

FOUR BUILDING CAMPUS ±33 ACRES

44,777 SF AVAILABLE | REDUCED PRICE

1930 TREMAINSVILLE

TOLEDO, OHIO

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PROPERTY HIGHLIGHTS

PROPERTY FEATURES

Total SF	44,777 SF Building 1: 34,540 SF Building 2: 3,724 SF Building 3: 3,048 SF Building 4: 3,465 SF	Asking Rate	To be determined upon user's requirement for buildings and outdoor areas
Acreage	33.77 AC	Asking Price	\$575,000 (\$12.84/SF)
County	Lucas County	OPEX	TBD
Year Built	Per public record, the initial improvements were made in 1919 with subsequent development through 1986	CAM	TBD
Auto Parking	Ample grounds paved and some areas compacted for parking	TAXES	\$60,362 (\$1.34/SF)
Trailer Parking	As needed	INSURANCE	TBD
Parcel ID	TD-18, Parcels: 24177 & 24528	TOTAL	\$2.00-\$2.25/SF (estimated)
Zoning	IG (General Industrial) - remainder of main parcel has MX	Miscellaneous	• Located at the heart of west Toledo, the property is at the gateway of the north Toledo industrial market • Former DuPont and Axalta campus in West Toledo • Property is being repositioned as an industrial complex with multiple buildings with ample hard surface • Older buildings have been razed and several structures (shell condition) remain • Mixed zoning (refer to zoning map) • Building 1 is 31'-34' clear with 8 docks • Significant area of hard surface with infrastructure • Environmental information is on file and available upon execution of NDA
Stories	One (1)		
Utilities	Electric - FirstEnergy (Toledo Edison) Natural Gas - Columbia Gas of Ohio Water/Sewer - City of Toledo		

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BUILDING 1

TOTAL SF	34,540 SF
OFFICE SPACE	1,840 SF
PLANT/WAREHOUSE	32,700 SF
CONSTRUCTION	Masonry with insulated steel panel
FLOORS	6"
ROOF	Standing seam metal
CEILING HEIGHT	31-34'
DOCKS	Eight (8)
GRADE DOORS	Three (3)- 8'x10' (accessed via ramp)
COLUMN SPACING	25'x30'
BUSS DUCT	No
POWER	As needed - will require restoration
HVAC	In place - will require restoration
RESTROOMS	Two (2)
WATER/SEWER	City of Toledo

SPRINKLERS	Ordinary hazard (will need upgrading, non-functional)
AIR LINES	No
FLOOR DRAINS	No
BREAK ROOM	No
LIGHTING	High-pressure sodium
MISCELLANEOUS	• Dock high building with 8 positions • Significant clear height for a building of its size • Perfect for mid-sized distribution or production



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BUILDING 2

TOTAL SF	3,724 SF (38"x98')
CONSTRUCTION	Pre-engineered metal
FLOORS	TBD
ROOF	Standing seam metal
CEILING HEIGHT	17'-18'
DOCKS	One (1) exterior loading dock
GRADE DOORS	Two (2) 10'x12' (accessed via ramp)
COLUMN SPACING	Clear span
BUSS DUCT	No
HVAC	Building has duct work in place to be climate controlled
RESTROOMS	No
WATER/SEWER	No
SPRINKLERS	Yes (non-functional)
LIGHTING	High-pressure sodium

MISCELLANEOUS

- Clear span building
- Sitting high dock
- Exterior loading platform
- Multiple doors



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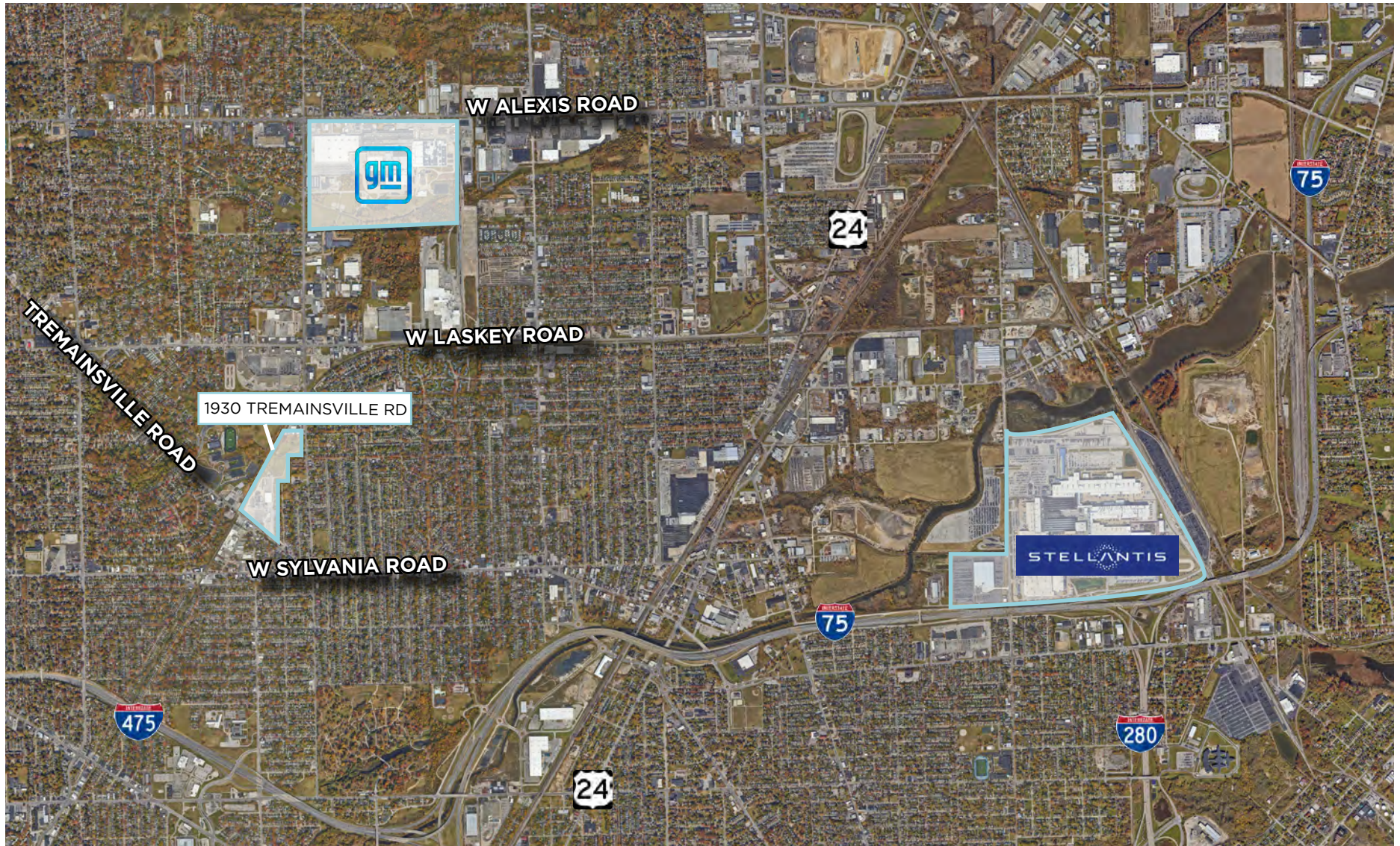


BUILDING 3

TOTAL SF	3,048 SF
CONSTRUCTION	Pre-engineered metal
FLOORS	Concrete (thickness unknown)
ROOF	Standing seam metal
DOCKS	None (building sits dock high)
GRADE DOORS	Three (3)
COLUMN SPACING	N/A
BUSS DUCT	TBD
POWER	As needed
WATER/SEWERS	TBD
SPRINKLERS	TBD
RESTROOMS	TBD
MISCELLANEOUS	• Clear span building, great for storage



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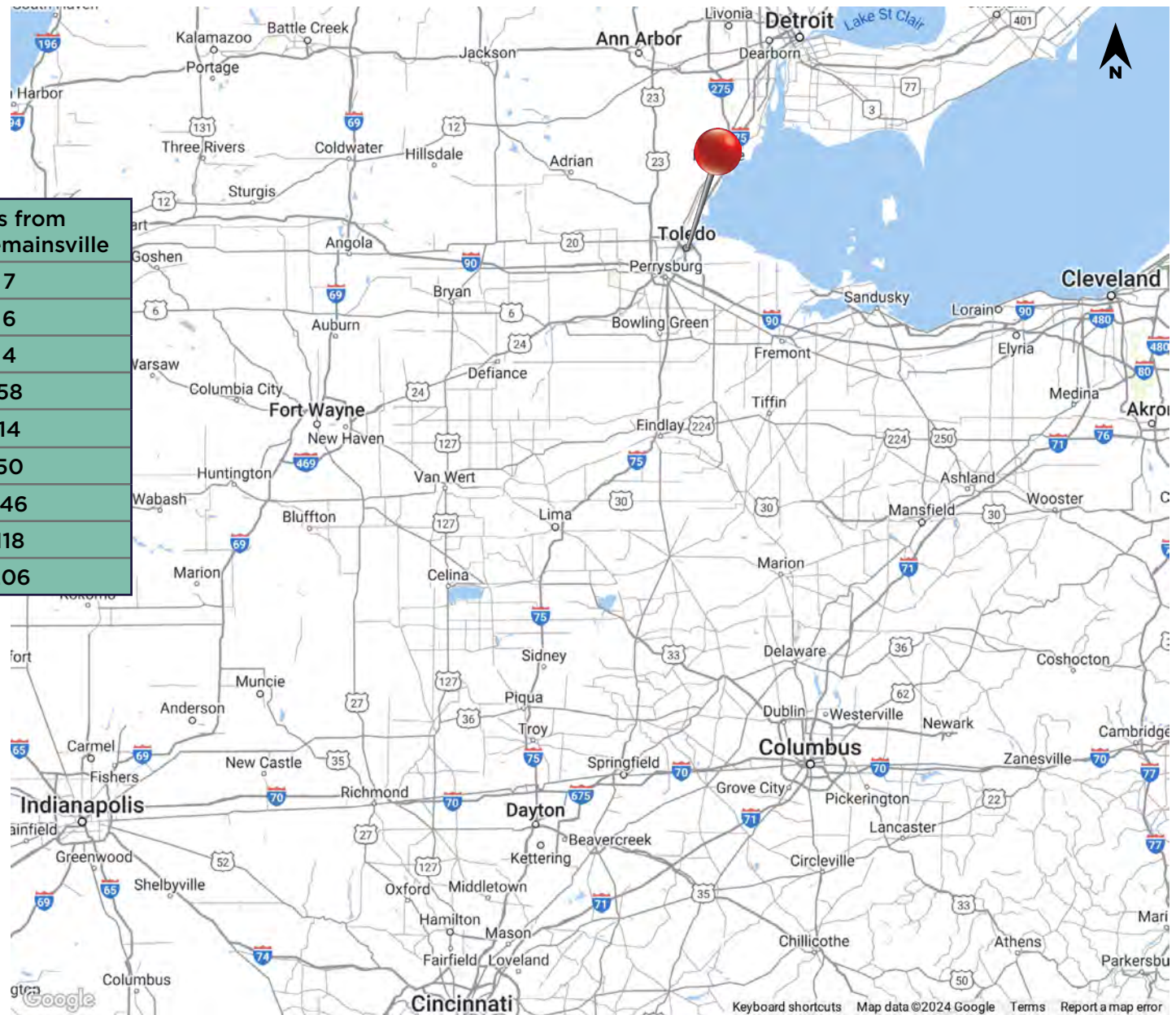


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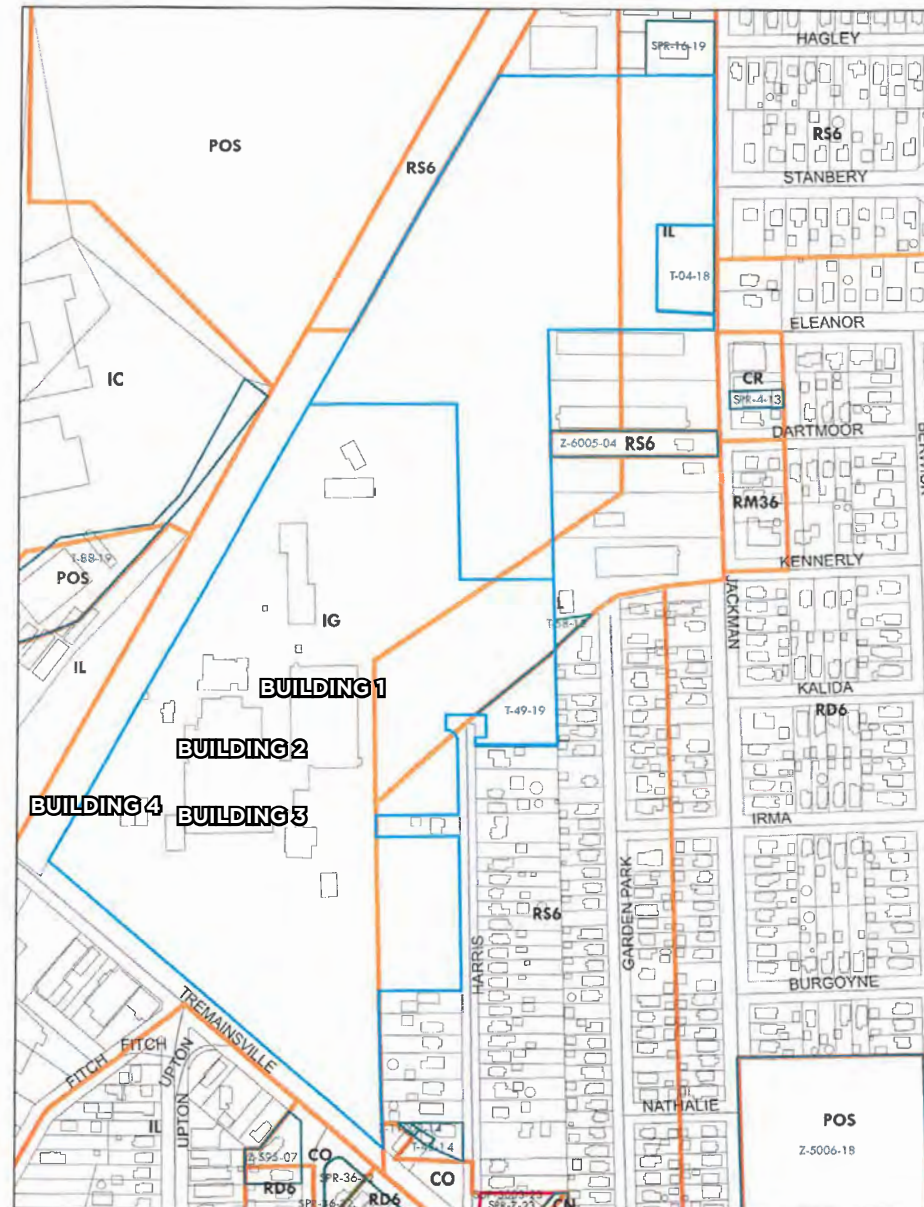
LOCATION MAP

Location	Miles from 1930 Tremainsville
I-75	7
US-23	6
I-475	4
Detroit, MI	58
Perrysburg, OH	14
Findlay, OH	50
Columbus, OH	146
Cleveland, OH	118
Cincinnati, OH	206



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ZONING MAP



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DEMOGRAPHICS OF LUCAS COUNTY



Universities,
Community
Colleges, &
Trade Schools

Location	Miles from 1930 Tremainsville
University of Toledo	4
Lourdes University	7
Owens Community College	10
Bowling Green University	26
University of Findlay	48
Spring Arbor University of Toledo	92



Population
429,191



Workforce
180,981



Unemployment
Rate
3.6%



Average Starting
Wage
\$15.48/HR



Median
Home Value
\$127,900



Median
Household Income
\$53,176



FOR MORE INFORMATION, CONTACT:

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