



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity. This versatile property boasts a prime location and offers a range of appealing features. With expansive office, warehouse space, and ample parking, it's perfectly suited for a variety of businesses. The property's customizable layout presents an ideal canvas for tailoring the space to your unique needs. Whether you're a retail establishment, office, or service provider, this property provides the ideal backdrop for your success.

PROPERTY HIGHLIGHTS

- Prime location
- Free standing building
- Ample parking
- Customizable layout
- Versatile for various businesses
- Professionally maintained property
- Attractive lease rate
- Three phase electric
- Highway access nearby

KYLE JURGENSON

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OFFERING SUMMARY

Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	5,260 SF
Lot Size:	0.54 Acres
Building Size:	5,260 SF
County:	Lucas

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	38,885	82,890	187,360
Total Population	88,336	192,821	437,971
Average HH Income	\$83,052	\$82,659	\$81,825

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LOCATION INFORMATION		PROPERTY INFORMATION	
Street Address	3347 McGregor Lane Toledo, OH 43623	Property Type	Industrial/Flex
County	Lucas	Property Subtype	Office/Warehouse
Signal Intersection	Yes	Zoning	10-MX
Nearest Highway	I-475	Lot Size	0.54 Acres
Nearest Airport	Toledo Express	APN #	2336191
BUILDING INFORMATION		Lot Frontage	121 ft
Building Size	5,260 SF	Lot Depth	201 ft
Tenancy	Single	UTILITIES & AMENITIES	
Ceiling Height	12 ft	Gas	Columbia
Minimum Ceiling Height	8 ft	Electric	Toledo Edison
Overhear Door Height	10 ft	Sewer & Water	Municipal
# Grade Level Doors	1	LEASE DETAILS	
Office Space	3,200 SF	Tenant Responsibilities	Electric, Gas, Janitorial
Warehouse Space	2,060 SF	Lease Type	NNN
Year Built	1957	Lease Rate	\$6.75 SF/yr
Framing	Wood	NNN Charges	\$1.50 SF/yr
Roof	Rubber	REAL ESTATE TAXES (2024)	
Free Standing	Yes	Net General	\$7,188.74
Foundation	Concrete Slab	Net Special	\$454.18
Central HVAC	Yes	Total	\$7,642.92
Restrooms	2		

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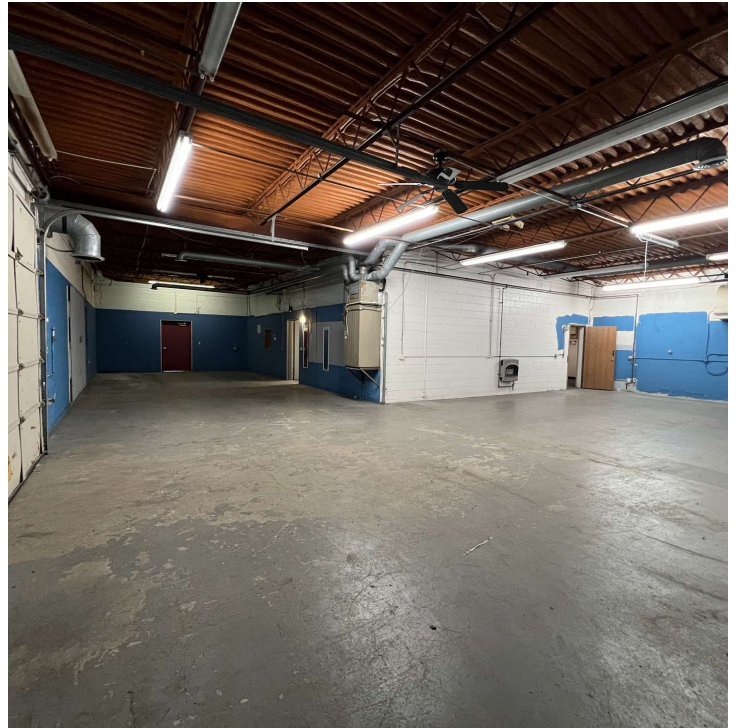


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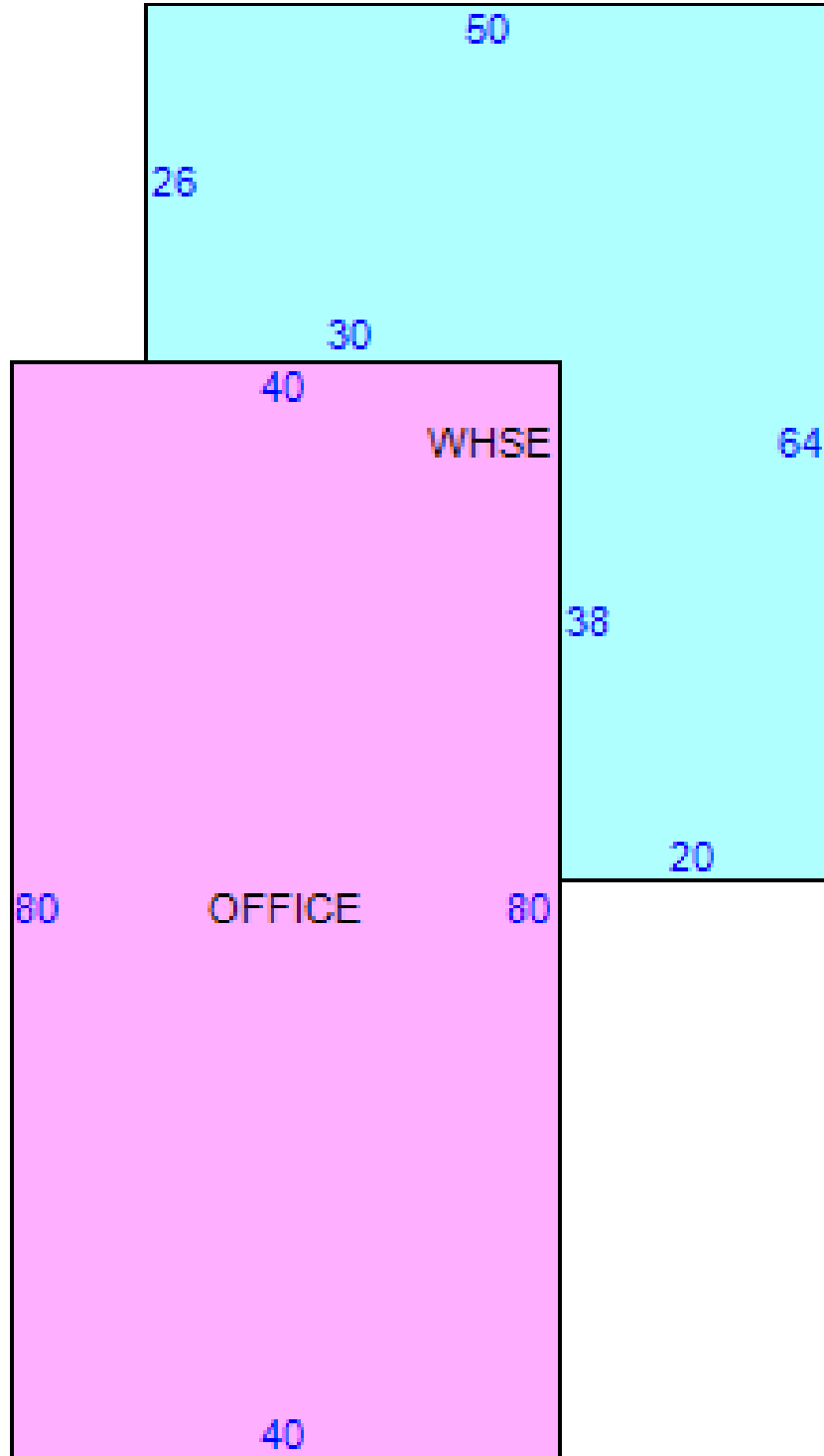


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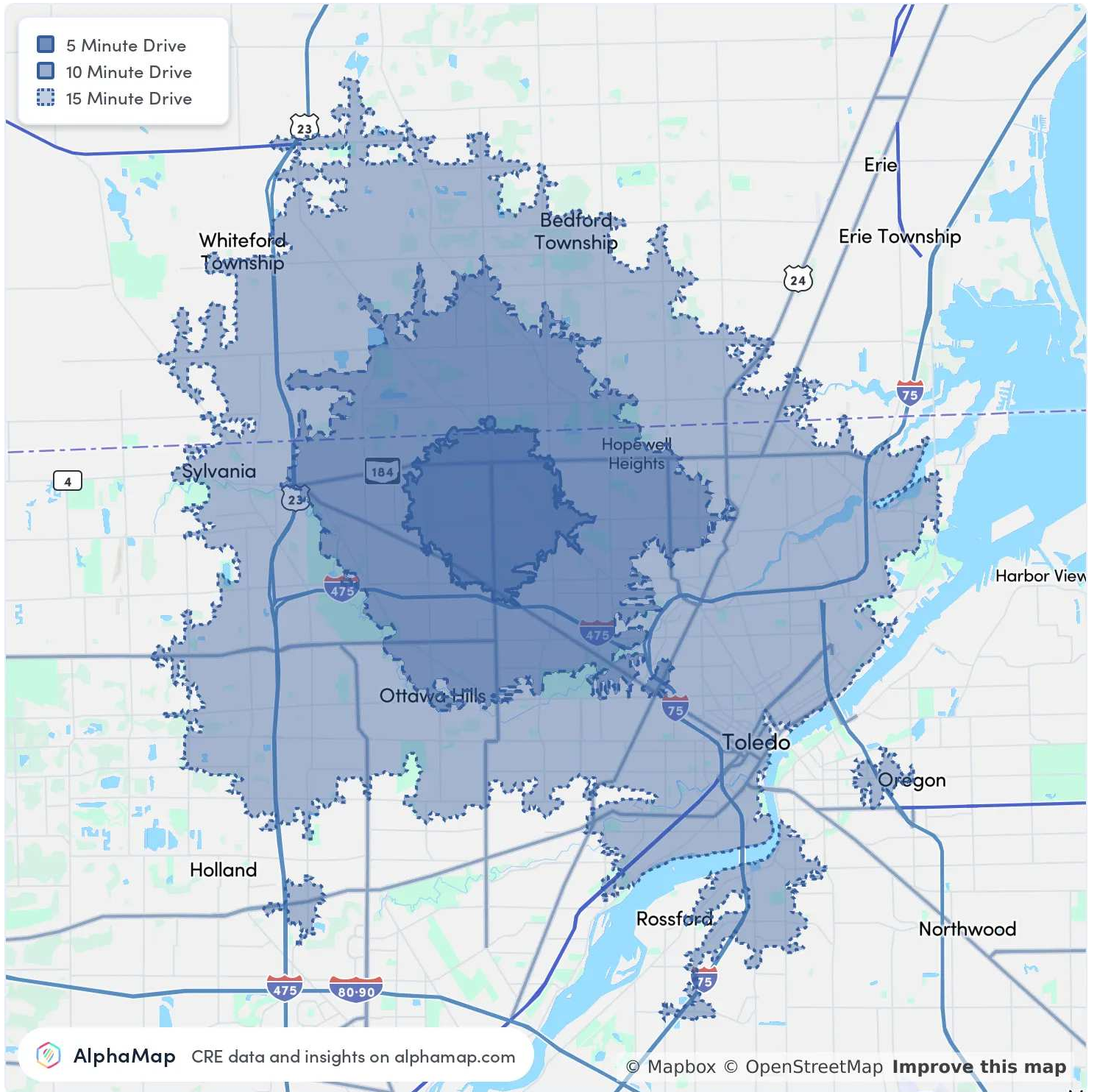




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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	21,749	108,733	252,277
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	9,785	47,185	108,819
Persons per HH	2.2	2.3	2.3
Average HH Income	\$76,446	\$83,541	\$75,729
Average House Value	\$179,613	\$185,255	\$170,214
Per Capita Income	\$34,748	\$36,322	\$32,925

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