

LEASE RATE REDUCED



FOR LEASE/SALE

3550 Marine Road, Toledo, OH 43609

4,955 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



3550 MARINE ROAD

OFFERING SUMMARY

Sale Price:

\$325,000

Lease Rate:

\$7.50 SF/YR (NNN)

Available SF:

4,955 SF

Building Size:

4,955 SF

Year Built/Renovated:

1979/2025

Lot Size:

0.366 Acre

Property Overview:

- Reception area with private office
- Large open warehouse space
- Three grade-level doors (12' x 14')
- Three restrooms
- Rear laydown yard
- Ample on-site parking
- Includes mezzanine

Contact us for additional information!

<https://www.rkgcommercial.com/>

3550 Marine Road

LEASE RATE \$7.50 SF/YR (NNN)

SALE PRICE \$325,000

LOCATION INFORMATION

STREET ADDRESS 3550 Marine Road

CITY, STATE, ZIP Toledo, OH, 43609

SUBMARKET South/Southwest

CROSS STREETS Byrne

PROPERTY INFORMATION

PROPERTY TYPE Industrial

ZONING IL - Limited Industrial

LOT SIZE 0.366 Acre

APN # 2006684

ANNUAL REAL ESTATE TAXES \$5,166.22

PARKING SURFACE Asphalt

BUILDING INFORMATION

BUILDING SIZE 4,955 SF

AVAILABLE SF 4,955 SF

TENANCY Single

OF FLOORS 1

YEAR BUILT/RENOVATED 1979/2025

CEILING HEIGHT 18 ft

SECURITY Yes

RESTROOMS 3

OF GRADE LEVEL DOORS 3

CONDITION Good

HVAC GFA Ceiling Units

ROOF SYSTEM Rubber Membrane

OFFICE SIZE 405 SF

MEZZANINE Yes

UTILITIES

POWER PROVIDER Toledo Edison

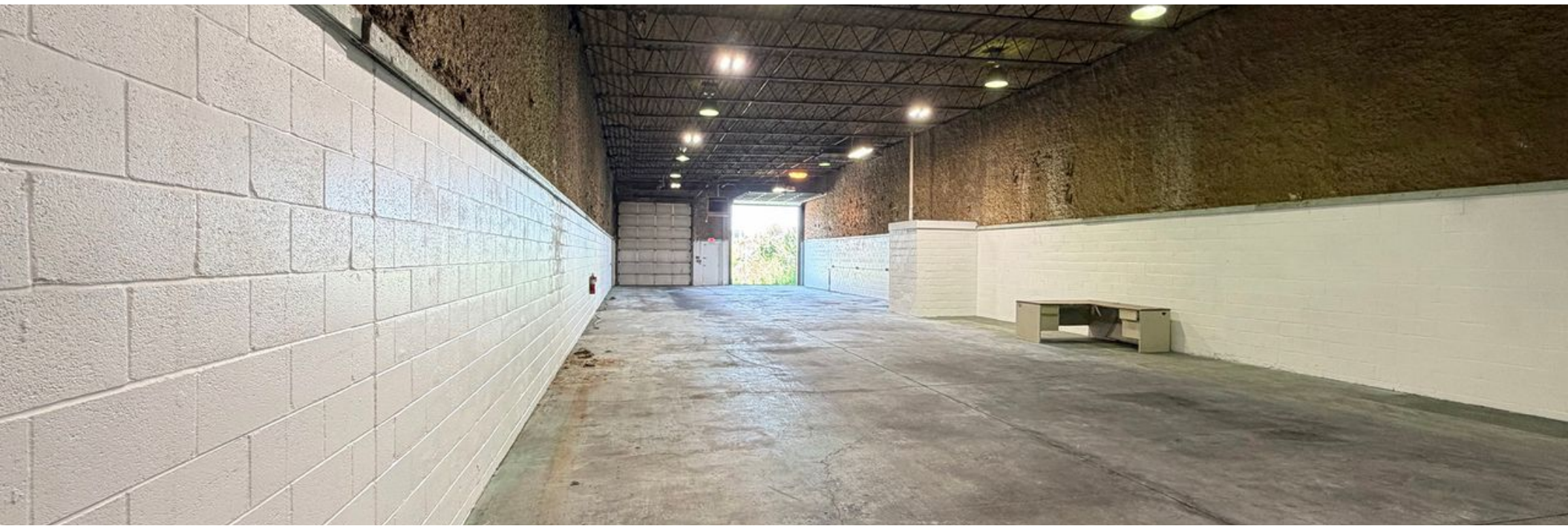
FUEL PROVIDER Columbia Gas

WATER PROVIDER Municipal

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Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3550 Marine Road - 1 mi., 3550 Marine Road - 3 mi., 3550 Marine Road - 5 mi.

	3550 Marine Road - 1 mi.	3550 Marine Road - 3 mi.	3550 Marine Road - 5 mi.
Population			
2010 Census	6,328	89,241	219,224
2020 Census	6,604	88,005	211,432
2026 Estimate	6,508	85,960	206,015
2031 Projection	6,434	84,607	202,219
Population Growth			
Percent Change: 2010 to 2020	4.36	-1.39	-3.55
Percent Change: 2020 to 2026	-1.45	-2.32	-2.56
Percent Change: 2026 to 2031	-1.14	-1.57	-1.84

	3550 Marine Road - 1 mi.	3550 Marine Road - 3 mi.	3550 Marine Road - 5 mi.
Households			
2010 Census	3,017	37,646	93,438
2020 Census	3,289	38,001	93,188
2026 Estimate	3,287	37,651	92,197
2031 Projection	3,268	37,257	91,112
Household Growth			
Percent Change: 2010 to 2020	9.02	0.94	-0.27
Percent Change: 2020 to 2026	-0.06	-0.92	-1.06
Percent Change: 2026 to 2031	-0.58	-1.05	-1.18

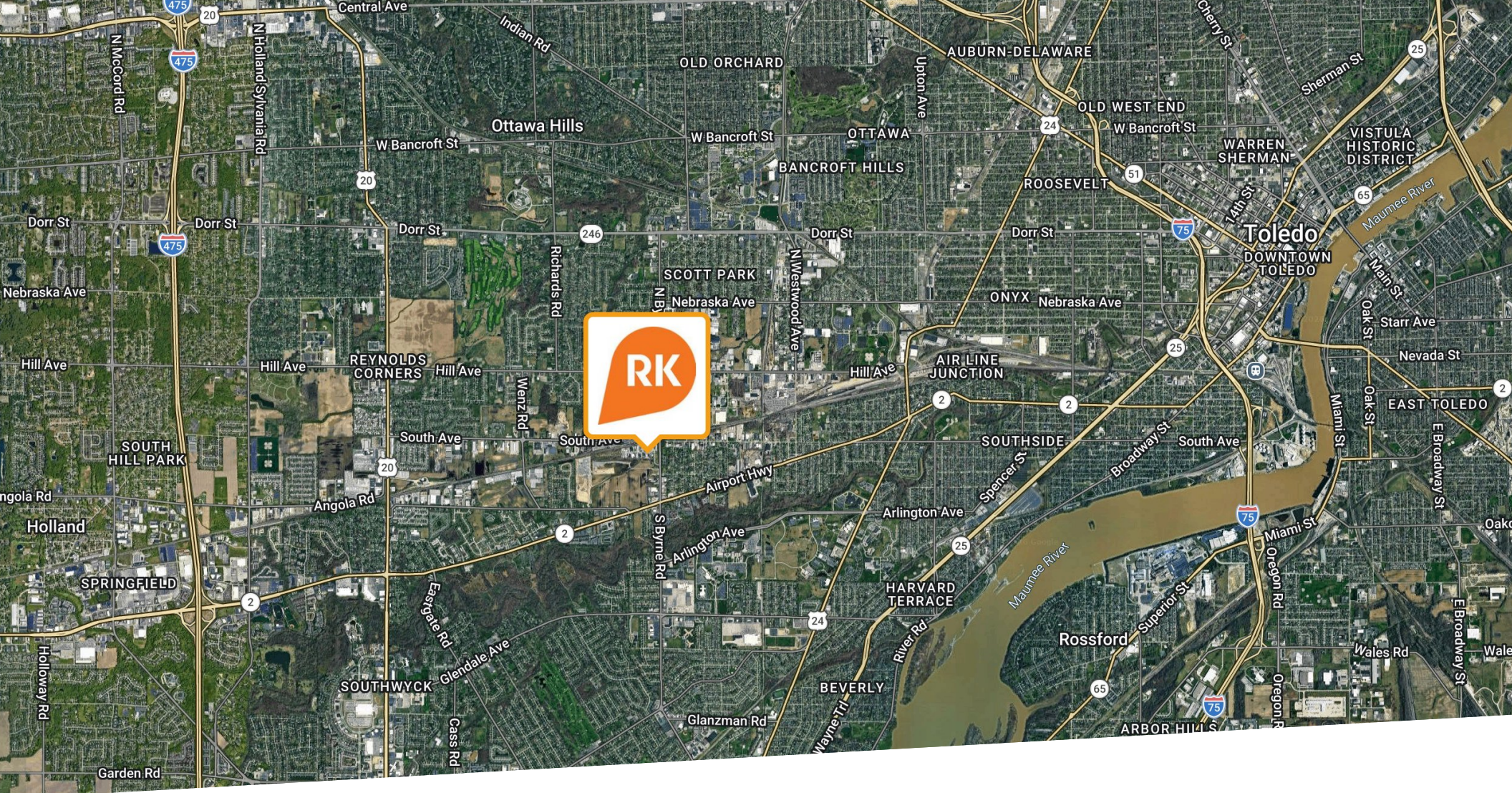
	3550 Marine Road - 1 mi.	3550 Marine Road - 3 mi.	3550 Marine Road - 5 mi.
Family Households			
2010 Census	1,449	20,659	52,987
2020 Census	1,408	19,918	50,433
2026 Estimate	1,402	19,678	49,795
2031 Projection	1,393	19,435	49,144
Family Household Growth			
Percent Change: 2010 to 2020	-2.83	-3.59	-4.82
Percent Change: 2020 to 2026	-0.43	-1.21	-1.26
Percent Change: 2026 to 2031	-0.64	-1.24	-1.31

Benchmark: USA

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Location Benefits

- Located in well-established industrial corridor in Toledo
- 1 mile from I-75
- Surrounded by a strong base of industrial and service-oriented businesses
- Zoning supports industrial and warehouse uses

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RK



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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