

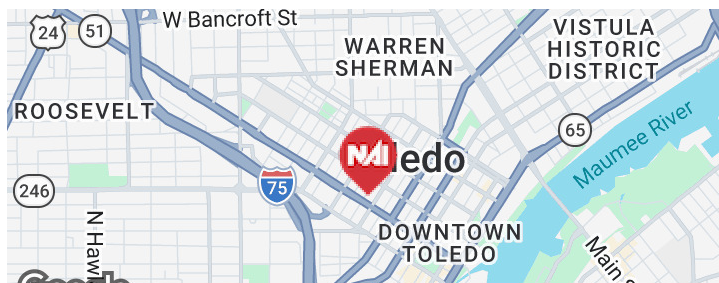


1112 Monroe Street

Toledo, Ohio 43604

Property Highlights

- Rare 8-Bay service garage included
- Fenced-in asphalt yard
- 2 story building w/pallet elevator
- New LED lighting
- Close proximity to Downtown Toledo
- I-75 north/southbound access within a half mile
- Great visibility on Monroe St.
- Ideal for fleet maintenance, contractor operations, equipment storage or automotive uses
- Flexible Lease Options - Main building only (9,984 SF) or entire property including garage (12,784 SF)



Offering Summary

Lease Rate:	\$5.50 SF/yr (NNN)
Total Size:	12,784 SF
Main Building	9984 SF
Garage	2800 SF
Lot Size:	0.459 Acres

For More Information

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Lease Rate	\$5.50 SF/Yr (NNN)
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Location Information

Street Address	1112 Monroe Street
City, State, Zip	Toledo, OH 43604
County	Lucas
Market	Toledo
Sub-market	Downtown Toledo

Building Information

Building Size	12,784 SF
Occupancy %	Vacant
Clear height	12'
Type of Roof	Flat rubber
Overhead Doors	1 + 8 in garage
Height of overhead doors	10'-12'
Truck wells	No
Racking	Yes
HVAC	Gas Forced Air
Basement	Yes

Property Information

Property Type	Light Industrial
Property Subtype	Retail
Zoning	10-CR
Lot Size	0.459 Acres
APN #	1218804
Power	240V 3phase

Utilities & Taxes

Gas	Columbia Gas
Electric	Toledo Edison
Water/Sewer	City of Toledo
Taxes 2025	\$3713.73



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SITE PLAN OVERVIEW

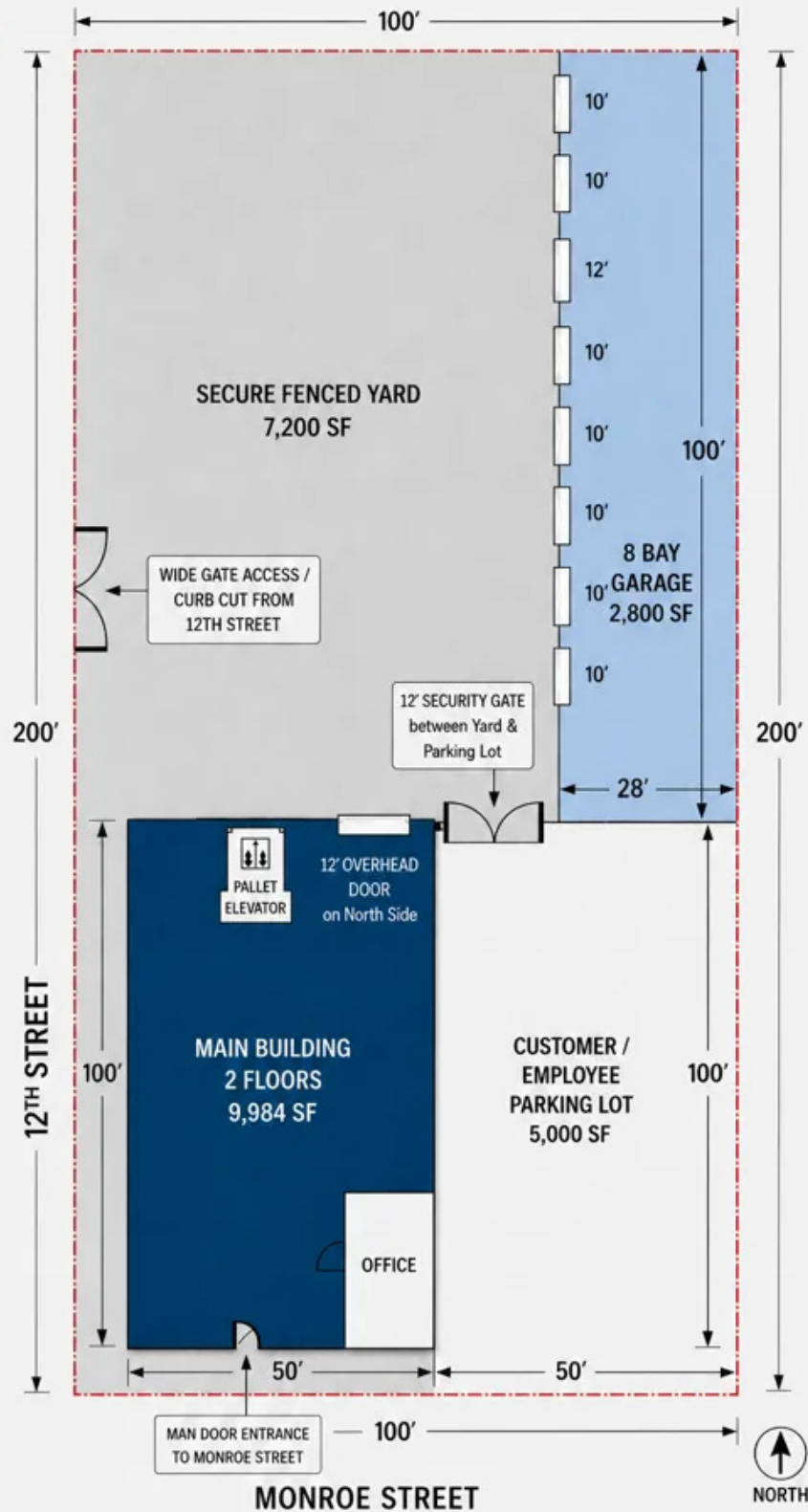
-  **MAIN BUILDING**
(2 FLOORS)
9,984 SF
-  **8 BAY GARAGE**
2,800 SF
-  **SECURE FENCED YARD**
7,200 SF
-  **CUSTOMER / EMPLOYEE**
PARKING LOT
5,000 SF

PROPERTY FEATURES

-  8 Bay Garage with (8) 10' Overhead Doors
-  Wide Gate Access / Curb Cut from 12th Street
-  12' Overhead Door on Main Building
-  12' Security Gate between Yard & Parking Lot
-  Pallet Elevator Access to Second Floor

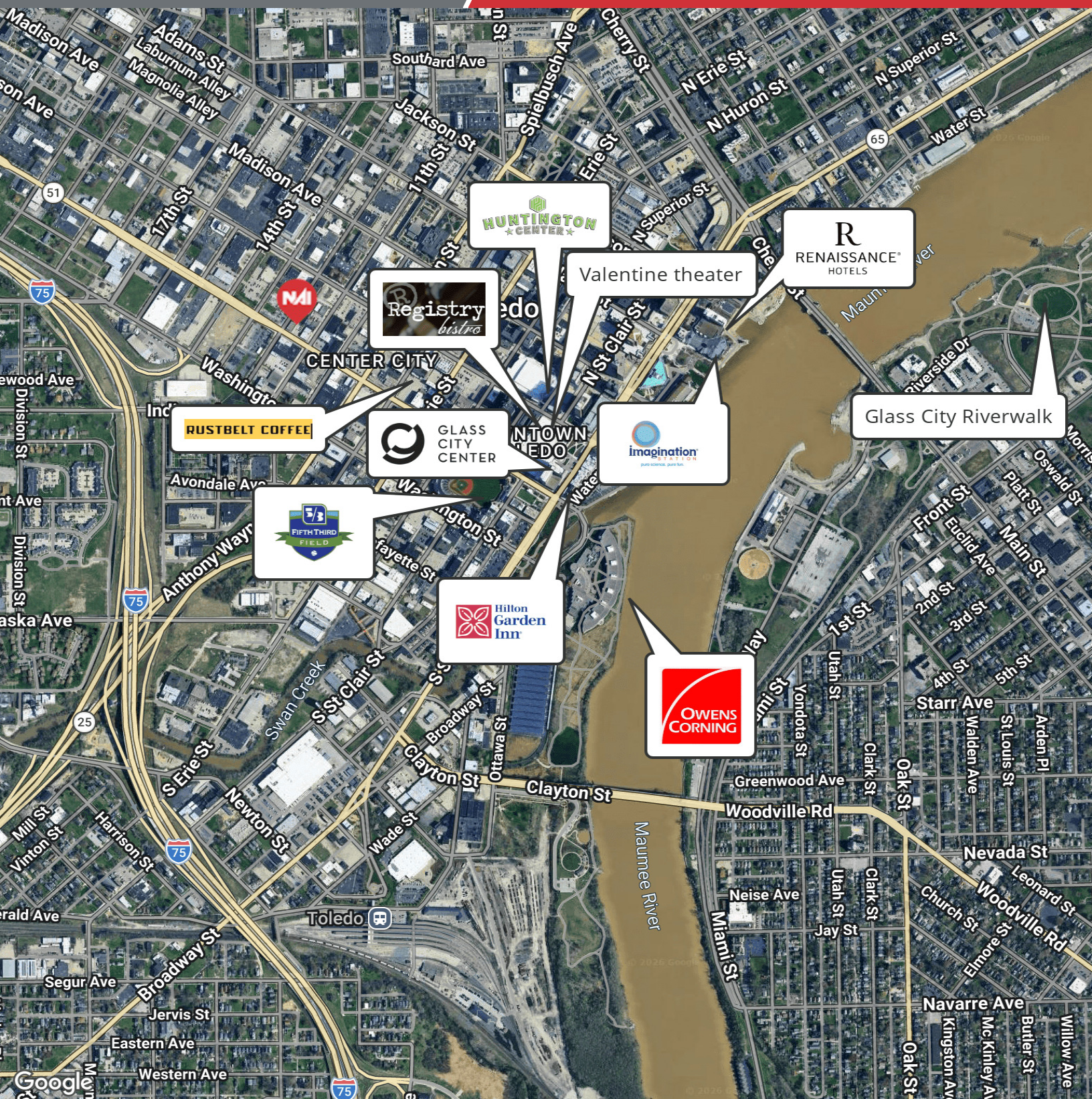
LEGEND

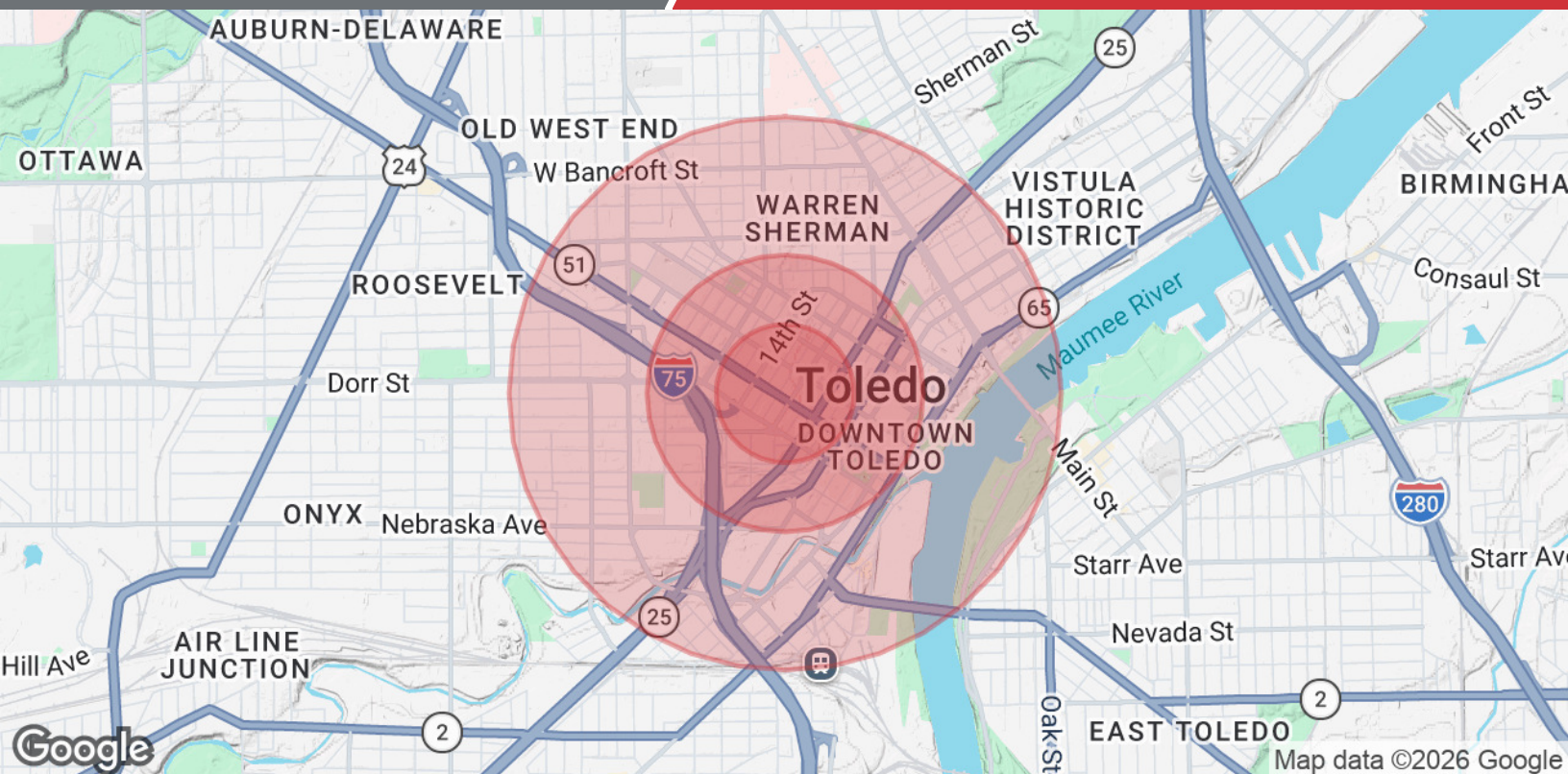
-  PROPERTY LINE
-  VEHICULAR GATE
- OVERHEAD DOOR
-  PALLET ELEVATOR
- MAN DOOR











Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	618	2,548	10,122
Average Age	33.8	34.8	34.7
Average Age (Male)	36.0	35.2	36.5
Average Age (Female)	36.5	37.7	36.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	270	1,272	5,116
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$36,111	\$45,606	\$43,565
Average House Value	\$235,155	\$253,151	\$120,755

2023 American Community Survey (ACS)