

For Sale

Industrial Property

52,686 SF East Bldg/55,891 West Warehouse



Capital Tire East & West Office/Shop/Warehouse

1001 Cherry Street
Toledo, Ohio 43608

Property Highlights

- Redevelopment site or partial redevelopment with service shop and 55,891 SF warehouse/distribution facility
- 1 mile access to I-280, I-75, I-475 and the Anthony Wayne Trail Route 25
- Excellent exposure on Cherry Street just west of Downtown Toledo
- City of Toledo CRA district
- City of Toledo Enterprise Zone
- Federal Opportunity Zone
- Offered as a package or separate buildings
- Warehouse fully sprinkled new wet system January 2020
- 5 dock doors and one overhead door in warehouse

OFFERING SUMMARY

Sale Price Both	\$1,975,000
East Office/Shop Only	\$525,000
West Warehouse Only	\$1,450,000
Lot Size	2.73 Acres
Building Sizes	52,686/55,891 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,842	\$21,808
3 Miles	107,270	\$30,503
5 Miles	235,761	\$40,770

For more information



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For Sale

Capital Tire Downtown Toledo



PROPERTY DESCRIPTION

The Capital Tire Downtown Toledo buildings are being offered together at \$1,975,000 or separate - The West Building at \$1,450,000 and the East building at \$525,000. The West warehouse is in good shape and easily accessible to I-280 and I-75 North and South. The East building is an excellent redevelopment site or partial demo with remaining service shop space. The 3 story former hotel on the East corner is currently used as office space and 3 story warehouse storage. It was built in 1887 but is not on the historical registry.



LOCATION DESCRIPTION

The offering consists of two separate building structures across the street from each other totaling 2.734 acres, including one additional land parcel on the East side of Scott Street. The property is located on the South side of Cherry street and consists of a large office, three story warehouse storage and service shop on 5 parcels on the east side of E Woodruff Ave., and a large warehouse building on 11 parcels on the West side of E Woodruff Ave. The site is highly visible from Cherry street just West of Spielbusch Ave and the Greenbelt Parkway in Downtown Toledo. The site is located within the City of Toledo's CRA district, Enterprise zone and the Federal Opportunity Zone.



SERVICE SHOP EAST BUILDING

The East building houses a 4,836 SF office facility, 3 stories of warehouse storage and a 5 bay heated service shop. The 3 story warehouse is in below average condition but the service shop is in good condition. The office space is dated but is also in good condition. A partial demolition of the old warehouse would open up a significant amount of parking

For Sale

Capital Tire Downtown Toledo

Sale Price	\$525,000 EAST \$1,450,000 WEST \$1,975,000 BOTH
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LOCATION INFORMATION

Building Name	Capital Tire East & West Office/Shop/Warehouse
Street Address	1001 Cherry Street
City, State, Zip	Toledo, OH 43608
County	Lucas
Market	Toledo
Signal Intersection	Yes

BUILDING INFORMATION

Ceiling Height	19 ft
Minimum Ceiling Height	15 ft
Office Space	4,836 SF
Year Last Renovated	1976
Warehouse %	91.0%
Condition	Below Average East Bldg /Good West Warehouse
Roof	Insulated standing seam, built up or rubber membrane
Number of Buildings	2 Separate freestanding buildings
Foundation	slab on west side and basement on east side
Mezzanine	Mezzanine office in warehouse
Elevator	1 Freight elevator in East Building
Dock Doors	5
Overhead Doors	1

PROPERTY INFORMATION

Property Subtype	Warehouse/Distribution
APN #	Multiple
Lot Frontage	300 ft
Corner Property	Yes

Amenities

The West building is approximately 55,891 SF and is a warehouse facility with 20-24' clear height. This building has 5 dock doors, an overhead door and a mezzanine shop office overlooking the warehouse. There is parking along the entire East wall. The warehouse is heated and the combination wet/dry sprinkler system is being converted to entirely a wet system by January 2020.

The East building is a combination of first floor office space, 3 story warehouse storage and a 5 bay service shop. The East building has a parking lot to the rear and parking in front of the service shop.

Rail Access	No
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UTILITIES & AMENITIES

Gas	Columbia Gas
Electric	Toledo Edison
Water/Sewer	Public
Power	480 amp 3-phase in both buildings

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55,891 SF | \$1,975,000



5 Bay Heated Service Shop - East Building



West Warehouse



West Warehouse



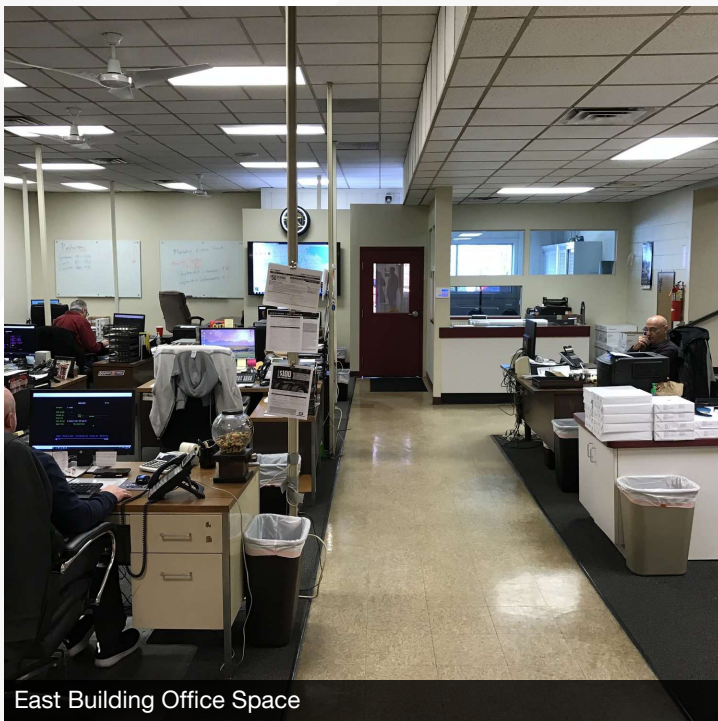
West Warehouse Mezzanine Office

For Sale

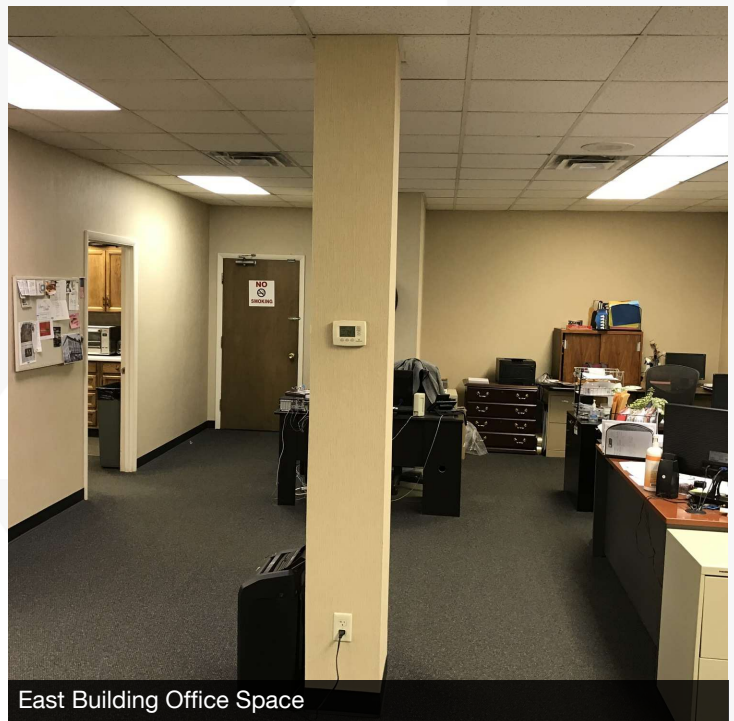
Capital Tire Downtown Toledo



East Building Office Conference Room



East Building Office Space

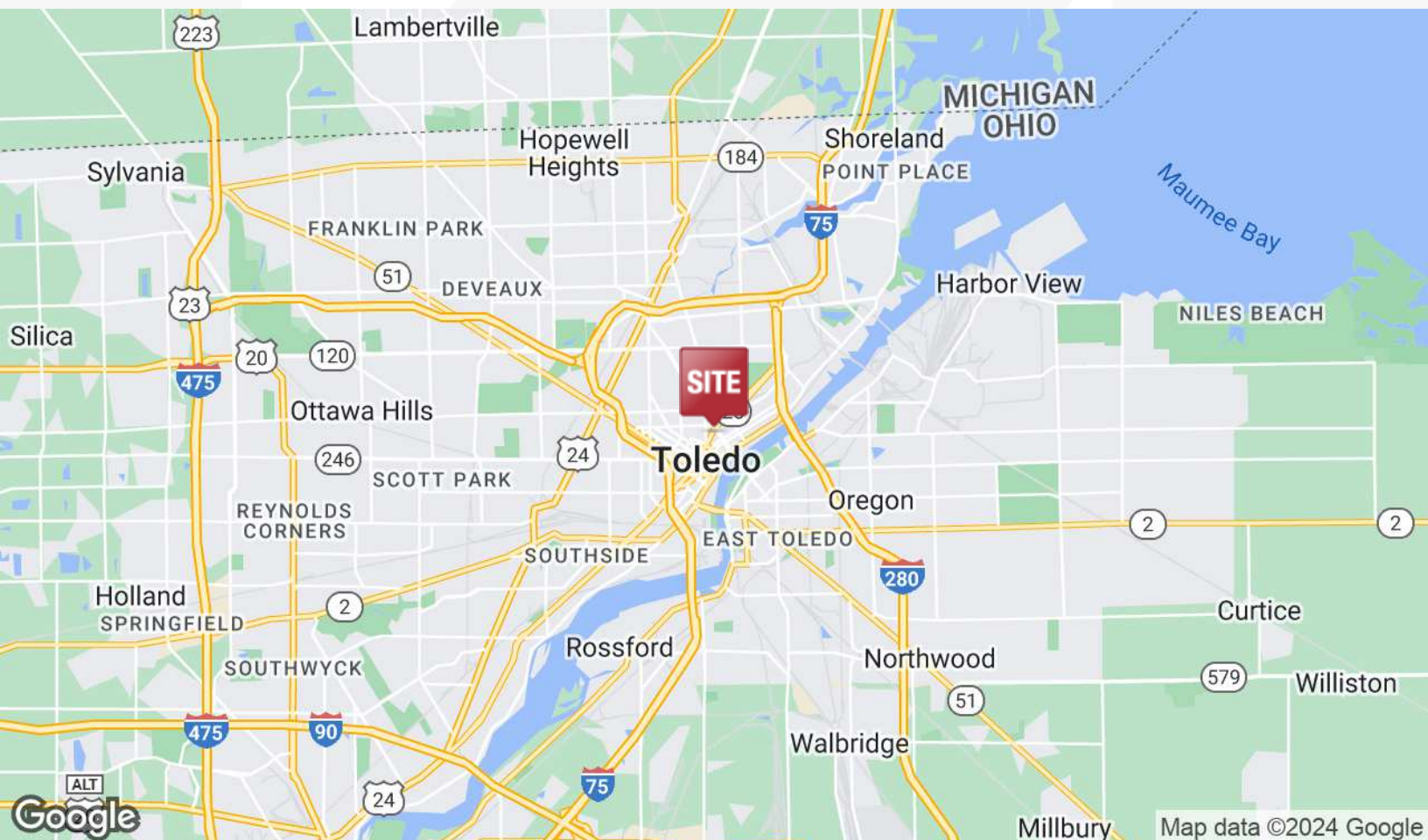
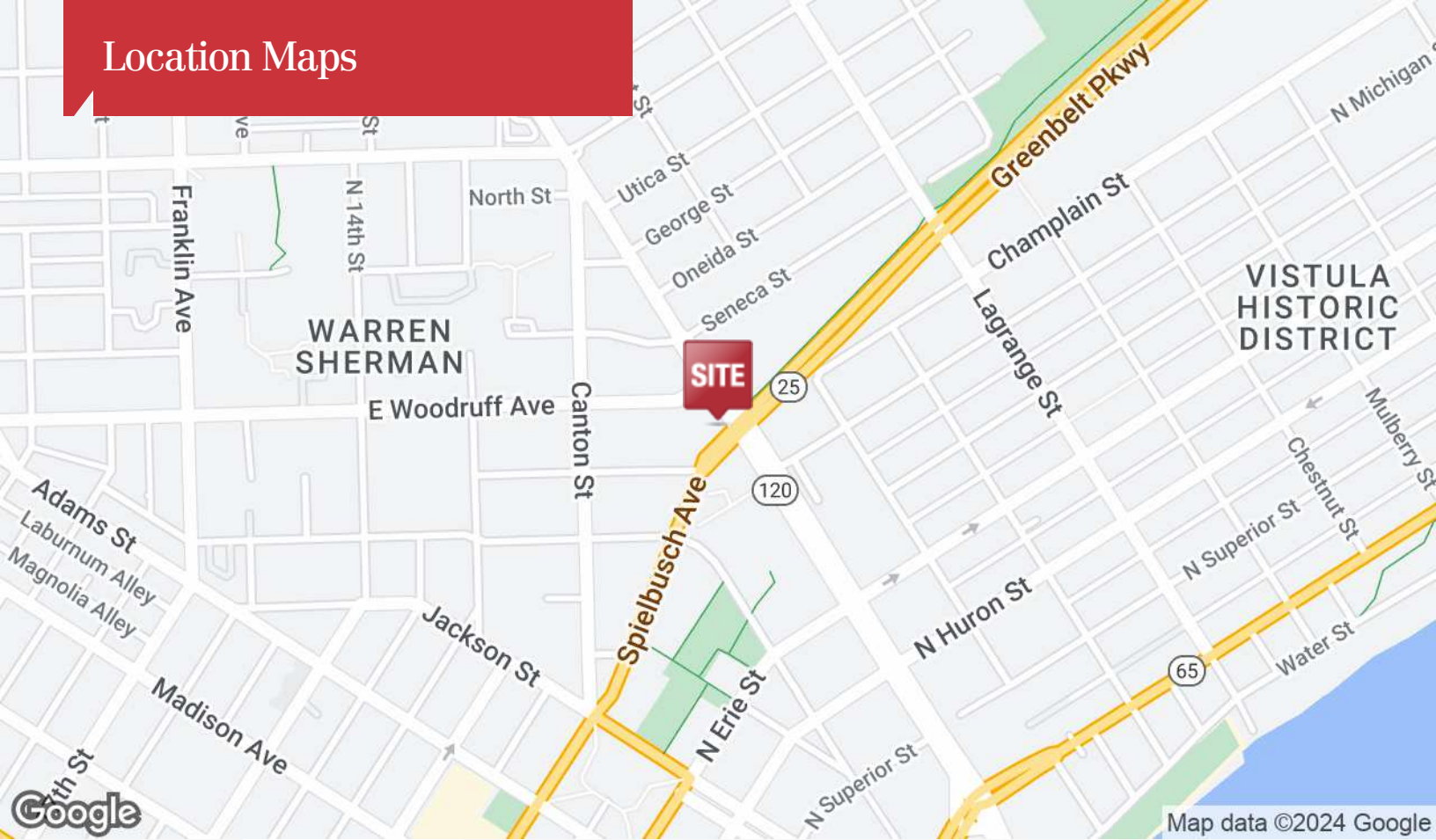


East Building Office Space

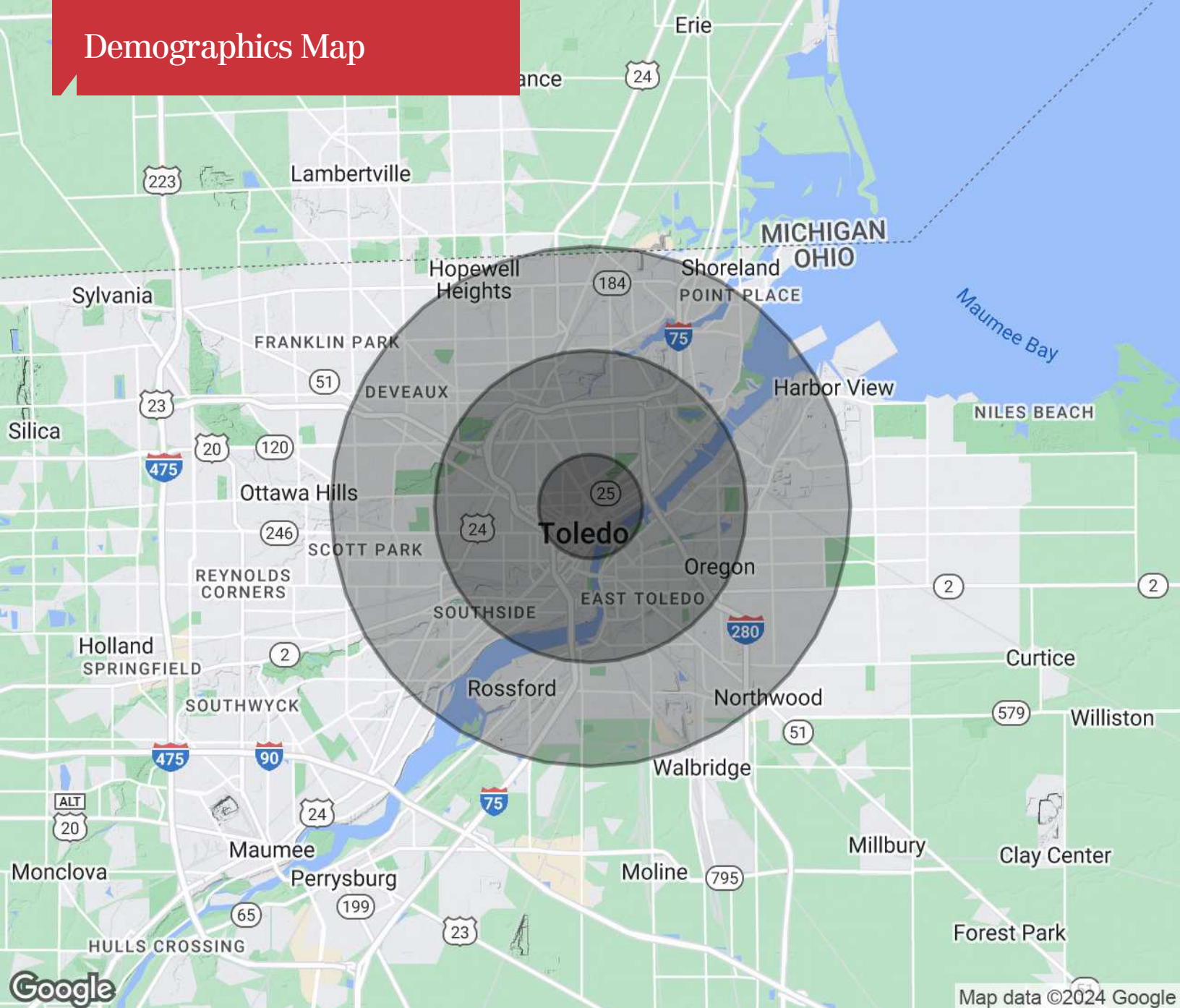
Parcel Plan



Location Maps



Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,842	107,270	235,761
MEDIAN AGE	31.4	32.3	33.5
MEDIAN AGE (MALE)	31.5	29.9	31.7
MEDIAN AGE (FEMALE)	32.8	34.3	35.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,046	42,574	93,276
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$21,808	\$30,503	\$40,770
AVERAGE HOUSE VALUE	\$88,253	\$89,653	\$104,210