



2 N Westwood Ave

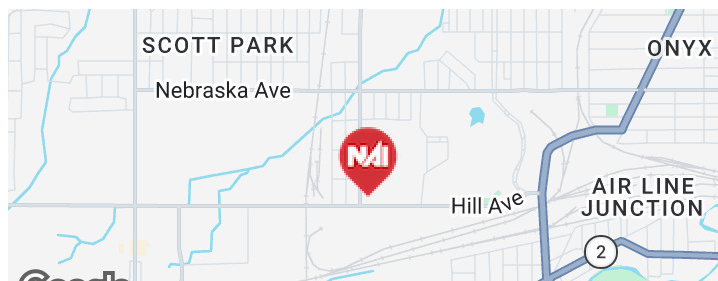
Toledo, Ohio 43607

Property Highlights

- 3 and 5 Ton Cranes
- 1 Loading Dock
- 1 Elevated Overhead Door
- 4,640 SF of 20' ceiling
- Ample power
- New LED Lighting

Property Overview

The property features 3 and 5 ton cranes, the loading dock has 41' clearance to Hill Ave. The current owner unloads 53' trailers with forklift in parking lot. Formerly a tool and die shop which lends to ample power throughout.



Offering Summary

Sale Price:	\$895,000
Building Size:	14,880 SF
Lot Size:	1.16 Acres

For More Information

Kevin Carr

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kcarr@naitoledo.com

Sale Price	\$895,000
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Location Information

Street Address	2 N Westwood Ave
City, State, Zip	Toledo, OH 43607
County	Lucas
Market	Toledo
Cross-Streets	N Westwood and Hill Ave.
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 475/75
Nearest Airport	Toledo Express/Detroit Metro

Building Information

Building Size	14,880 SF
Building Class	C
Offices	4
Restrooms	3
Ceiling Height	12-20 ft
Overhead Door Height	16x12 and 12x12
Number of Floors	1
Year Built	1950
Construction Status	Existing
Number of Buildings	1
Floor Coverings	concrete
Mezzanine	Yes, 1 office
Truck Well	1
Tractor Trailer Accessibility	Yes, but limited to 41'
Floor Thickness	6-8"
Floor Drains	Yes

Property Information

Property Type	Light Manufacturing
Zoning	IL
Lot Size	1.16 Acres
APN #	05417022
Lot Frontage	108 ft
Power	800Amp, 480v, 3-phase
Generator	No

Parking & Transportation

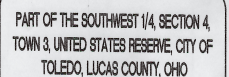
Parking Type	Surface lot
Traffic Count	13,236 VPD (Hill Ave at W Scott Park Dr)

Utilities & Amenities

Central HVAC	Gas forced air, AC only in office
HVAC	Window unit AC for warehouse
Water/Sewer	City of Toledo
Electric	First Energy

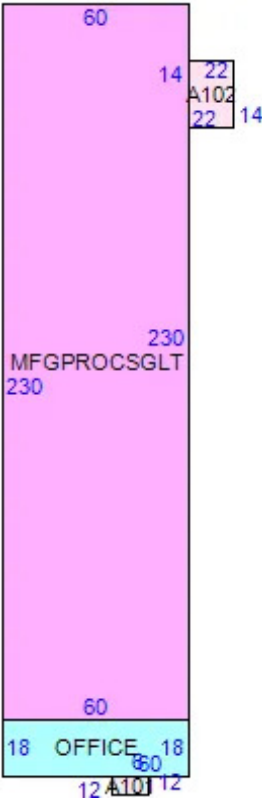
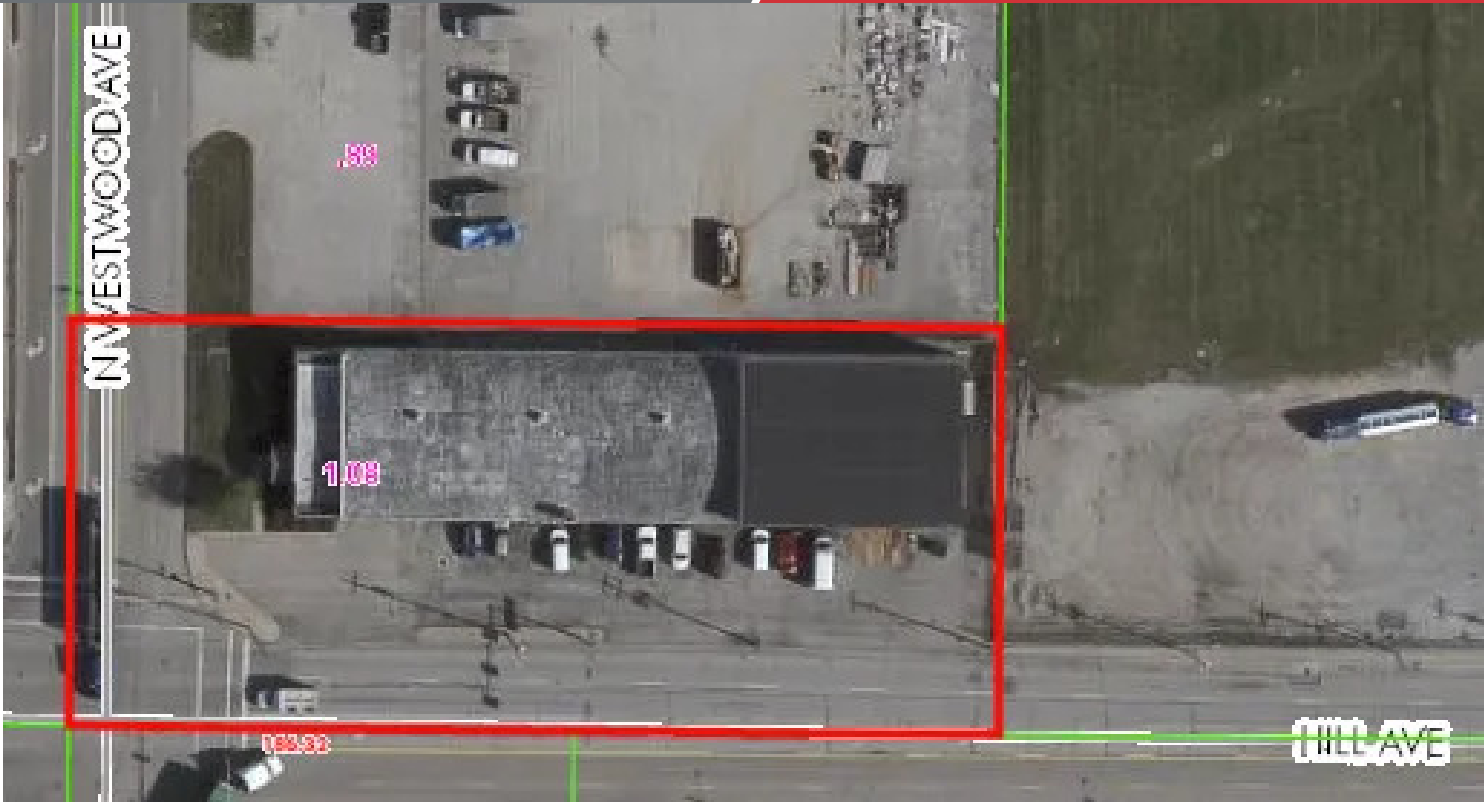
Taxes & Valuation

2025	\$13,397.84
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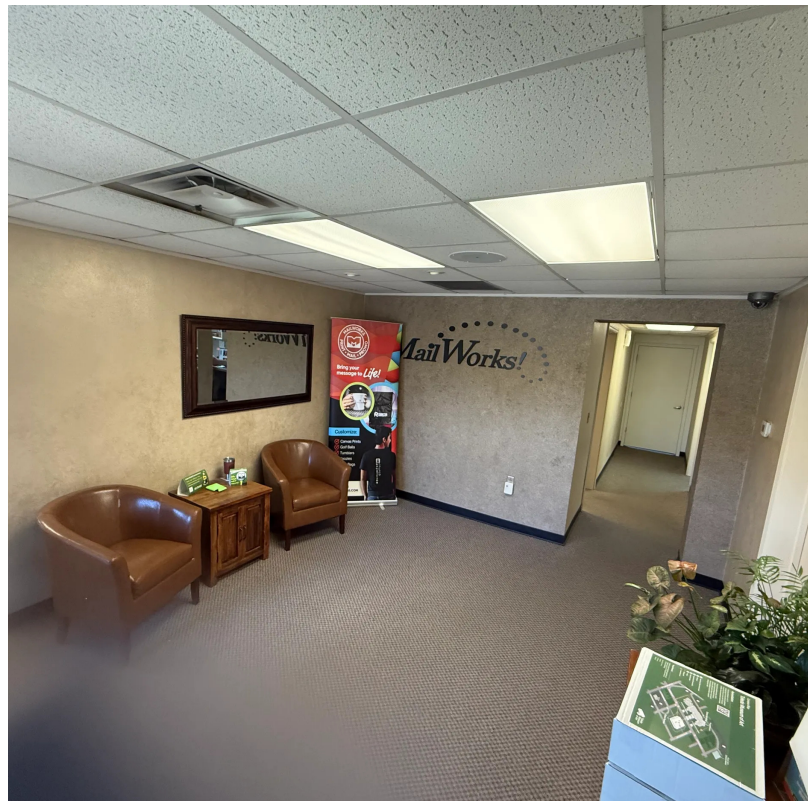
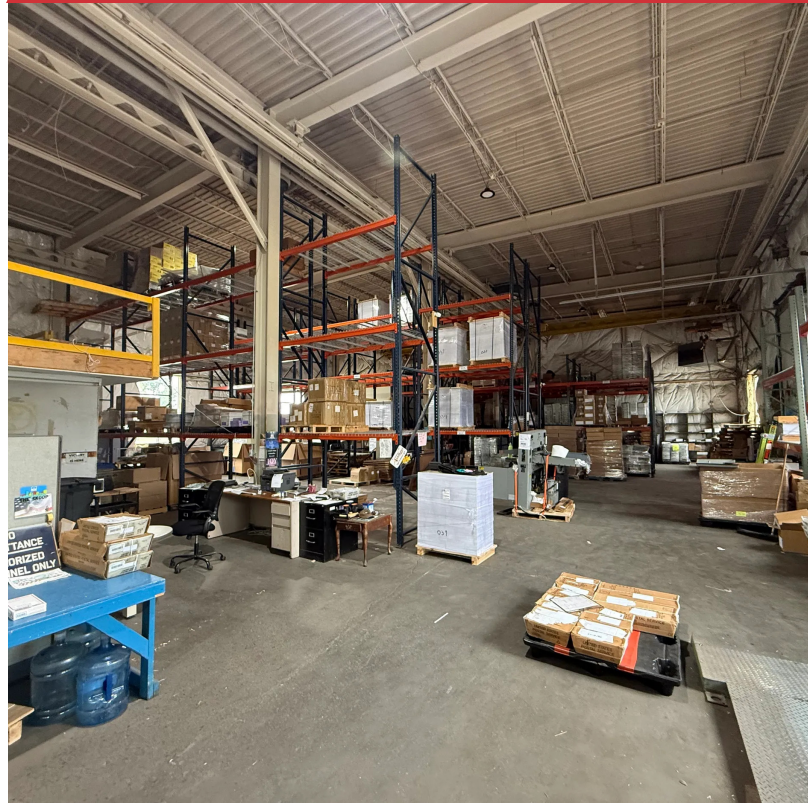


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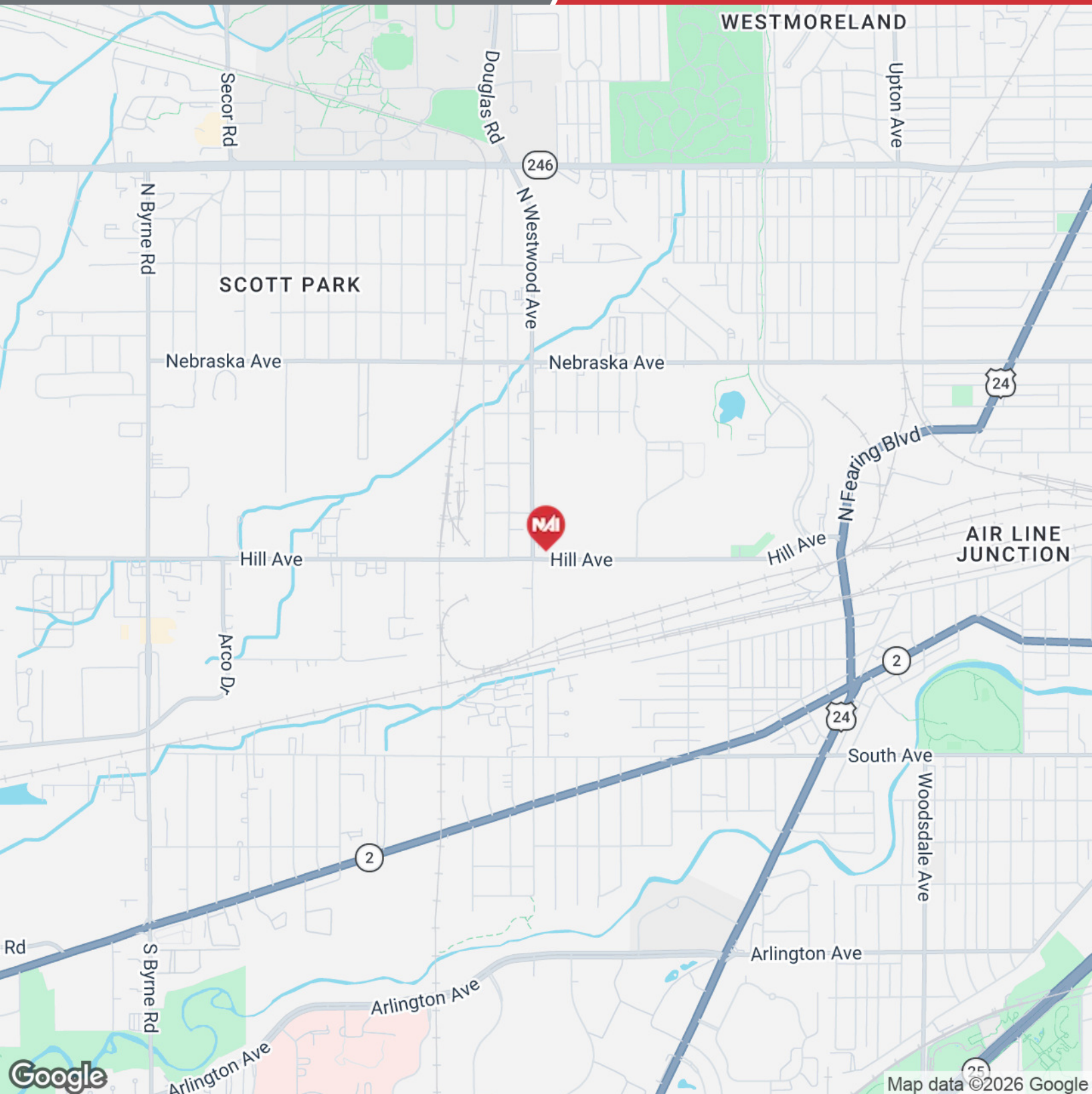


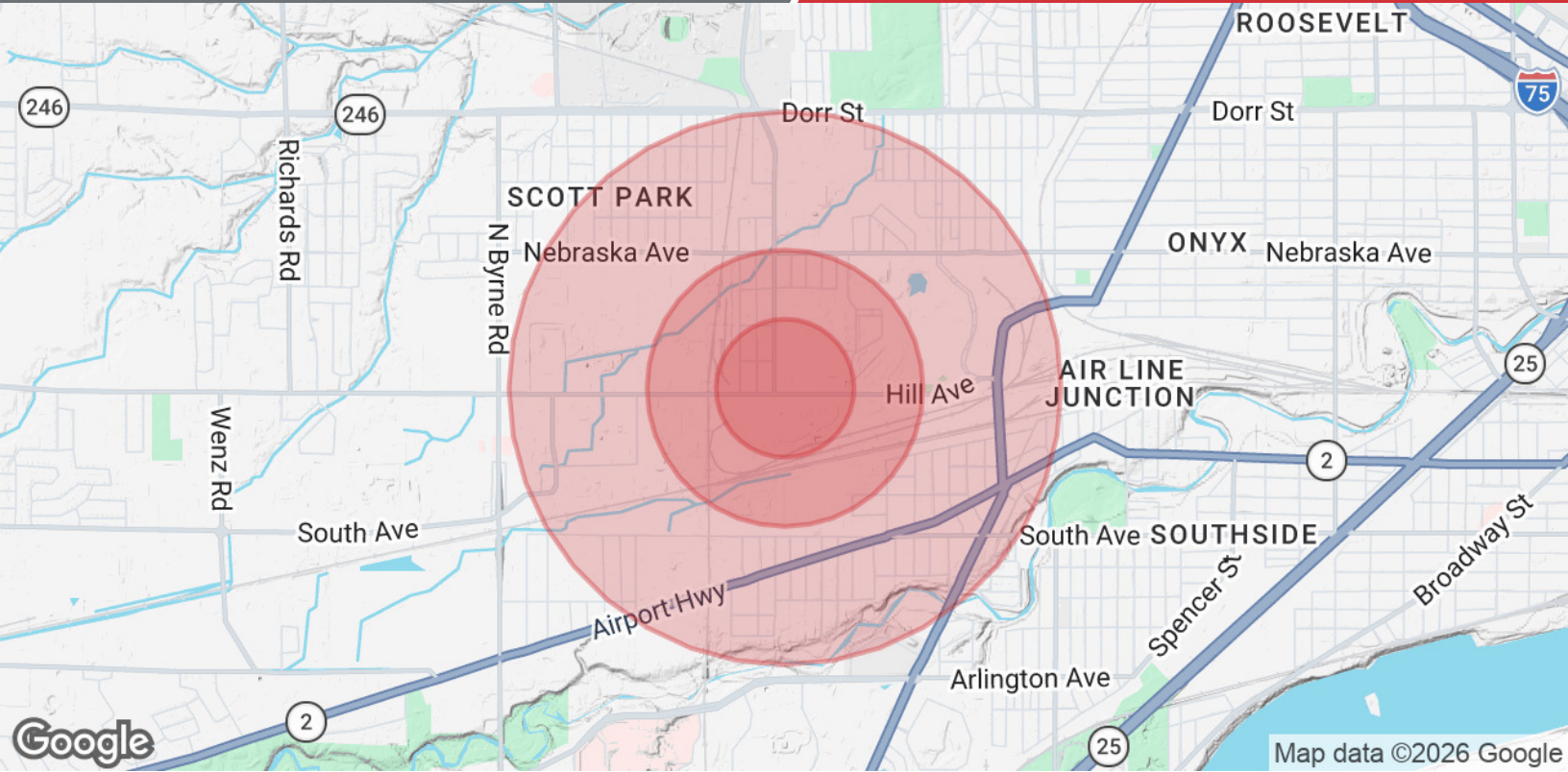


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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	238	1,383	7,714
Average Age	29.4	35.0	38.6
Average Age (Male)	29.8	36.1	34.6
Average Age (Female)	30.8	35.8	41.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	119	665	3,548
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$35,694	\$42,466	\$52,285
Average House Value	\$51,540	\$68,511	\$76,721

2023 American Community Survey (ACS)

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