

TOLEDO · LUCAS COUNTY, OH

TOLEDO COMMERCE PARK

Class-A Move-in ready warehouse & office units
from 1,200 up to 15,200 SF.

Starting at \$650/month all-in. 5 minutes to I-75.

5222-5272 TRACTOR RD · 444 W LASKEY RD · TOLEDO, OH

— LEASING OVERVIEW

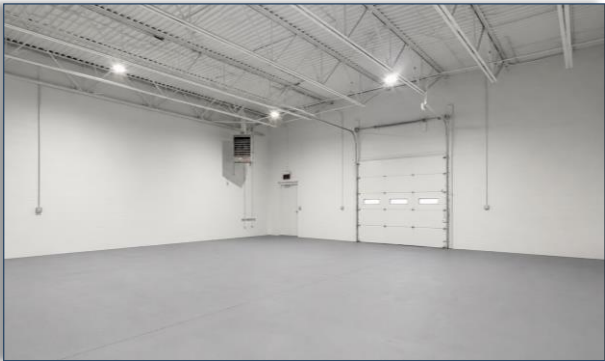
Move-in Ready Flex Space for Growing Businesses in Toledo.

Renovated warehouse and office units located 5 minutes from I-75, built for contractors, HVAC, plumbing, landscaping, distribution, light manufacturing and more.

Every unit has its own private entrance, private office and private bathroom, drive-in or dock-high loading, heavy power, heat and 24/7 access, epoxy floors in the warehouse, LVP flooring in the office.

Move in immediately and when you outgrow the space, we expand you into the unit next door. Blue Dock has worked with growing companies for over 35 years.

FROM \$650 PER MONTH ALL-IN	1,200 - 15,200 SF AVAILABLE	IMMEDIATE OCCUPANCY	24/7 PRIVATE ACCESS
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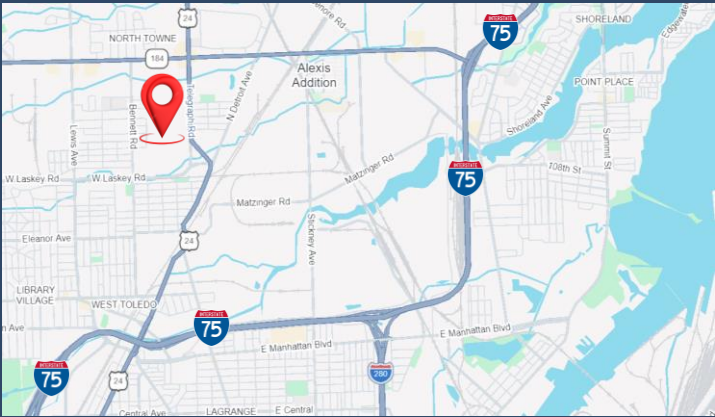
SPACE HIGHLIGHTS

- ◆ Drive-in & Dock-High Loading.
- ◆ Private Entrance w/ 24/7 Access.
- ◆ Private Offices & Bathrooms.
- ◆ Climate Controlled.
- ◆ LED Lighting Throughout.
- ◆ Combinable / Subdivisible Units

FINISHES & UPGRADES

- ◆ Epoxy Floors in Warehouse
- ◆ LVP Flooring in Office
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading Conversions
- ◆ Custom Build-Outs Available

LOCATION



ALL THREE
PROPERTIES
ARE 5 MIN
FROM I-75

— AVAILABLE SPACES

TOLEDO, OH · 3 SITES · LUCAS COUNTY

Fully renovated units available now across all three Toledo sites. Spaces can be combined or subdivided to fit your exact footprint.

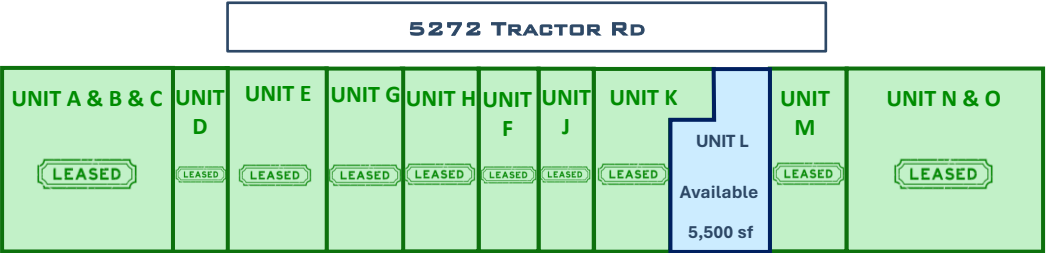
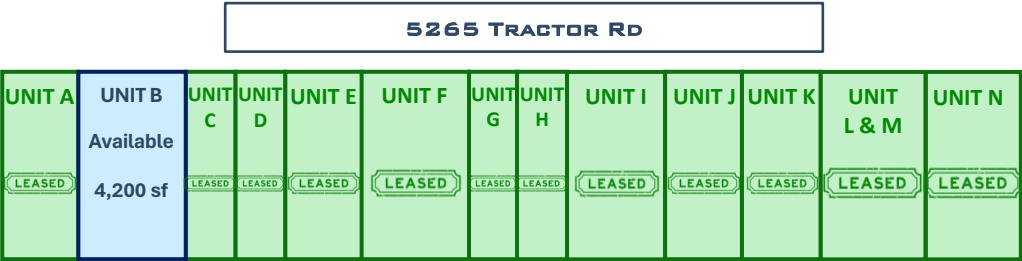
BUILDING	UNIT	SF	MONTHLY ALL-IN	LOADING
TOLEDO COMMERCE NORTH · 5265 – 5272 TRACTOR RD				
5265 Tractor Rd	B	4,200	\$3,168 / month	Loading Dock Drive-in Door
5272 Tractor Rd	L	5,500	\$3,804 / month	(4) Loading Docks
5272 Tractor Rd	Storage	1,200 - 2,400	\$650 - \$1,200 / month	(1 - 2) Drive-in Doors
TOLEDO COMMERCE SOUTH · 5222 – 5242 TRACTOR RD				
5242 Tractor Rd	H	2,400	\$1,760 / month	Drive-in Door
5232 Tractor Rd		8,800	\$5,903 / month	Loading Dock Drive-in Door
LASKEY COMMERCE CENTER · 444 W LASKEY RD				
444 W Laskey Rd	C	1,800	\$1,470 / month	12' Drive-in Door
444 W Laskey Rd	F & G	3,600	\$2,790 / month	Two (2) 12' Drive-in Doors
444 W Laskey Rd	A & B	5,800	\$4,012 / month	12' Drive-in Door
444 W Laskey Rd	Y & Z	7,600	\$5,098 / month	Two (2) 12' Drive-in Doors

Monthly all-in rent covers base rent plus operating expenses. One number, no surprises.
Pricing and terms negotiable to fit your business. Immediate occupancy available on every unit listed.

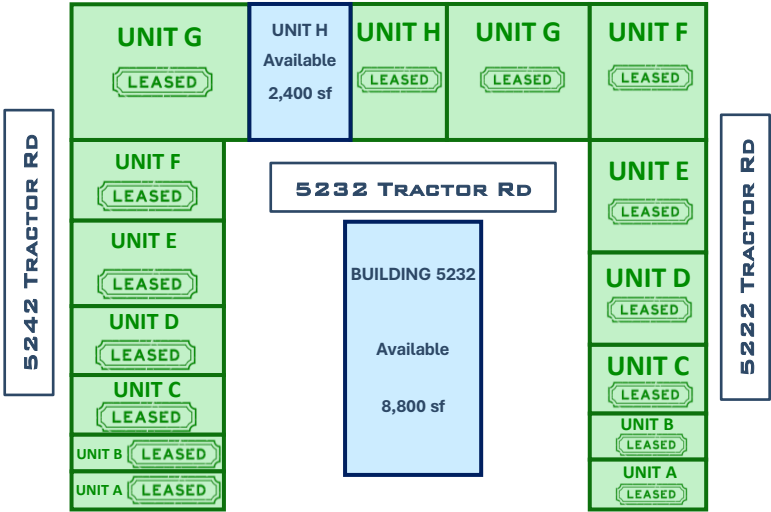
PHOTOS



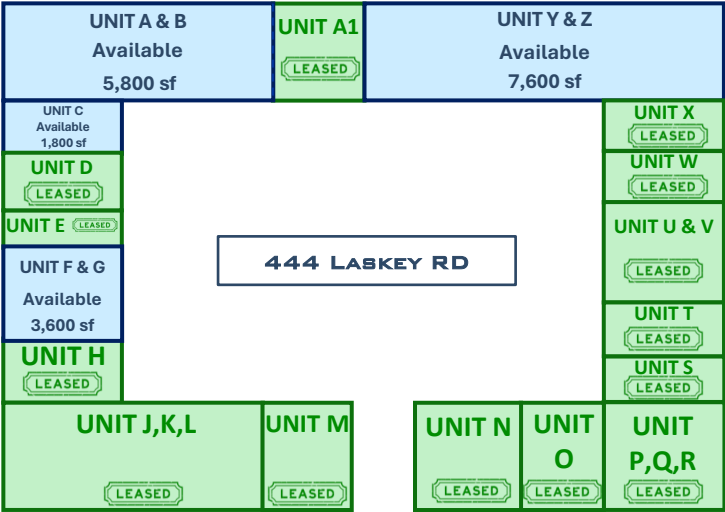
SITE PLANS



TOLEDO COMMERCE NORTH



TOLEDO COMMERCE SOUTH



LASKEY COMMERCE CENTER

LET'S CONNECT

BUILD YOUR BUSINESS AT TOLEDO.

5
2
7
2

TOLEDO COMMERCE NORTH

EXCLUSIVE LEASING CONTACT



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