

FOR SALE
11,560 SF



5966 HERITAGE COURT

TOLEDO, OHIO

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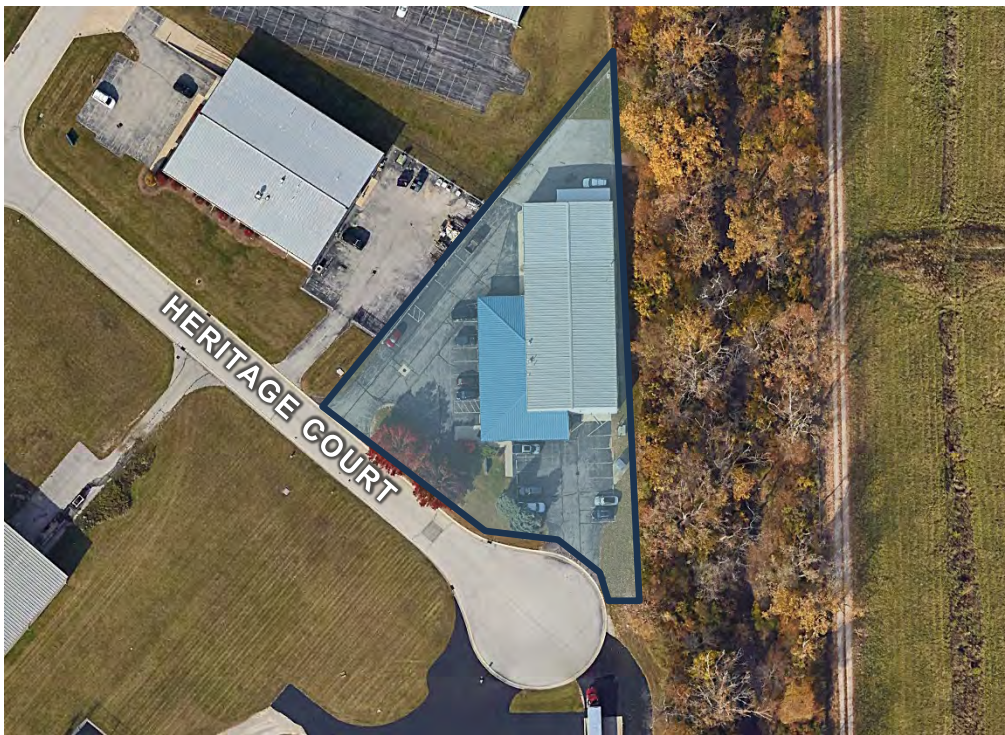
PROPERTY HIGHLIGHTS

Location

Address	5966 Heritage Court
City, State, Zip	Toledo, OH
Industrial Market	Northwest Ohio
County	Lucas County

Square Footage

Total Building	11,560 SF
Office Area	7,298 SF
Land Area (Acres)	.92 Acres
Parcel ID	22-88851
Year Built	1998



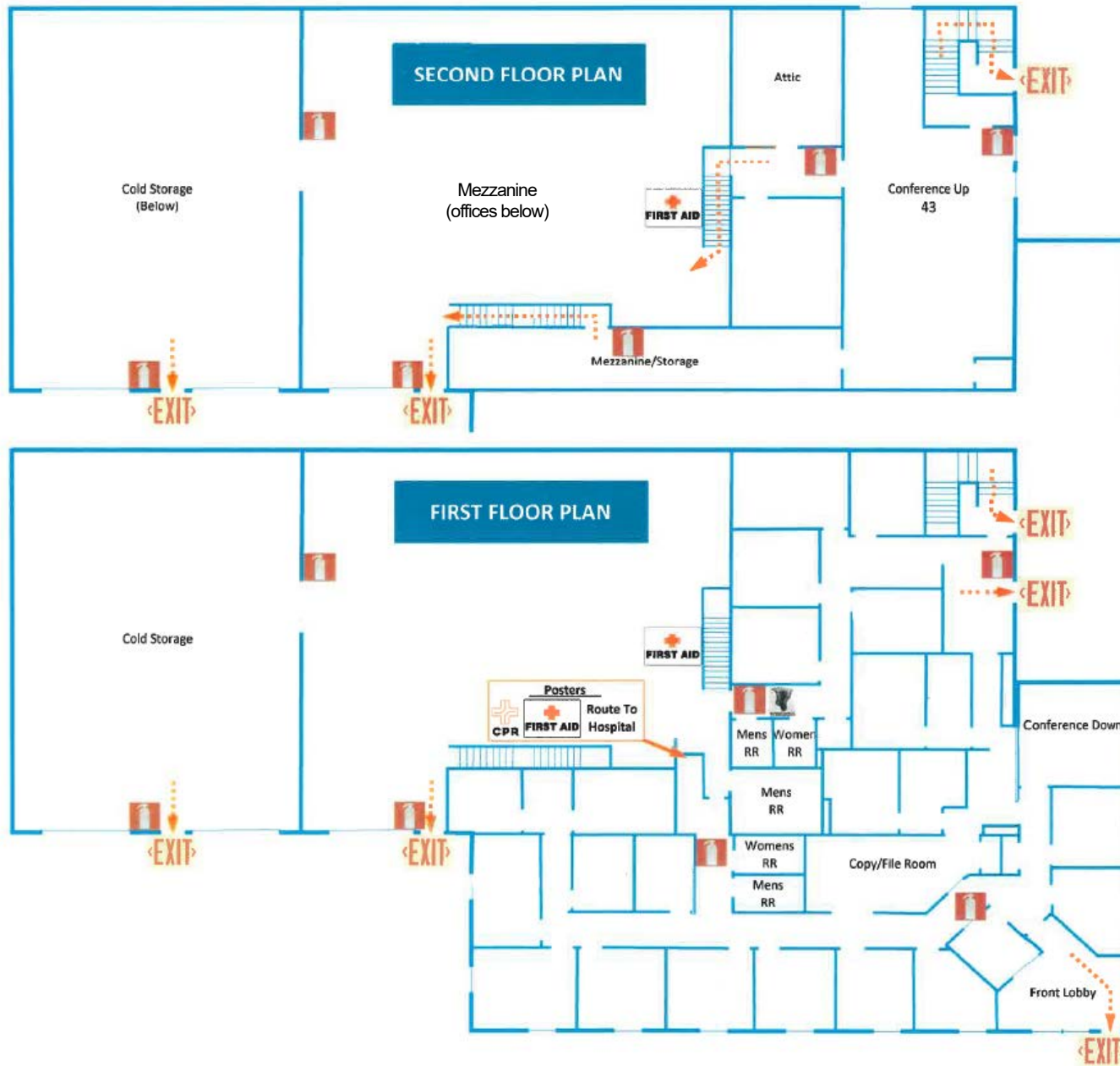
Building Features

Clear Height	15'-17'
Column Spacing	Clear Span
Outside Storage	Yes, fenced & paved
Auto Parking	26 Spaces
Dock Doors	N/A
Ground Level Doors	Three (3) 12'x14'
Zoning	IG
Building Construction Type	Brick & Steel
Roof System	Standing Seam Metal
Fire Protection System	N/A
Lighting	Metal Halide & Fluorescent
Power	400amp/240V/single phase
HVAC	5 GFA units for Office/1 suspended unit heater in interior shop. Northern shop section is unheated
Air Conditioning	Office Only
Floor Drains	Yes
Electricity	First Energy
Natural Gas	Columbia
Sewer/Water	City of Toledo
Restrooms	Six (6)
Breakroom	Yes with Kitchenette
Real Estate Taxes	\$14,738.97 (\$1.27/ SF)
Miscellaneous	<ul style="list-style-type: none"> - Standalone building in North Toledo near I-75 @ Alexis Rd. - Can be divided into multiple sections - Some of the office space could be demolished to create more shop floor - Fenced storage in rear (114'x90'x60') - Middle bay is 20'x28'25x30' (1,310 SF) - Northern shop is 40'x60' with 2 drive-in doors and is unheated - Drainage easement on file

Pricing

Asking Price	\$495,000
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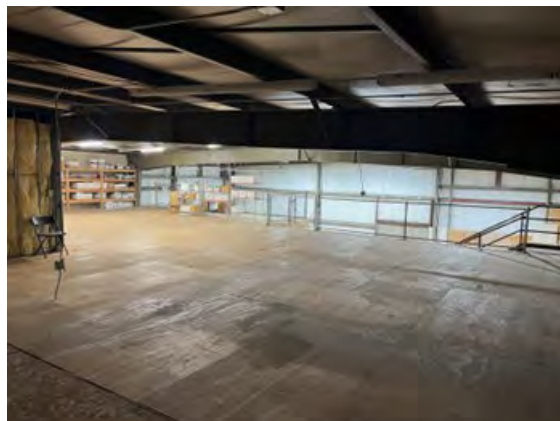
FLOOR PLAN



SURVEY



PHOTOS

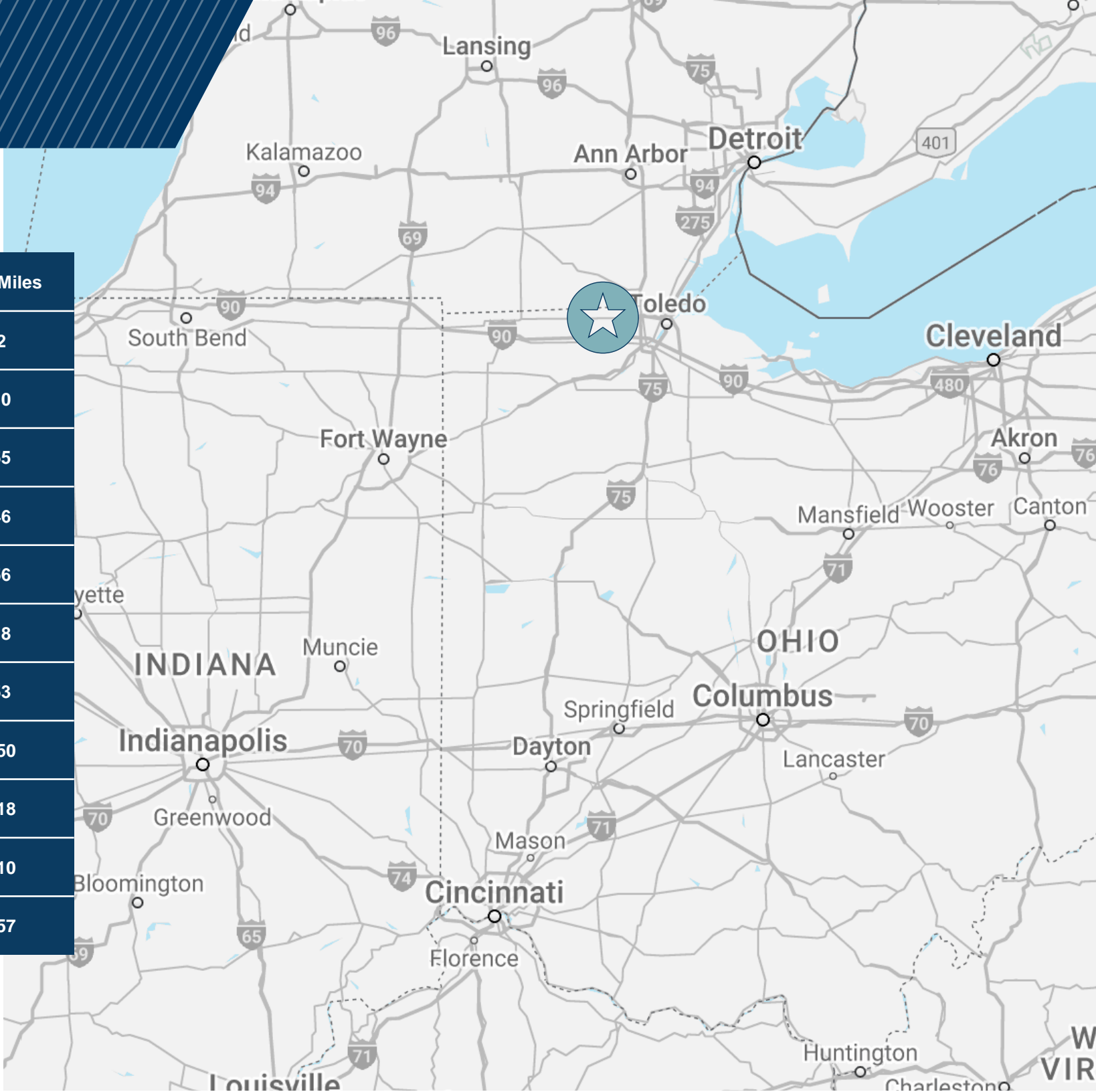


PHOTOS



LOCATION

Distance to	# of Miles
I-75	2
US-23	10
Windsor, CA	55
Ann Arbor, MI	46
Detroit, MI	56
Perrysburg, OH	18
Findlay, OH	53
Columbus, OH	150
Cleveland, OH	118
Cincinnati, OH	210
Dayton, OH	157



AERIAL



GM Toledo
Propulsion Systems

W LASKEY ROAD

W ALEXIS ROAD

TELEGRAPH ROAD

ENTERPRISE BLVD

Toledo Chrysler
Assembly Plant

Toledo Jeep
Assembly Plant



ABOUT LUCAS COUNTY



EDUCATION

- ✓ Bachelor Degree 28%
- ✓ HS Graduates 90%

SCHOOLS



- ❖ Bowling Green State University
- ❖ University of Toledo
- ❖ Owens Community College
- ❖ Spring Arbor University Toledo
- ❖ Lourdes University
- ❖ University of Findlay

**WORK-
FORCE**
180,981



**AVERAGE
STARTING
WAGE \$18.05**

**UNEMPLOYMENT
RATE**
3.6%



**AVERAGE
HOUSEHOLD
INCOME**
\$53,176

POPULATION

429,191



**AVG. HOME
VALUE**
\$127,900



ABOUT TOLEDO & LUCAS COUNTY



Toledo is Ohio's third largest populated city. It borders Michigan and is in Lucas County. Toledo has a population of 268,508 citizens and supplies more than half of Monroe County's workforce. Lucas County is made up of 10 cities and townships across 340 square miles.



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