



FOR LEASE/SALE

6020 Benore Road, Toledo, OH 43612

13,500 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



6020 BENORE ROAD

OFFERING SUMMARY

Sale Price:
\$1,200,000

Lease Rate:
\$7.80 SF/YR NNN

Available SF:
13,500 SF

Building
13,500 SF

Year Built:
1975

Lot Size:
1.15 Acres

Property Overview:

- 13,500 SF Industrial building in excellent condition
- Climate control throughout
- 1 - 8'x8' dock door with leveler
- 10'x10' grade door
- Roof sealed in 2024
- Power upgrade in 2022 - 480V 3 Phase, 800amp
- Zoning: IG-General Industrial
- Harlan Reichle Broker/owner; Lynette Reichle Agent/owner

Contact us for additional information!
<https://www.rkgcommercial.com/>

6020 Benore Road

LEASE RATE	\$7.80 SF/YR NNN
SALE RATE	\$1,200,000

LOCATION INFORMATION

STREET ADDRESS	6020 Benore Road
CITY, STATE, ZIP	Toledo, OH, 43612
COUNTY	Lucas
CROSS STREETS	American Road

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
APN #	22-30142
ANNUAL REAL ESTATE TAXES	\$14,151
ANNUAL RE TAXES PER SF	\$1.04

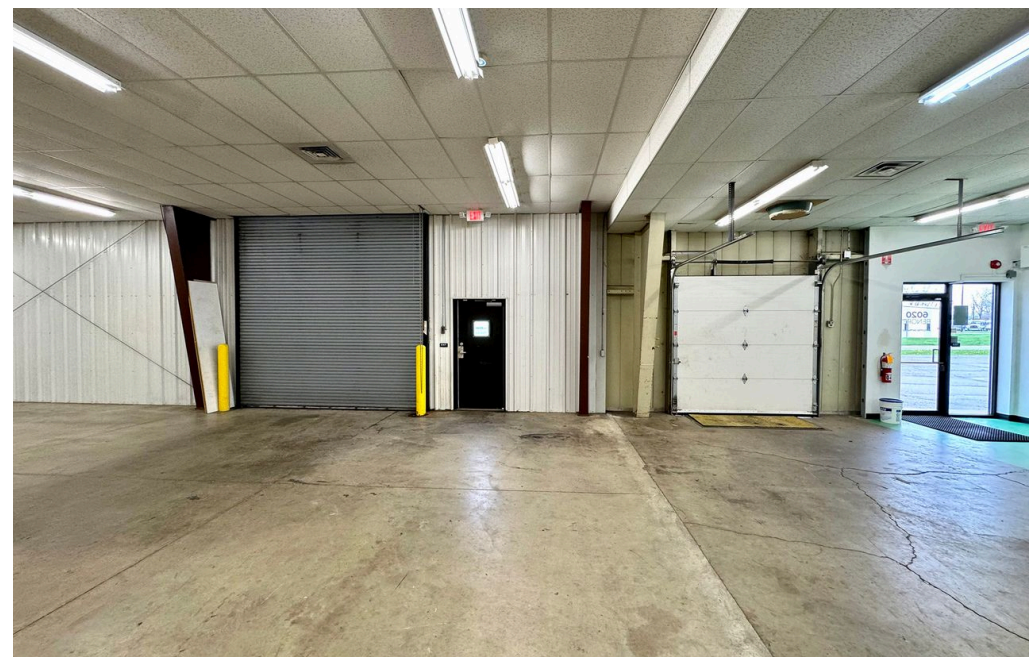
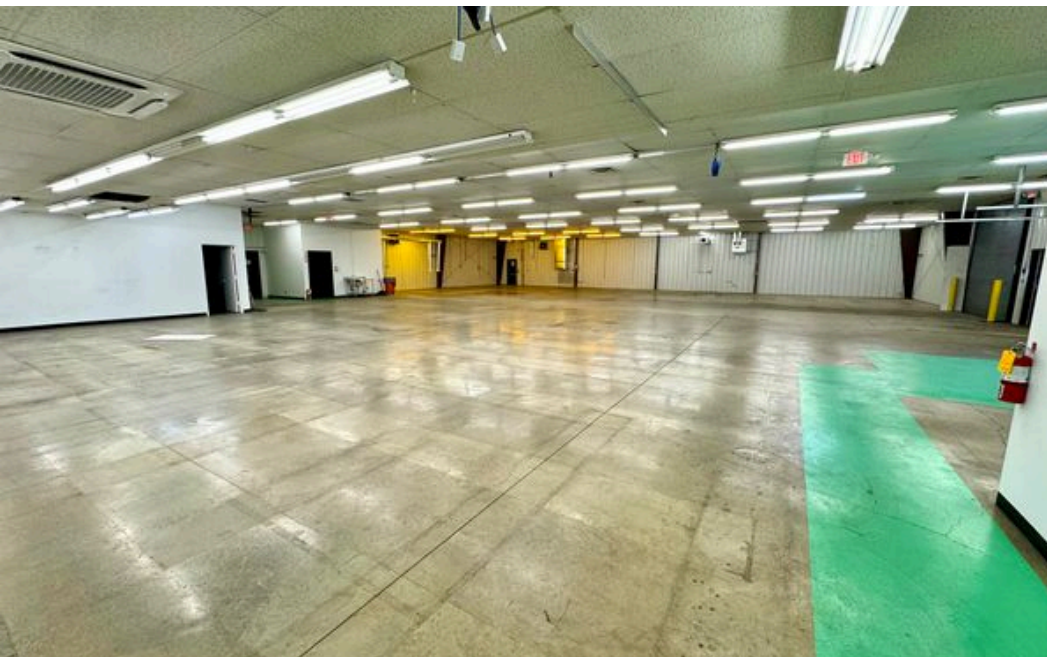
BUILDING INFORMATION

BUILDING SIZE	13,500 SF
AVAILABLE	13,500 SF
# OF FLOORS	1
TENANCY	Single
ROOF	Metal
CEILING HEIGHT	15 ft
OFFICE SIZE	1,500 SF
# OF GRADE LEVEL DOORS	1
# OF DOCK HIGH DOORS	1
RESTROOMS	Men's & Women's

UTILITIES

POWER PROVIDER	Toledo Edison
FUEL PROVIDER	Columbia Gas
WATER PROVIDER	City of Toledo

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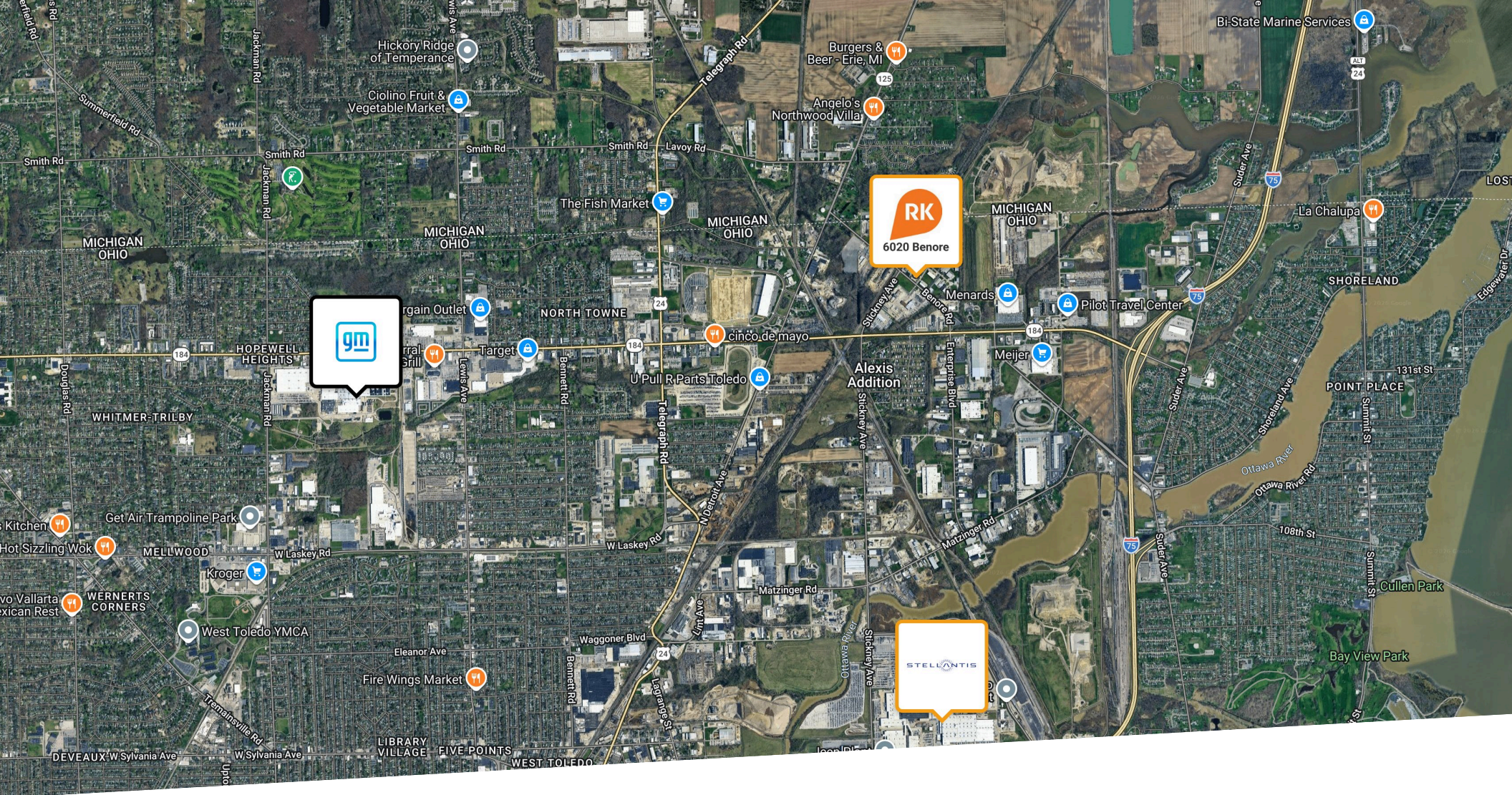
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Location Benefits

- Prime North Toledo location with easy access to I-75 and I-280
- Close proximity to Jeep and GM Powertrain

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK