

5527 ENTERPRISE BLVD.
TOLEDO, OHIO 43612

INDUSTRIAL BUILDING FOR LEASE
8,816 Square Feet Available



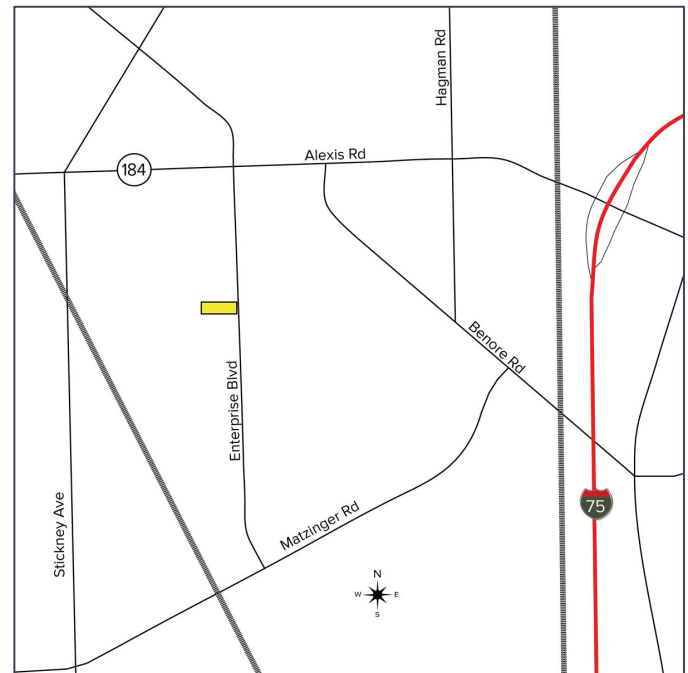
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$4.00/SF NNN
Building Size:	8,816 SF
Number of Stories:	1
Year Constructed:	1968
Condition:	Good
Acreage:	1.378
Land Dimensions:	97' x 613.83'
Closest Cross Street:	Between Matzinger Rd. & Alexis Rd.
County:	Lucas
Zoning:	IG General Industrial
Parking:	Alongside building and in rear
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Approx. 2,000 SF
Warehouse Space:	Approx. 6,816 SF
Exterior Walls:	Block
Structural System:	Wood joist
Roof:	Shingle
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	12' +/-
Basement:	No
Heating:	Warehouse - Co Ray Vac & radiant tube heater
Air Conditioning:	Office only
Power:	200A/600VAC
Security System:	Yes - inactive
Restrooms:	3
Overhead Door:	10
Truck Well/Dock:	4 Dock doors & dock platform in rear
Sprinklers:	No
Signage:	Small pylon
Rail:	No
Cranes:	No
Floor Drains:	No

BUILDING INFORMATION

Current Occupant(s):	Formerly Airgas
Occupancy Date:	Immediately
Sign on Property:	Yes
Showing Instructions:	Key available

REAL ESTATE TAXES

TD:	23
Parcel:	27471
Assessor Number:	02-916-073.0
2025 Valuations:	
	Land \$44,100
	Buildings \$230,900
	Total Valuation \$275,000
Total 2025 Annual Taxes:	\$8,203.17

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Utilities, lawn/snow & NNN charges*

* NNN charges = \$1.50/sf

Comments:

- There is a substantial drainage ditch in the western section (rear) of the property.
- In the rear warehouse, there is a floor drain and restroom stubbed-in.
- A boiler system heats part of the front office along with a horizontal unit gas furnace for the front showroom and office area.

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Property Features Include:

- Showroom
- Parts Counter
- Open office area
- Kitchenette
- 2 private offices
- Conference room
- Shower in one restroom
- Upgraded lighting
- Fenced yard with gate



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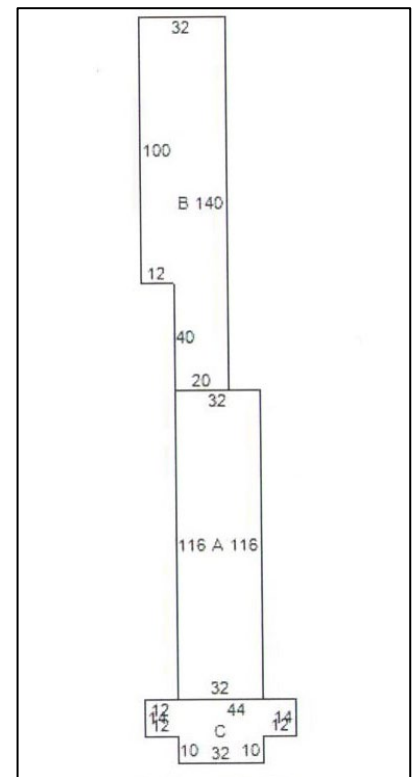
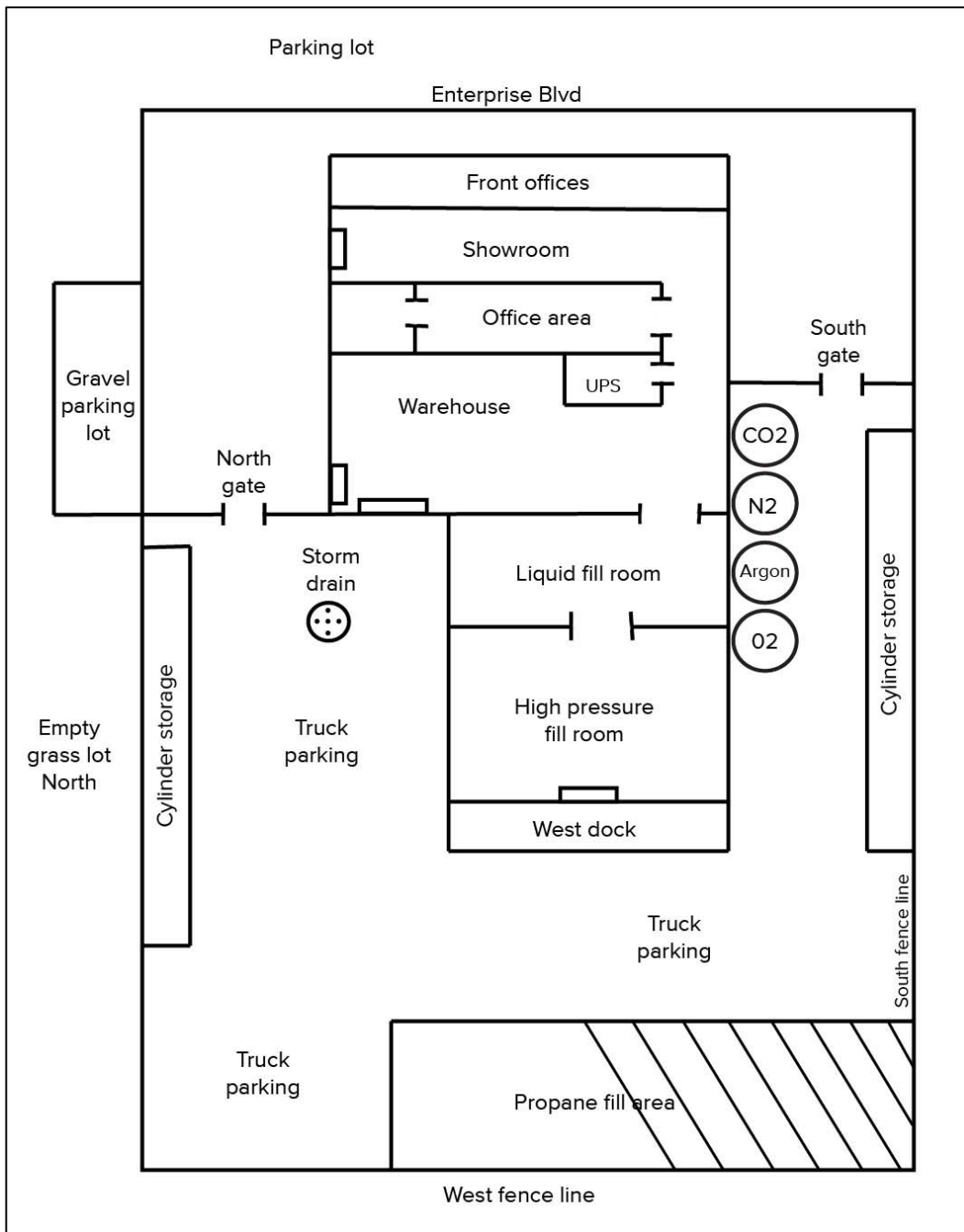
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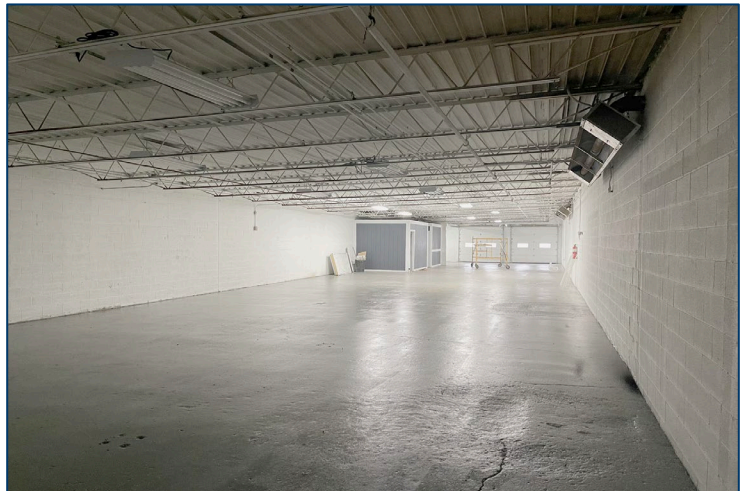
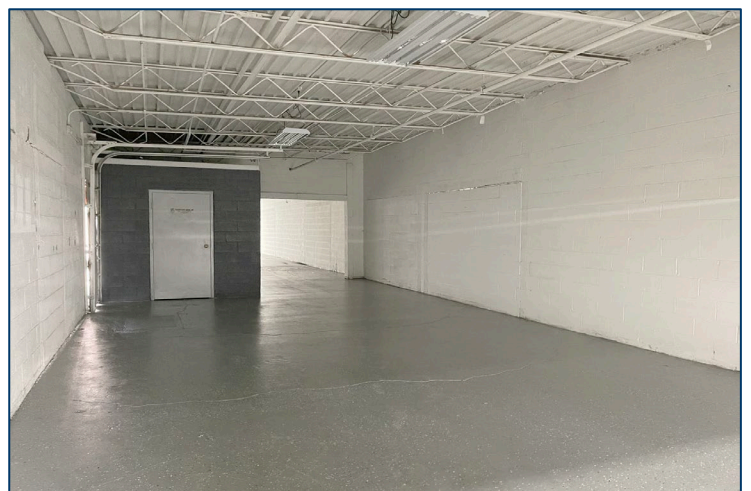
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Industrial Building For Sale

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