



CLICK OR SCAN

Toledo Logistics Park - Southeast

+/- 121 ACRE CLASS A INDUSTRIAL PARK

Up to 1,146,000 SF spaces available for build-to-suit



AMBROSE

CBRE





ONE BUILDING CONCEPTUAL SITE PLAN

+/- 121 ACRES



Available for Build-to-Suit or User Sales

FLEXIBLE BUILDING CONFIGURATIONS

WATER & SEWER

Northwestern Sewer & Water

GAS

Columbia Gas

ELECTRIC

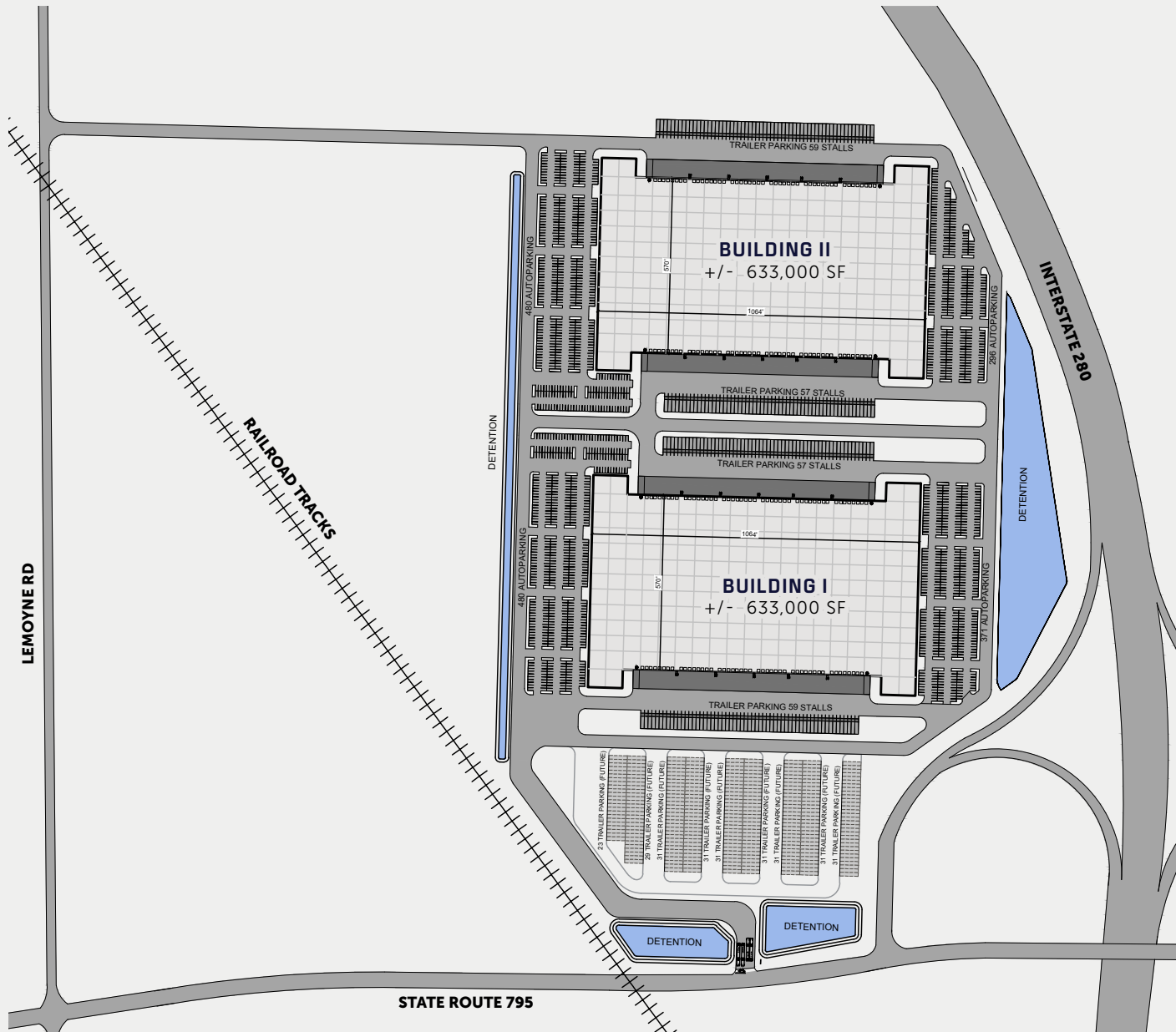
First Energy

DATA

Brightspeed and AT&T Fiber/
Internet

INCENTIVES & TAX

ABATEMENTS AVAILABLE



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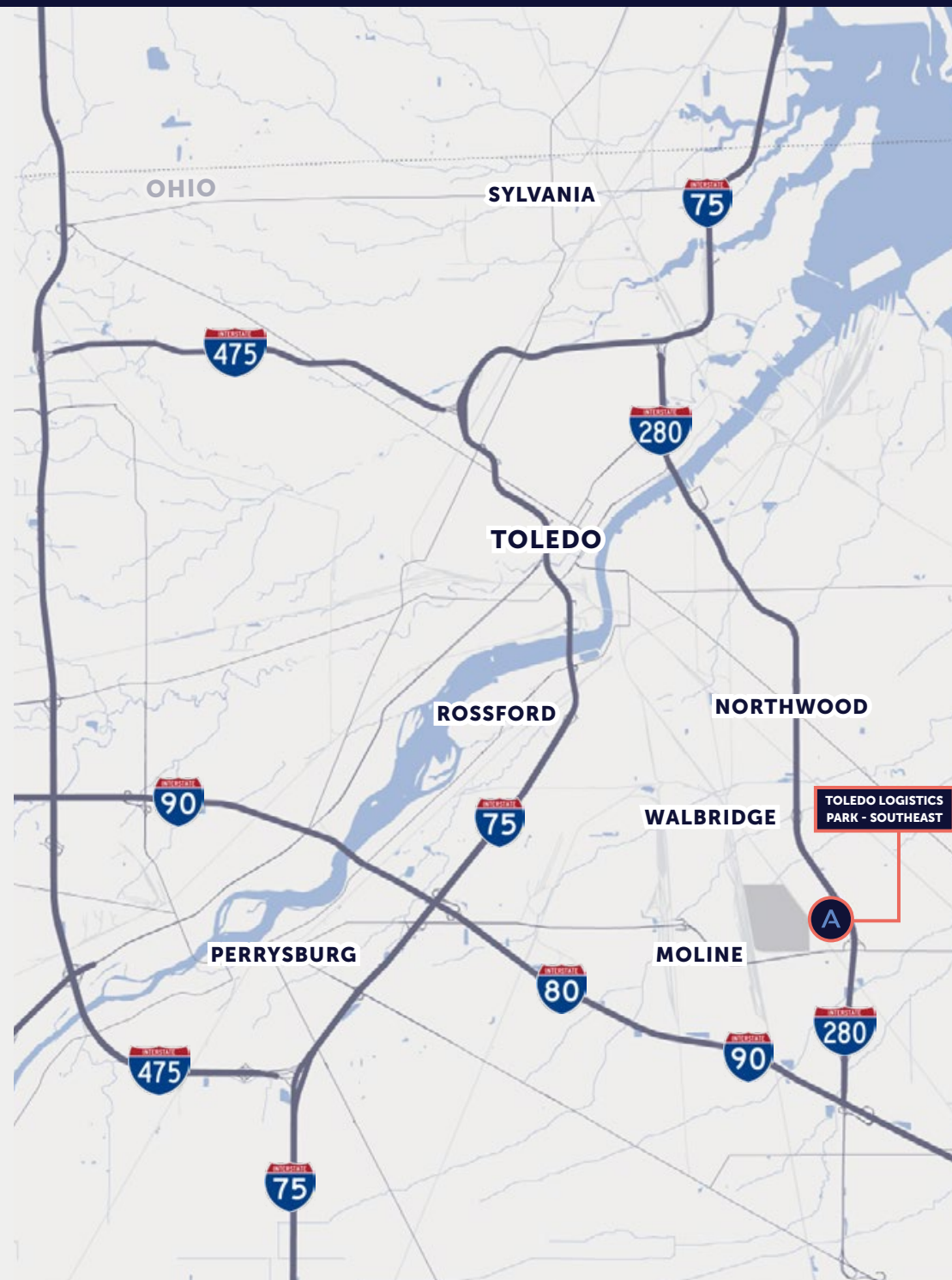


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ACCESS, LABOR & ADVANTAGES

- Located in Lake Township, Wood County, Ohio
- Direct access to I-280 [less than 1 mile]
- Easy access to I-75 via I-280 and I-80/90
- Visible from and located directly adjacent to I-280
- Business friendly municipality with incentives available
- Zoned as M-1 Light Industrial
- Ideal configuration for distribution, light or heavy manufacturing & assembly
- High labor availability
- Site can readily accommodate end users with footprints exceeding 1,000,000 square feet
- Rail adjacent to site

BUILD-TO-SUIT OPPORTUNITIES AVAILABLE





SURROUNDING LABOR (2025)

▶ Total Population

121,846 **592,625** **878,716**
within 15 min drive within 30 min drive within 30 min drive

▶ Employed Civilian Population 16+

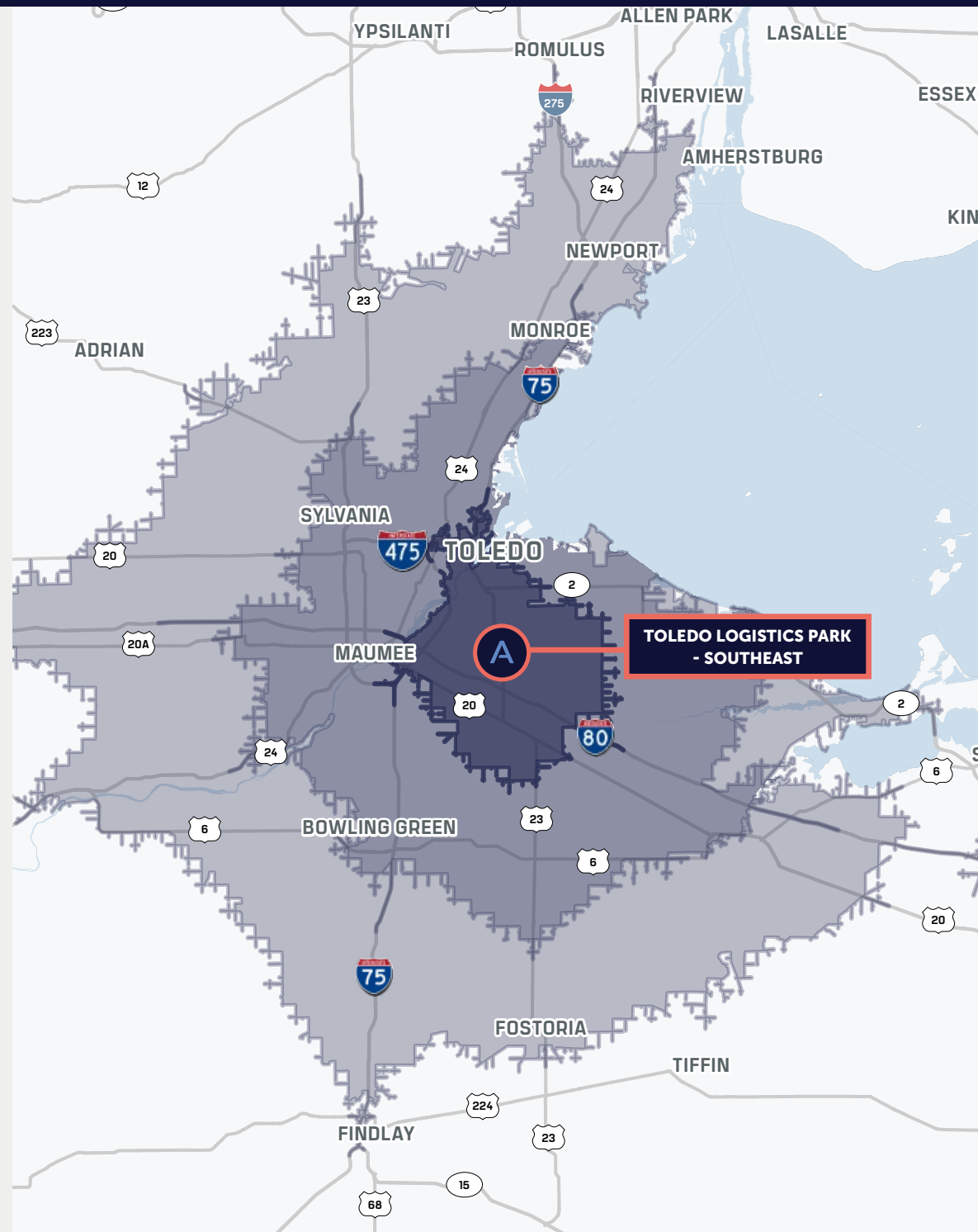
56,208 **295,586** **436,598**
within 15 min drive within 30 min drive within 30 min drive

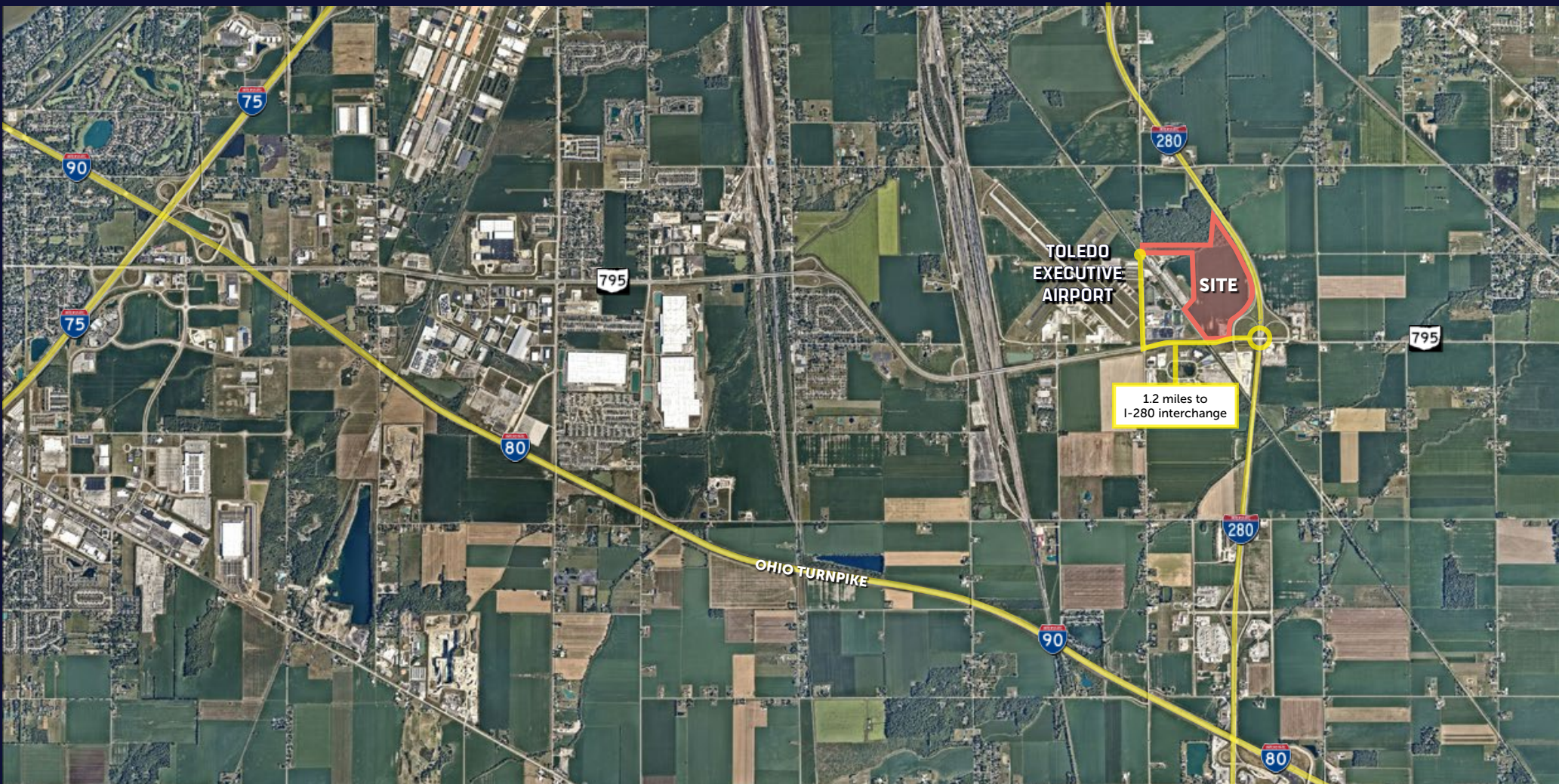
▶ Occupation: Production

5,702 **24,801** **40,975**
within 15 min drive within 30 min drive within 30 min drive

▶ Est. Percentage of People in Production, Transportation & Moving Materials

23.14% **17.42%** **22.01%**
within 15 min drive within 30 min drive within 30 min drive





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AMBROSEPG.COM/PROPERTIES

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AMBROSE CBRE

