



LOCATION DESCRIPTION

Conveniently located off of Laskey Road near Expressway access.

PROPERTY HIGHLIGHTS

- Ideal for Owner/User, Investor or Tenant
- Possession negotiable
- 2 Truck wells & several grade level overhead doors
- Updated Co-ray-vac heat in shop/warehouse area
- Large gated and fenced side lot
- Driveway access around the entire building with rear Overhead Door available

AMENITIES

- Well maintained with recent major upgrades
- Newer roof with 15 year transferrable warranty (2019)
- Security system throughout
- Phase 1 Environmental Report on file

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OFFERING SUMMARY

Sale Price:	\$775,000
Lease Price	\$5.50 SF/yr (NNN)
Lot Size:	1.1 Acres
Building Size:	15,200 SF
County:	Lucas
Parcel# 20-36224:	5173 Tractor Rd.
Parcel # 20-36217:	5199 Tractor Rd.
Parcel # 20-36207:	5221 Tractor Rd.
Annual Real Estate Taxes:	\$12,976.66

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



LOCATION INFORMATION		PROPERTY INFORMATION	
Street Address	5221 TRACTOR RD. TOLEDO, OH 43612	Property Type	Industrial
City, State, Zip	Toledo, OH 43612	Property Subtype	Manufacturing, Warehouse/Distribution, Flex Space, Research & Development
County	Lucas	Zoning	Industrial (IL)
BUILDING INFORMATION		Lot Size	1.1 Acres
Building Size	15,200 SF	APN #	0236224, 0236217, 0236207
Number of Cranes	1	Lot Frontage	320 ft
Crane Description	Yale 3 Ton Hand Hoist	Lot Depth	150 ft
Ceiling Height	14 ft	HVAC Warehouse/Shop	Co-Ray-Vac Radiant Heat
Minimum Ceiling Height (Office)	8 ft	HVAC Office	GFA Units with roof mounted A/C
Ceiling Height (Warehouse)	12'-14'	LEASE TERMS (\$5.50 SF/YR NNN)	
Ceiling Height to Deck	16'	Lessor Responsibilities	Roof & Structure
Office Space	2,700 SF	Lessee Responsibilities	Real Estate Taxes, Property Insurance, all CAM and Utilities
Warehouse/Shop Areas	12,500 SF	NNN Charges	Approx. \$1.50 PSF
Year Built	1962		
Year Renovated	2017		
Restrooms	2		
Roof	Rolled Rubber (2019)		
Power Description	800Amp 240V 3 Phase		
Construction	Block/Brick/Steel		

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Shipping Area



Receiving Area



Inventory Area



Storage Area



Loading Dock Area

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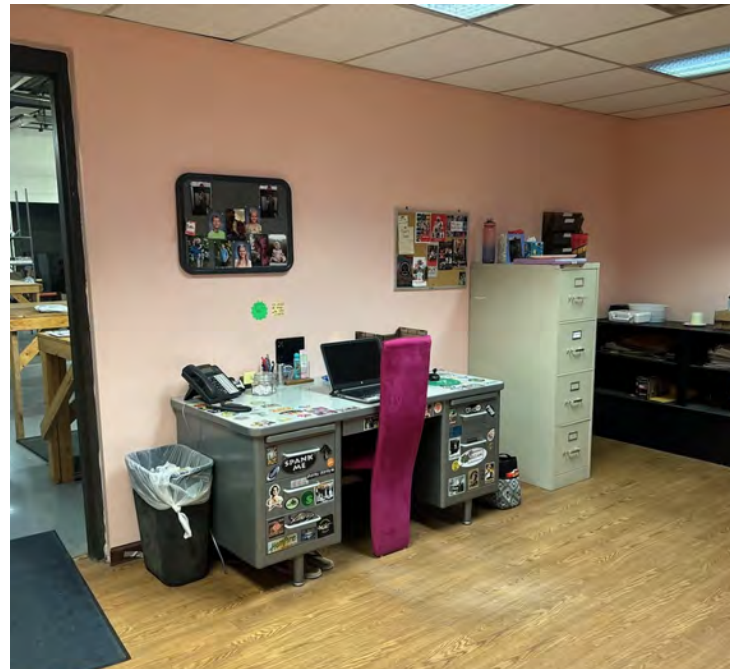
Secured & Fenced Side Lot



Office Hallway



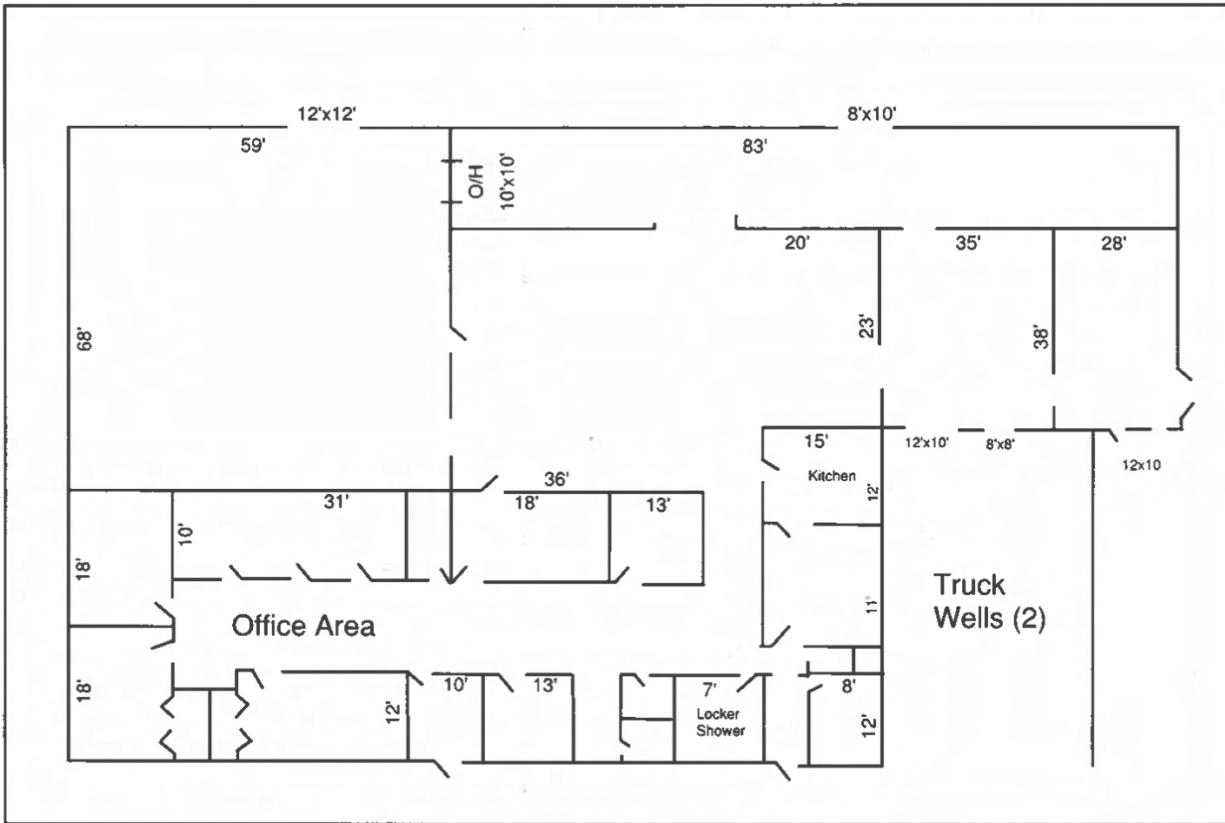
Conference Room



Shop Office Area

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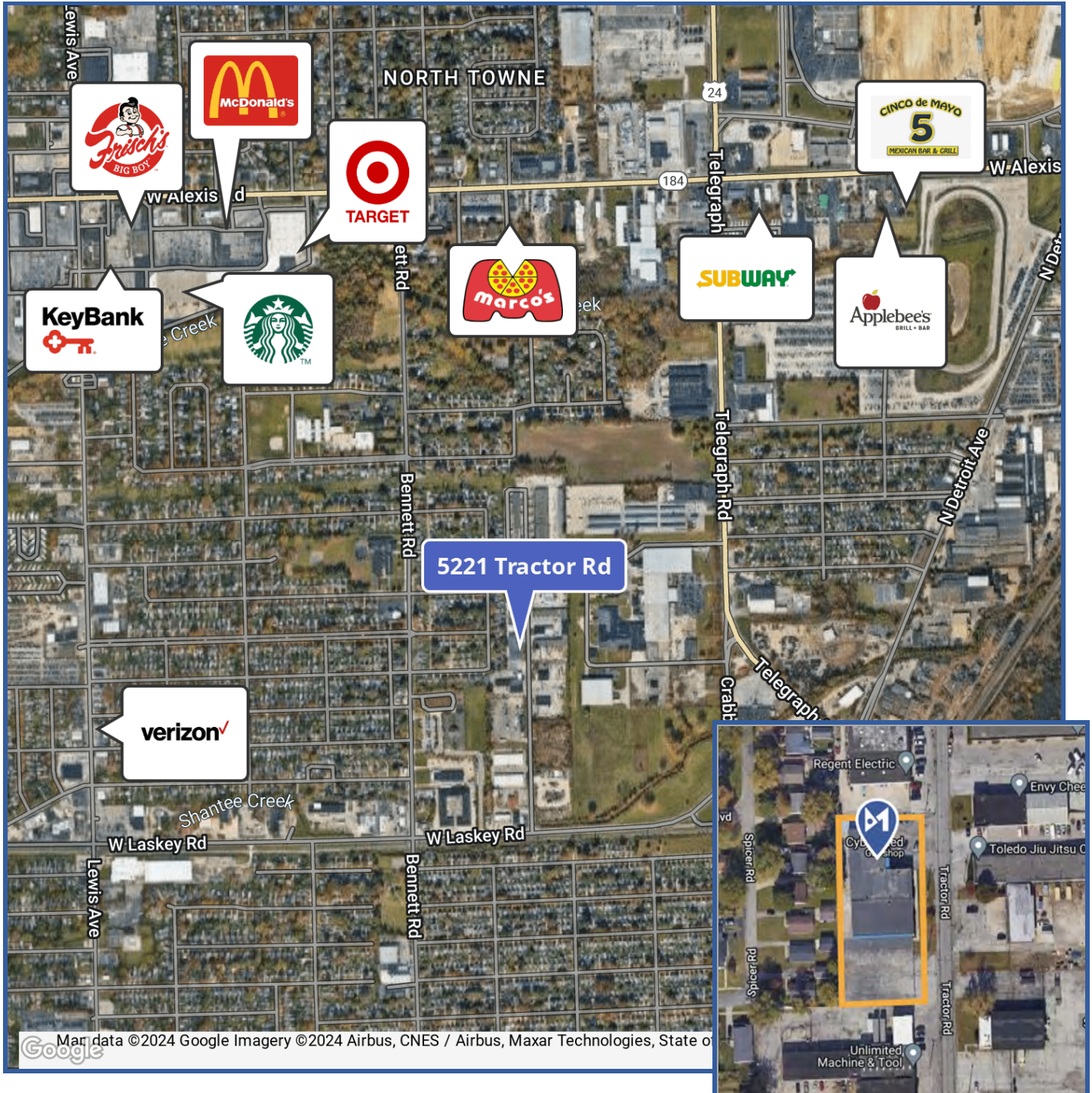


Location:
5221 Tractor Road
Toledo, OH 43612

NOTE: drawing is NOT to scale

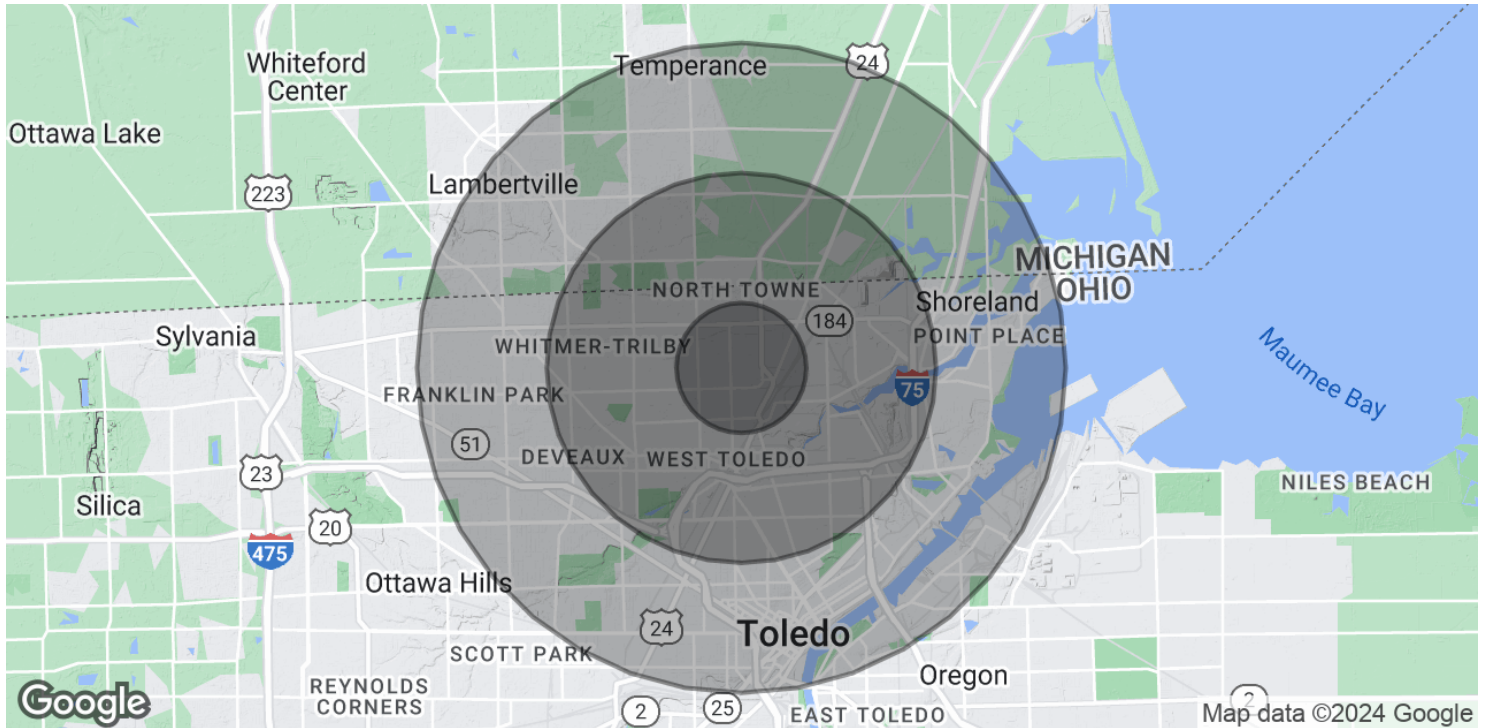
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,623	77,966	187,741
Average Age	36.4	36.4	37.5
Average Age (Male)	34.3	35.4	36.6
Average Age (Female)	38.3	37.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,703	36,694	92,111
# of Persons per HH	2.0	2.1	2.0
Average HH Income	\$50,567	\$48,069	\$48,571
Average House Value	\$80,069	\$82,949	\$92,113

2020 American Community Survey (ACS)

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