

230,000 SF AVAILABLE

FOR LEASE | INDUSTRIAL PROPERTY

1435 MATZINGER ROAD

TOLEDO, OH 43612



REICH  BROTHERS



CUSHMAN &
WAKEFIELD

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

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PROPERTY SUMMARY

28.5 ACRES

**LOT
SIZE**

309,968 SF

**BUILDING
SIZE**

230,000 SF

**AVAILABLE
SF**

50'X50'

**with 60' speed
bays**

COLUMN SPACING

2000

**YEAR
BUILT**

31'-34'

CLEAR HEIGHT



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BUILDING HIGHLIGHTS

Lease Details

Available SF	230,000 SF
Lease Rate	\$6.95/SF NNN
Opex	Cam - \$0.65/SF Insurance - \$0.20/SF Tax - \$0.74/SF Total \$1.59/SF

Building Information

Building Size	309,968 SF
Office	5,500/ 3,750 / 2,200 SF
Floors	1
Tenancy	Multiple
Year Built	2000
Construction	Steel frame, concrete
Column Spacing	50'x50' with 60' speed bays
Clear Height	31' – 34'
Climate Controlled	Yes
Restrooms	Three sets
Fire Suppression	ESFR
Grade Level Doors	Two (2)
Docks	78 available (cross-dock) / 102 total

Property Details

Property Type	Warehouse/ Distribution
Zoning	IG – General Industrial
Site	28.5 acres
Parcel	2275730
Outside Storage	Available
Parking	292
Trailer Parking	193/49 Trailer parking
Freestanding	Yes

Location Information

County	Lucas
Submarket	North Toledo
Cross Streets	Benore
Nearest Highway	I-75

Utilities

Power Provider	Toledo Edison
Power Description	480/277V/1200amps
Gas Provider	Columbia Gas
Water	City of Toledo



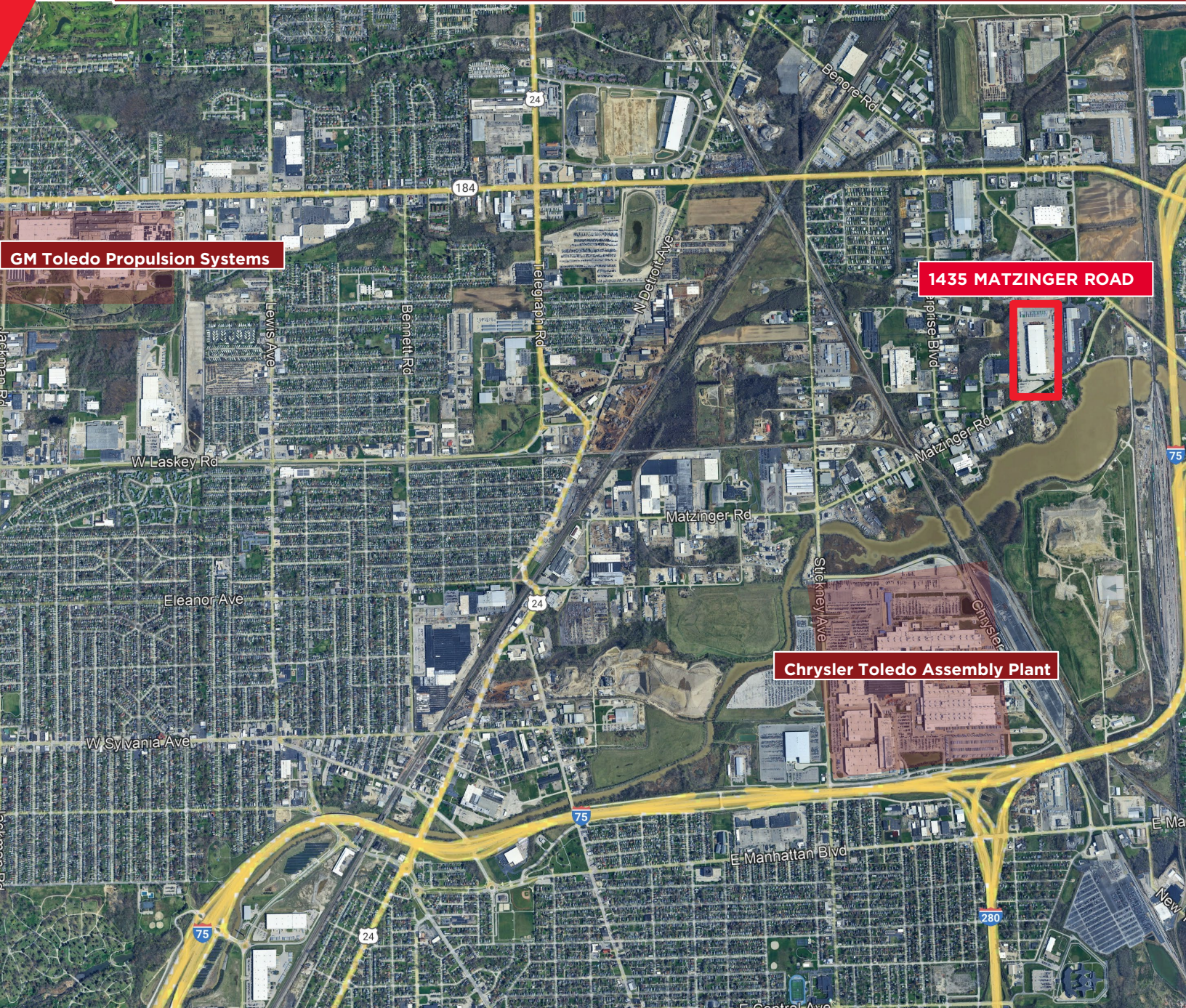
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THE LOCATION



LOCATION OVERVIEW

- North Toledo Industrial Corridor
- Minutes from I-75 with access at Alexis Road interchange to I-280/90 Ohio Turnpike
- Close proximity to Stellantis and General Motors

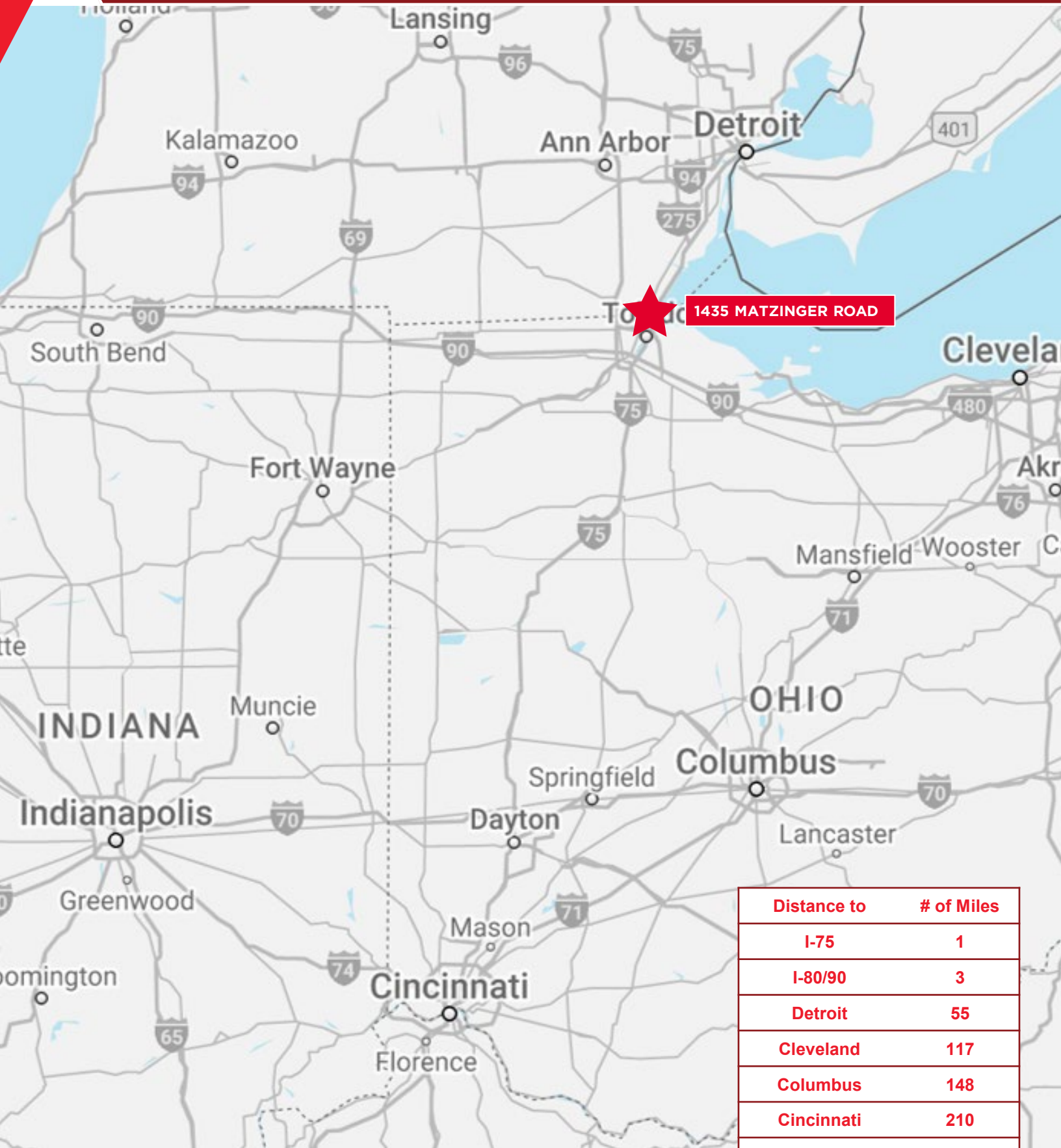
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MAP



1435 MATZINGER ROAD

Distance to

of Miles

I-75

1

I-80/90

3

Detroit

55

Cleveland

117

Columbus

148

Cincinnati

210

Chicago

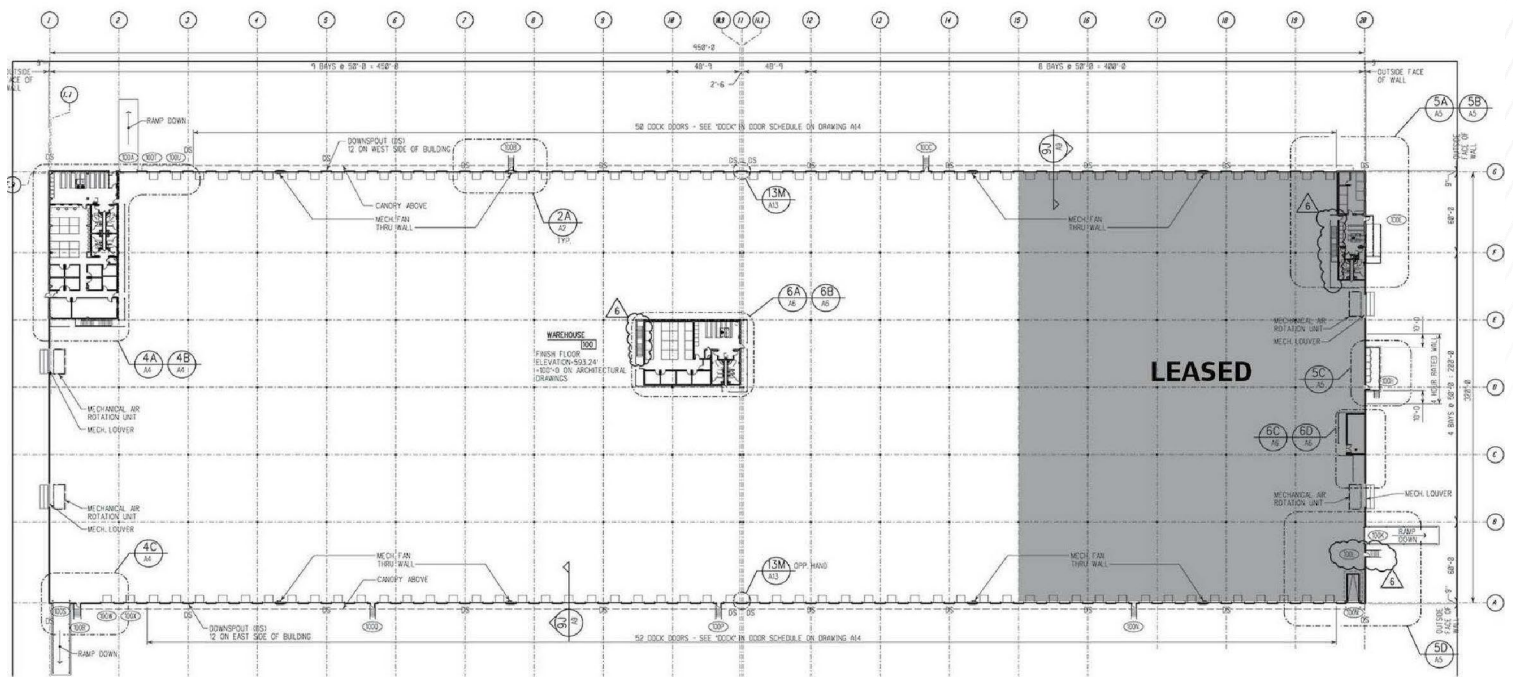
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Indianapolis

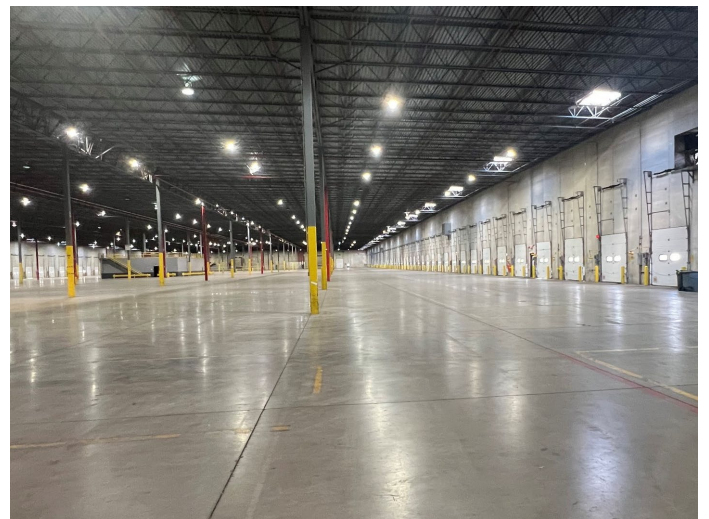
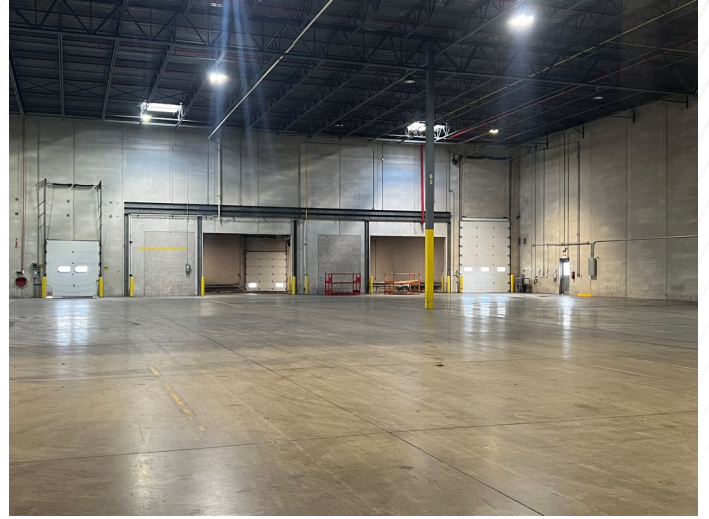
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FLOOR PLAN



PHOTOS



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