

5105 TRACTOR ROAD
TOLEDO, OH 43612

VACANT LAND FOR LEASE
3 Acres Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

INDUSTRIAL STONED FENCED LOT



GENERAL INFORMATION

Lease Rate:	\$4,500/mo. NNN
Acreage:	3 acres
Dimensions:	450' length x 291' deep
Closest Cross Street:	Laskey Road
County:	Lucas
Zoning:	IL- Limited Industrial
Easements:	Of Record
Curb Cuts:	1
Topography:	Flat
Survey Available:	No



For more information, please contact:

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PROPERTY DESCRIPTION	
Environmental Report:	No
Improvements:	Stoned & fenced
Restrictions:	N/A except zoning
Sign on Property:	Yes
Adjacent Land	
North:	Industrial building
South:	Storage buildings
East:	Industrial
West:	Residential

DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	10,540	\$49,032
3 MILE	77,267	\$53,360
5 MILE	192,586	\$54,431

UTILITIES	
Electric:	First Energy
Gas:	At street – Columbia Gas
Water:	At street – City of Toledo
Sanitary Sewer:	At street – City of Toledo
Storm Sewer:	City of Toledo

LEASE DETAILS	
Term:	3-10 years
Rate:	Triple Net Lease
Sign on Property:	Yes

2024 REAL ESTATE TAXES	
TD:	02
Parcel Number:	36101, 36103, 36104
Total Annual Taxes:	\$10,744.58



Comments:

- 3 acres fenced and stoned lot
- Heavy haul route at Laskey Road
- Previous tenant had cameras
- Modular office trailer has been removed
- 3.5 miles to I-75
- 2.4 miles to I-475

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.