



**For Sale/Lease/Build to Suit
1838 Front St.,
Toledo, Ohio 43605**



Scan for more info

Available:

6.25 Acres

15,678 Square Feet

Office & Warehousing

15,678sf - can be divided

Low Ceiling (8-10')

Keyless Entry

Wood Floor

Sprinklered Area

Load/Unload Areas

IT Room

Print/Copy Room

14+ Private Offices

Kitchen

File/Storage Rooms

Reception Area

3 Conference Rooms

Outside Storage

Laydown Yard

Dealership

Trailer/Pallet Storage

Heavy Equipment

Construction

Small/Medium Fleet Parking

Featuring

Asphalt Paved Parking w/ Storm
Sewer

Automatic Gate Opener

Parking Lot Lights

Security Surveillance

8' Fence



General Information

Land: 6.25 Acres or
272,380 SF

Building SF: 15,678 SF

Number of Stories: 1

Year Built: 2001

County: Lucas

Zoning: Industrial; Mixed
Zoned

Parking: 100+ Spaces
Lit/Paved/Fenced

Curb Cuts: 2

Street: 4 lane with center
turn lane

Parcel Number: 0738117

Annual Taxes: \$5,341.96

Building Specifications

Clear Height: 8' - 12'

Power: 1,600 Amps
120-240 Volts
3 Phase

Floors: Wood

Basement: No

Roof: EPDM Rubber
Membrane

Heating: Central Duct

Air Conditioning: Central Duct

Utilities: City Water, Sewer, &
Natural Gas

Restrooms: 2

Lighting: LED

Sprinklers: Yes, Wet

Highlights:

- Easy Access to I-280, Port of Toledo, Downtown Toledo, The Docks, Marina District Glass City Metropark, & More.
- I-280 Exit 9 - .1 Miles to I-280 (adjacent to ramp) / 3 Miles to I-75 / 9 Miles to I-80/I-90 Turnpike

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