



7349 Crossleigh Ct. Toledo, OH 43617
(Former Bostwick-Braun Headquarters)

Property Highlights

- Strategic location in desirable Sylvania Township area
- Constructed in 2010 with modern design
- Zoned 20-C4 Professional Business/ Office District
- Back warehouse with 10' x 8' overhead door
- Multiple conference rooms, private offices and open concept spaces
- Great walkability around serene pond, close to restaurants and Meijer grocery store and other commercial amenities

Offering Summary

Sale Price	\$2,625,805
Lease Rate	\$16.00 SF/yr (NNN)
Available SF	18,109 SF per Auditor's record

For More Information



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Property Description

Introducing a prime owner-occupied or potential investment opportunity in Sylvania Township, Toledo, OH. This impressive 18,109 SF free-standing building, constructed in 2010, offers modern design and functionality. The C4 zoning allows multiple permitted uses. Located in Sylvania Township area where the township does not currently levy municipal taxes. This stand-alone building is in a highly desirable business park, close to restaurants, commercial amenities, and quick access to the highway. Warehouse area could potentially be expanded into one larger open area, and additional overhead doors could be installed to maximize warehouse space and additional accessibility. Abundant power with several panels including (1) 100 AMP 120/208 V, (2) 225 AMP 120/208 V, and (2) 400 AMP 120/208 V- All are 3 phase.

Zoning Disclaimer:

Zoning descriptions are maintained by Lucas County and are subject to change. Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified with the individual township. Please contact the Toledo Lucas County Planning Commission at (419) 245-1200. Refer to the Sylvania Township Zoning Resolution for additional requirements.

Note that the Zoning Codes are different than the Class/Land use codes used by the Lucas County Real Estate Division.

<u>Zoning Code</u>	<u>Description</u>	<u>Township</u>
C-4	Professional Business Office District	Sylvania Township

The purpose of the C-4 Professional/Business Office District is to provide for professional offices, research facilities, distribution centers, and related uses.

Permitted Uses:

Accessory Uses
Child Day Care Facilities
Essential Services
Laboratory
Professional Activity
Professional Office
Public Service Facility
Telecommunication Towers

Conditional Uses: (The following uses may be approved as Conditional Uses:

Restaurants
Restricted
Scientific Research
Special Residence
Warehousing

Utilities & Amenities

Handicap Access	Yes
HVAC	Central HVAC: 10 units total 8 - heating & A/C; 2 - A/C only separate Cambridge unit in warehouse
Restrooms	1 men's (2 stalls, 2 urinals); 1 women's (3 stalls)
Property Management (maintenance and repairs)	Professionally managed by GEM Facility Management
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Water/ Sewer	City of Toledo
Lighting	Fluorescent
Audio-Visual Capabilities	(1) Drop-down screen, floor outlets in training room with traditional plug and HDMI access Foam fire suppression in (1) I.T. room
Floor	4" concrete floor slab
Security	Employee key card access
Security System	Security Cameras w/ Intercom; keycard access doors
Kitchennette	Includes Refrigerator & Dishwasher
Storage	Multiple large storage areas

Location Information

Street Address	7349 Crossleigh Ct
City, State, Zip	Toledo, OH 43617
County	Lucas
Market	Sylvania Township
Sub-market	Toledo
Business Park	Cobblestone Woods
Road Type	Paved
Nearest Airport	Toledo Express Airport/ Detroit Metro

Property Information

Property Type	Office
Zoning	20-C4
Lot Size	2.2 Acres
APN #	7972735
Signage	Monument

Building Information

Building Size	18,109 SF
Building Class	A
Tenancy	Single
Ceiling Height	9 ft
Ceiling Height - Warehouse/ Dock	11 ft
Ceiling	Acoustical Ceiling Tiles
Number of Floors	1
Year Built	2010
Construction Status	Existing
Framing	Steel / Wood
Condition	Excellent
Roof	Pitched - 30 year, self-sealing, asphalt shingles
Floor Coverings	Carpet tiles, ceramic tile, concrete
Fire Suppression	Building separated into 2 fire areas of 6,030 SF & 11,550 SF with a 3 hour fire "BARRIER". Building is NOT sprinklered

Parking

Number of Parking Spaces	90
Parking Lot Lighting	surface lighting, pole and wall pack lights

NNN Operating Expenses

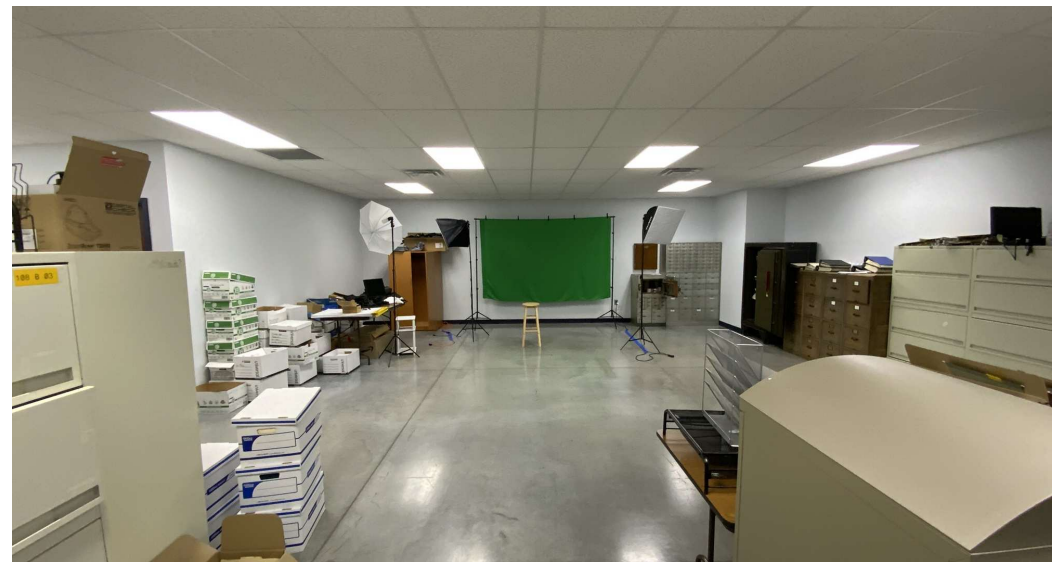
Taxes	\$3.60 / SF
Utilities (gas, electric, water, fire line)	\$1.33 / SF
Waste & Recycling	\$0.13 / SF
Professional Maintenance & Repairs	Currently provided by GEM \$1.56 / SF
Lawncare & Landscaping	\$1.49 / SF

HVAC Equipment Schedule

Tag ID	Indoor Model	Indoor Circuit Volts/Phase/Amps	Outdoor Model	Outdoor Volts/Phase/Amps	Gas Load
F-1	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-2	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-3	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-4	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-5	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-6	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-7	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
F-8	58MXA	120/1/20	24AC460	208/3/45	100 MBH Gas Load
CRU-1 CAC-1&2	40RM Above	208/3/35	Below 24AC436	208/3/30	No heat in this unit, note 1 No heat in this unit, note 1
UH-1	HSU75	120/1/20	n/a		75 MBH Gas Load
EF-1	On roof		Greenheck	120/1/20	Exhaust fan, note 1





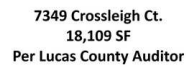




Remove Wall To Expand Warehouse Into Print Area



Large, Open Print Area With Ability To Add Overhead Doors







Population	1 Mile	5 Miles	10 Miles
Total Population	5,892	111,297	379,902
Average Age	43.9	42.6	39.7
Average Age (Male)	44.6	40.2	38.2
Average Age (Female)	43.4	44.3	41.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,335	49,829	178,326
# of Persons per HH	2.5	2.2	2.1
Average HH Income	\$133,492	\$88,099	\$65,720
Average House Value	\$228,244	\$172,478	\$129,904

2020 American Community Survey (ACS)

