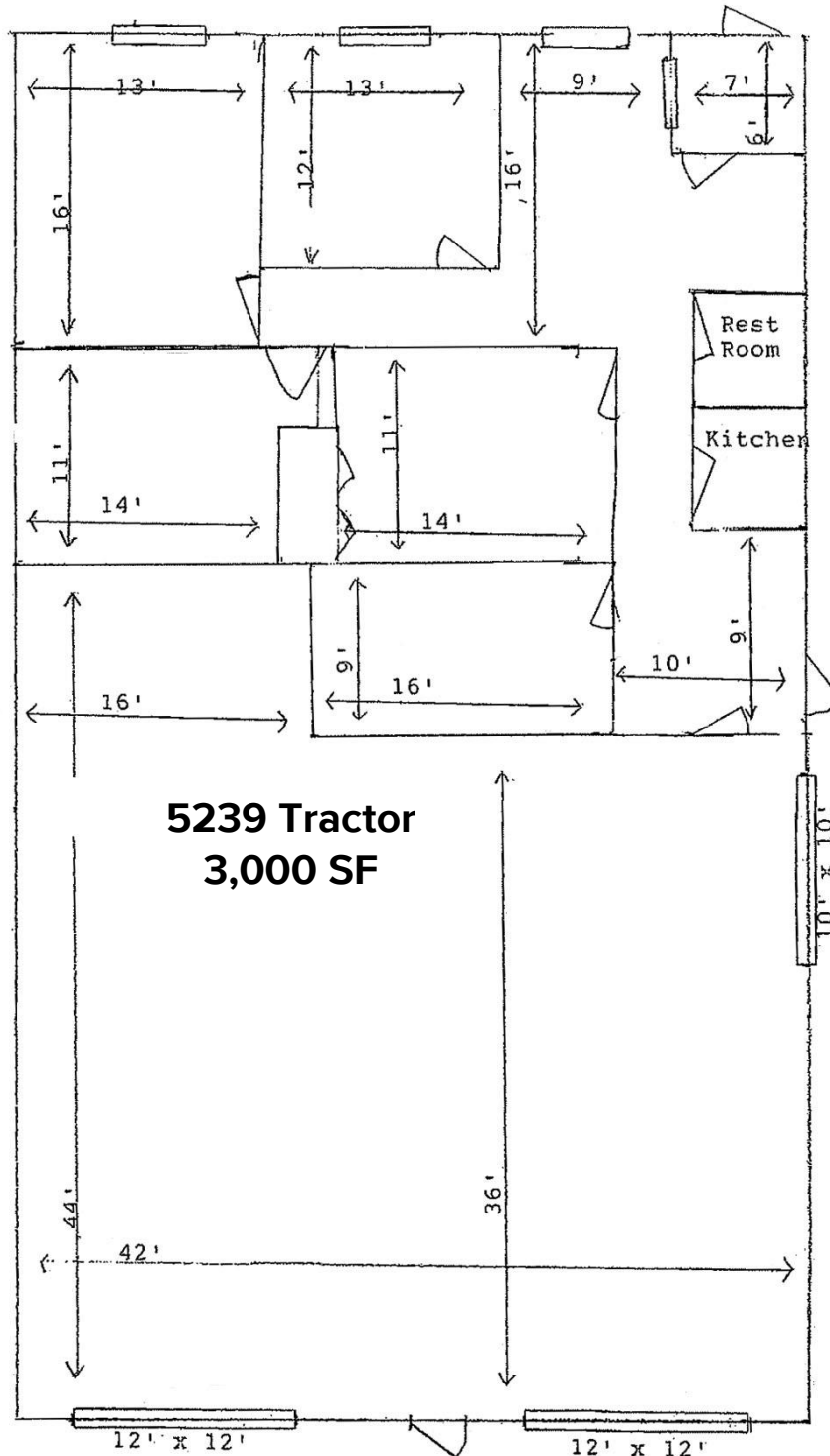
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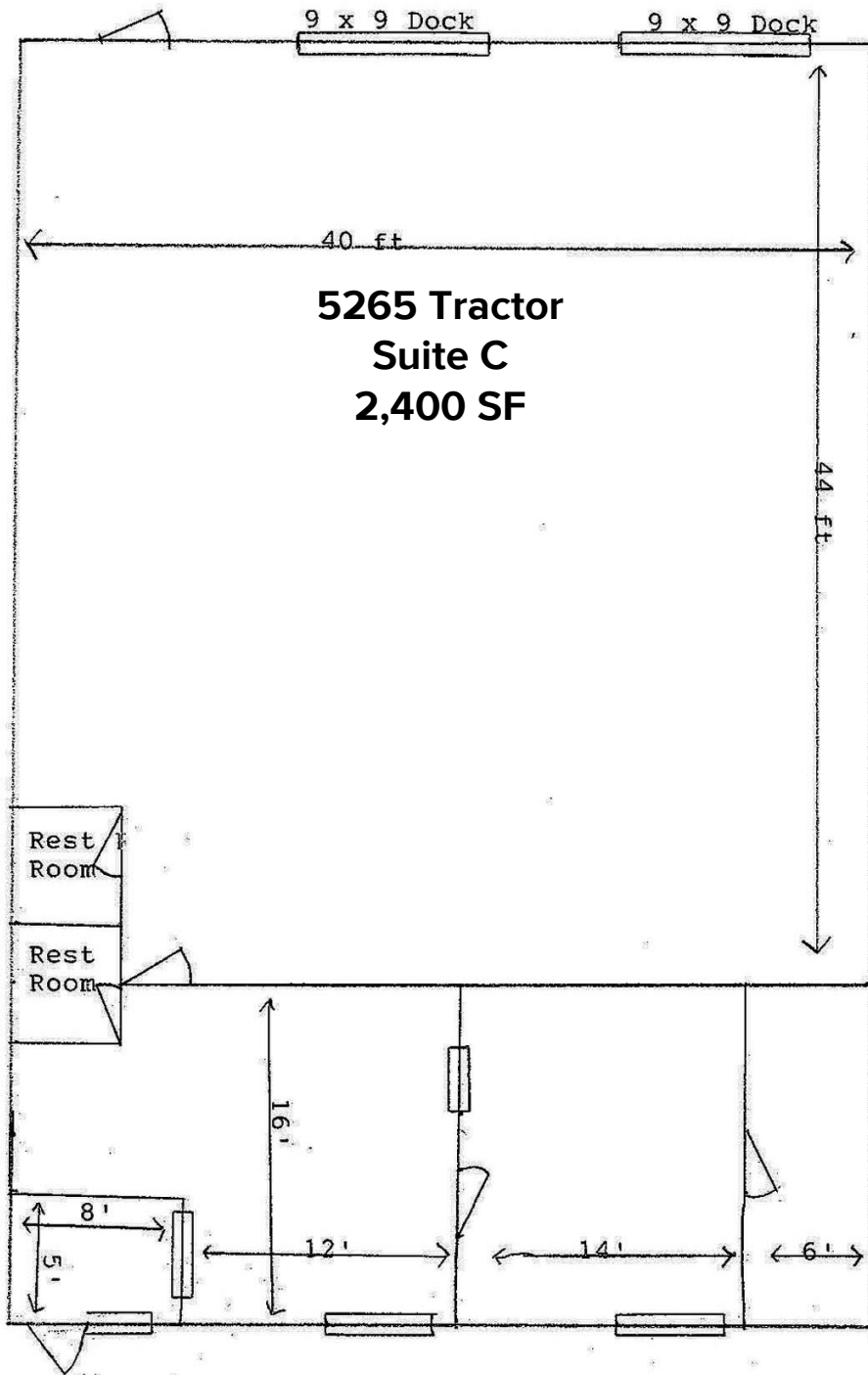
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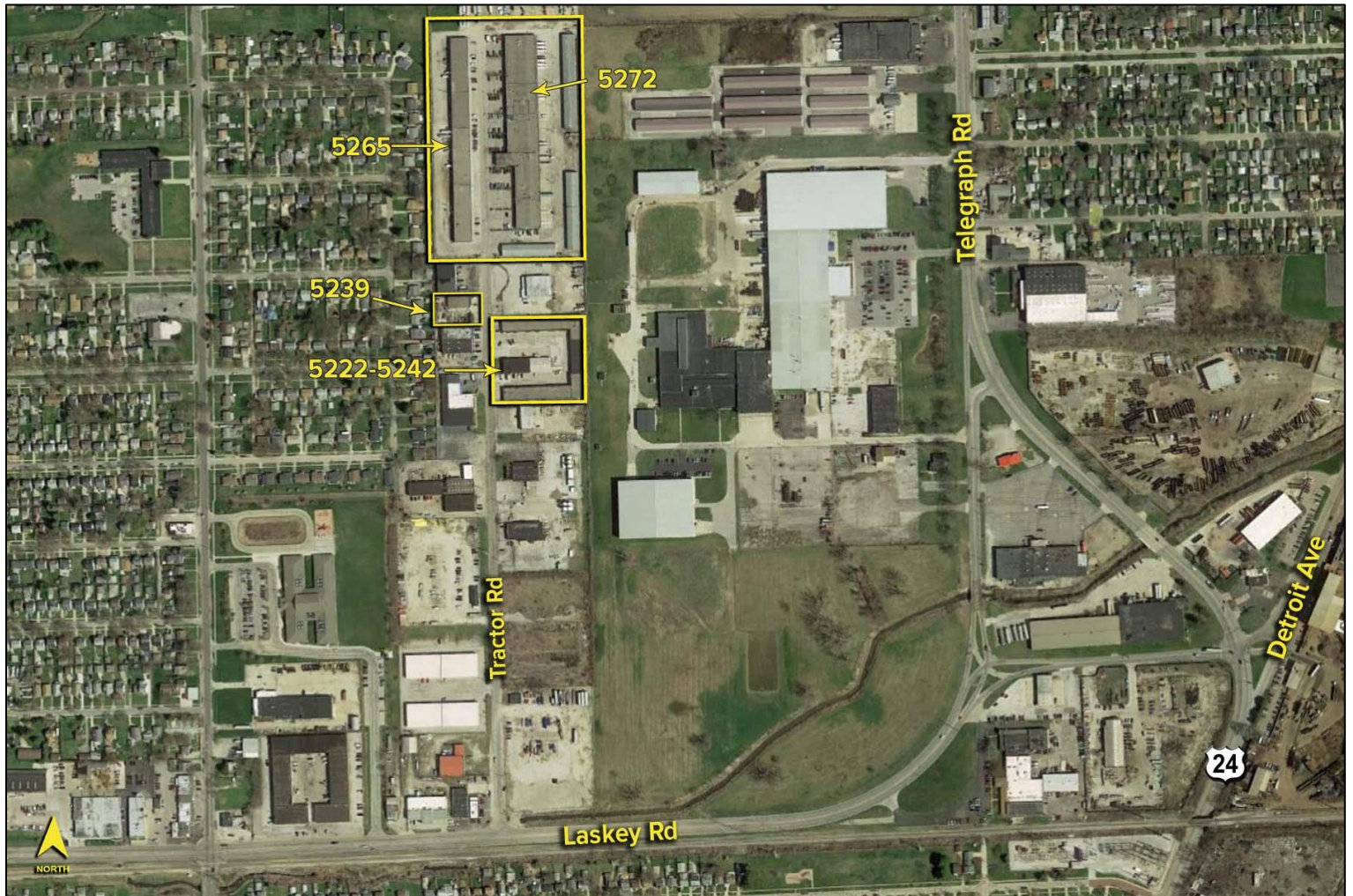
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## UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

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