

# Palmer Energy Building

5577 Airport Highway | Toledo, OH 43614



## OFFERING SUMMARY

Available Space:	1,392 SF
Building Size:	18,752 SF
Lease Rate:	\$12.95 SF/yr (Full Service)
Lot Size:	1.17 Acres
Year Built:	1986
Building Class:	B
Market:	Toledo
Submarket:	South/Southwest
Total Parking:	65

## PROPERTY OVERVIEW

- 1,392 SF second-floor, Class A office space with five perimeter/windowed offices, large conference room and private entrance
- Common-area ADA restrooms
- 65 parking spaces with handicap parking
- Elevator
- Updates to common area and building entry
- Monument signage on Airport Highway

## LOCATION OVERVIEW

Quick expressway access to I-475/US-23 and Ohio Turnpike (I-80/90)

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
For Lease	\$12.95 SF/yr	1,392 SF
Second Floor	\$12.95 SF/yr	1,392 SF

For More Information Contact:

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## LEASE DETAILS

Available SF	1,392 SF
Lease Rate	\$12.95 SF/yr
Lease Type	Full Service
Tenant Responsible For	Suite Janitorial

## BUILDING INFORMATION

Building Size	18,752 SF
Number Of Floors	2
Year Built	1986
Tenancy	Multiple
Condition	Excellent
Construction Status	Existing
Roof System	Asphalt
Building Exterior	Brick
Exterior Walls	Brick
HVAC	Yes
Climate Controlled	Yes
Heat System Description	Central Air
Restrooms	Two per floor (ADA)
Exterior Signage	Monument on Airport Highway

## PROPERTY DETAILS

Primary Property Type	Office
Zoning	C-2
Acreage	1.17 Acres
Annual Real Estate Taxes	\$27,149.00
Annual Real Estate Taxes Per SF	\$1.45/SF
Parcel / APN Numbers	26-60511
# Parking Spaces	65

## LOCATION INFORMATION

Building Name	Palmer Energy Building
City, State & Zip	Toledo, OH 43614
County	Lucas
Submarket	South/Southwest
Cross Streets	Bernath Parkway

## UTILITIES

Internet Provider	Buckeye Boradband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	City of Toledo

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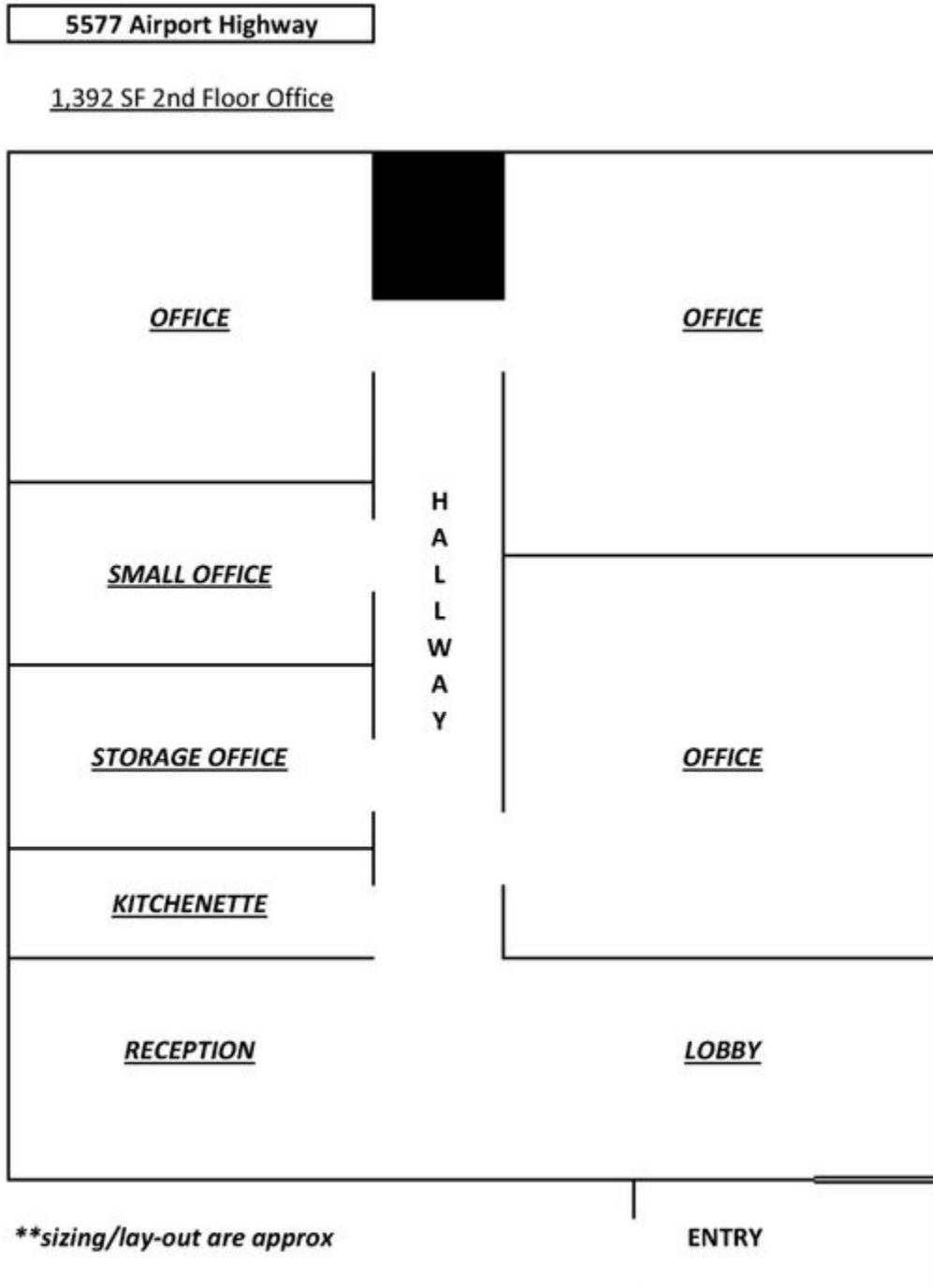
**Reichle | Klein Group**

Commercial Property Brokers, Managers & Investment Advisors



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Office Building For Lease

# Palmer Energy Building

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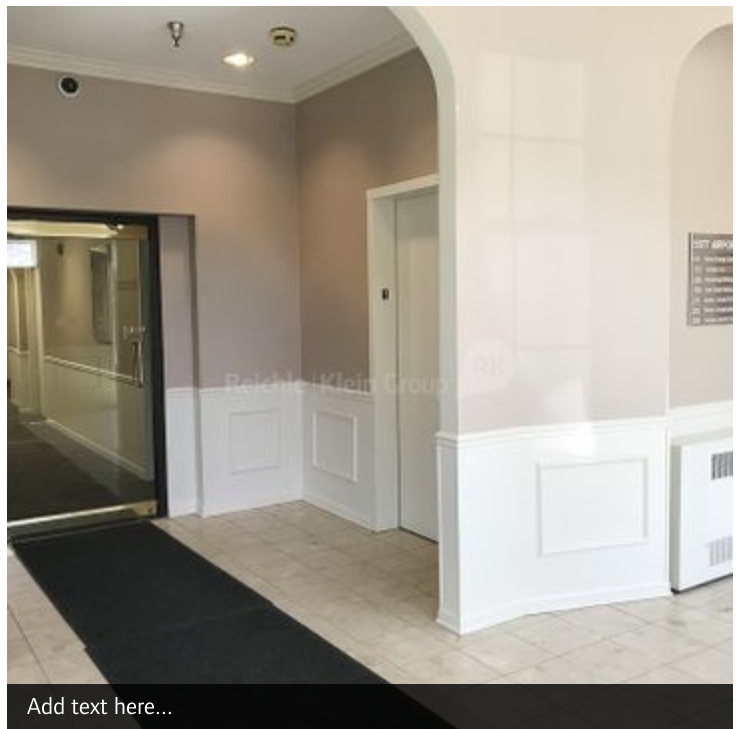
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Back Entry



Monument Sign



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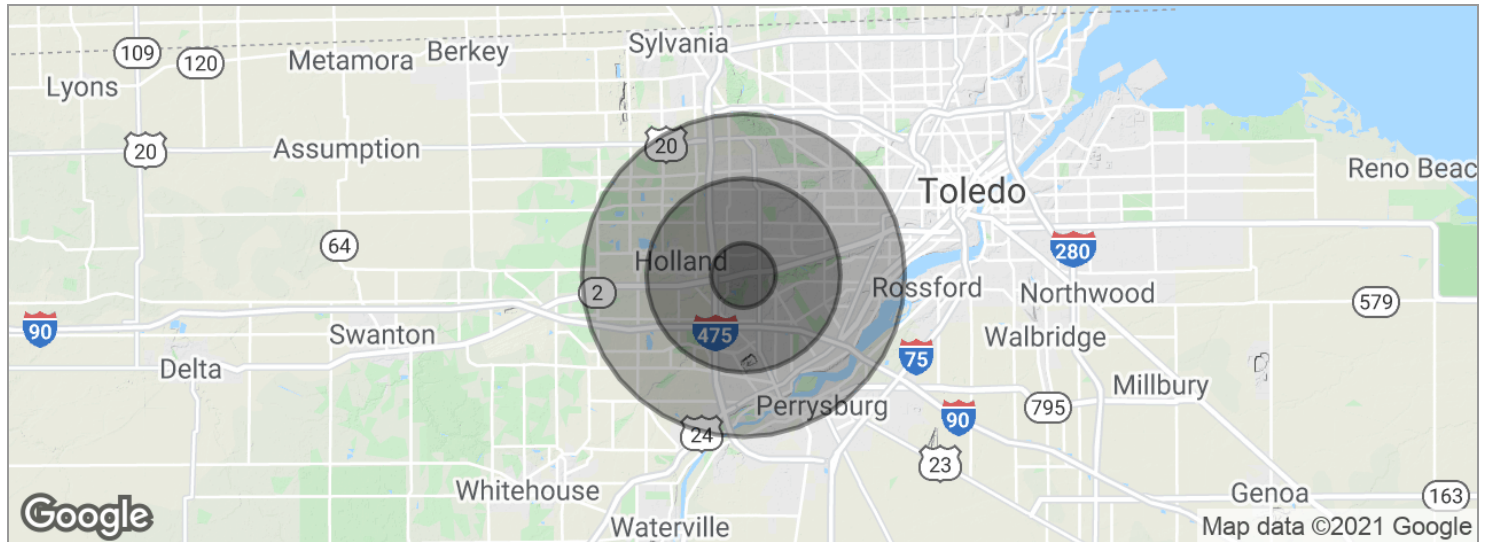
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,844	67,793	160,855
Median age	34.4	35.8	37.3
Median age (Male)	33.5	33.8	35.7
Median age (Female)	36.1	37.2	38.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,714	29,959	68,304
# of persons per HH	2.1	2.3	2.4
Average HH income	\$47,995	\$50,120	\$60,830
Average house value	\$171,395	\$146,362	\$152,352

\* Demographic data derived from 2010 US Census

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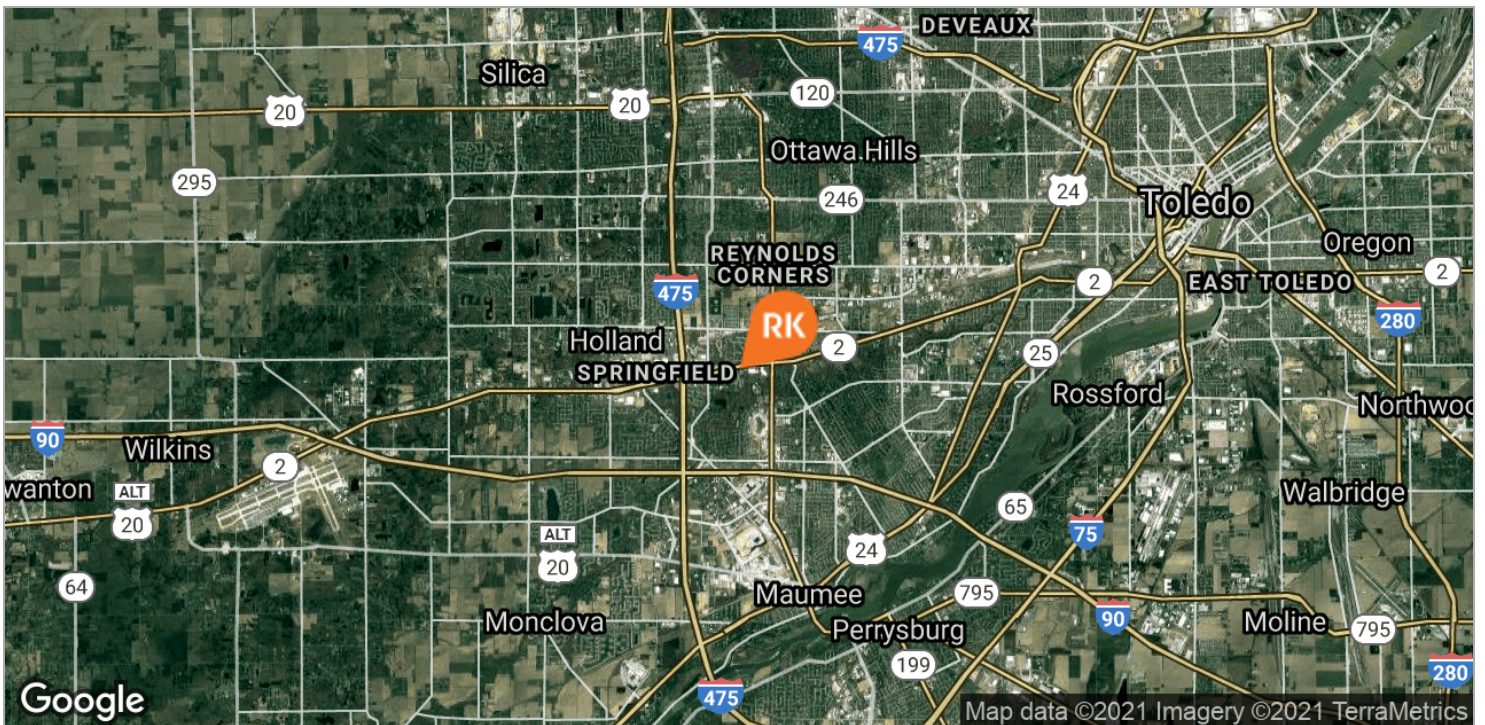
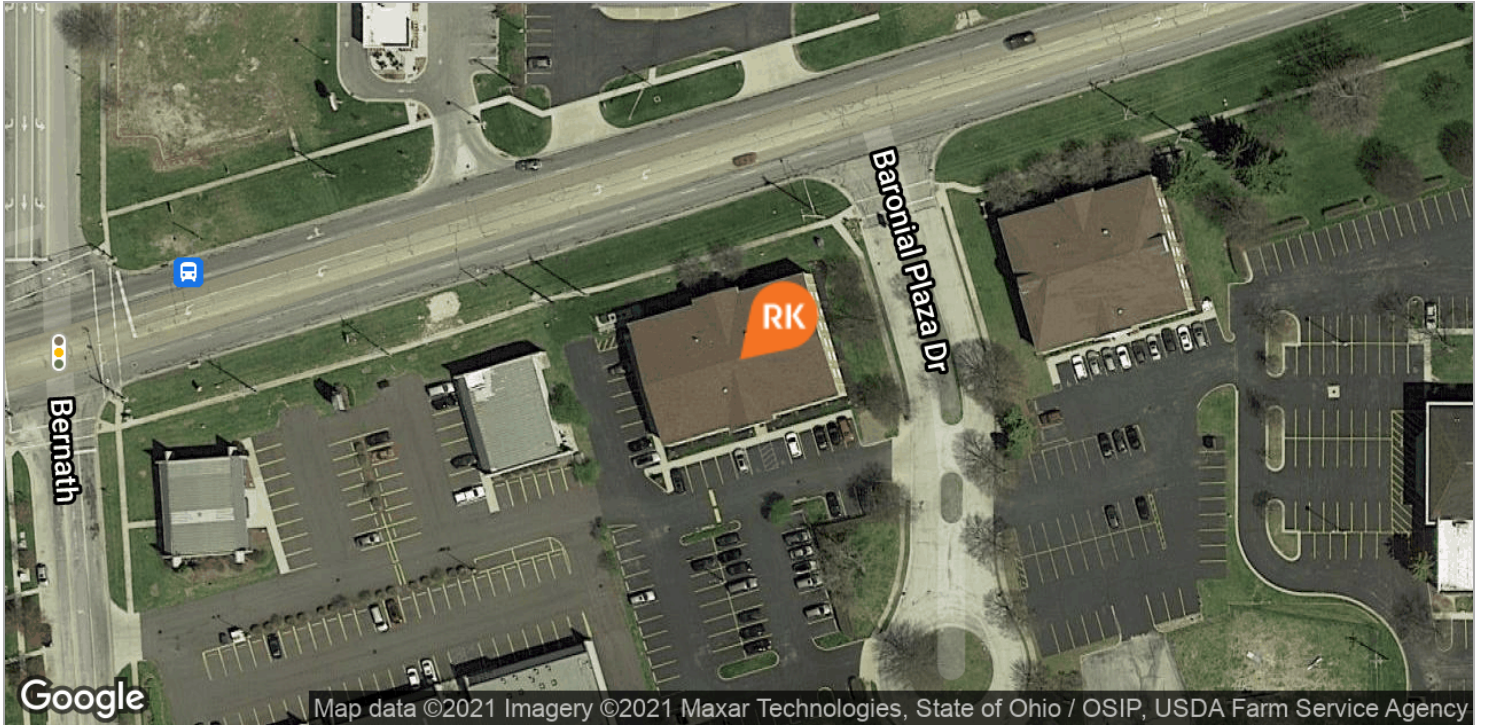
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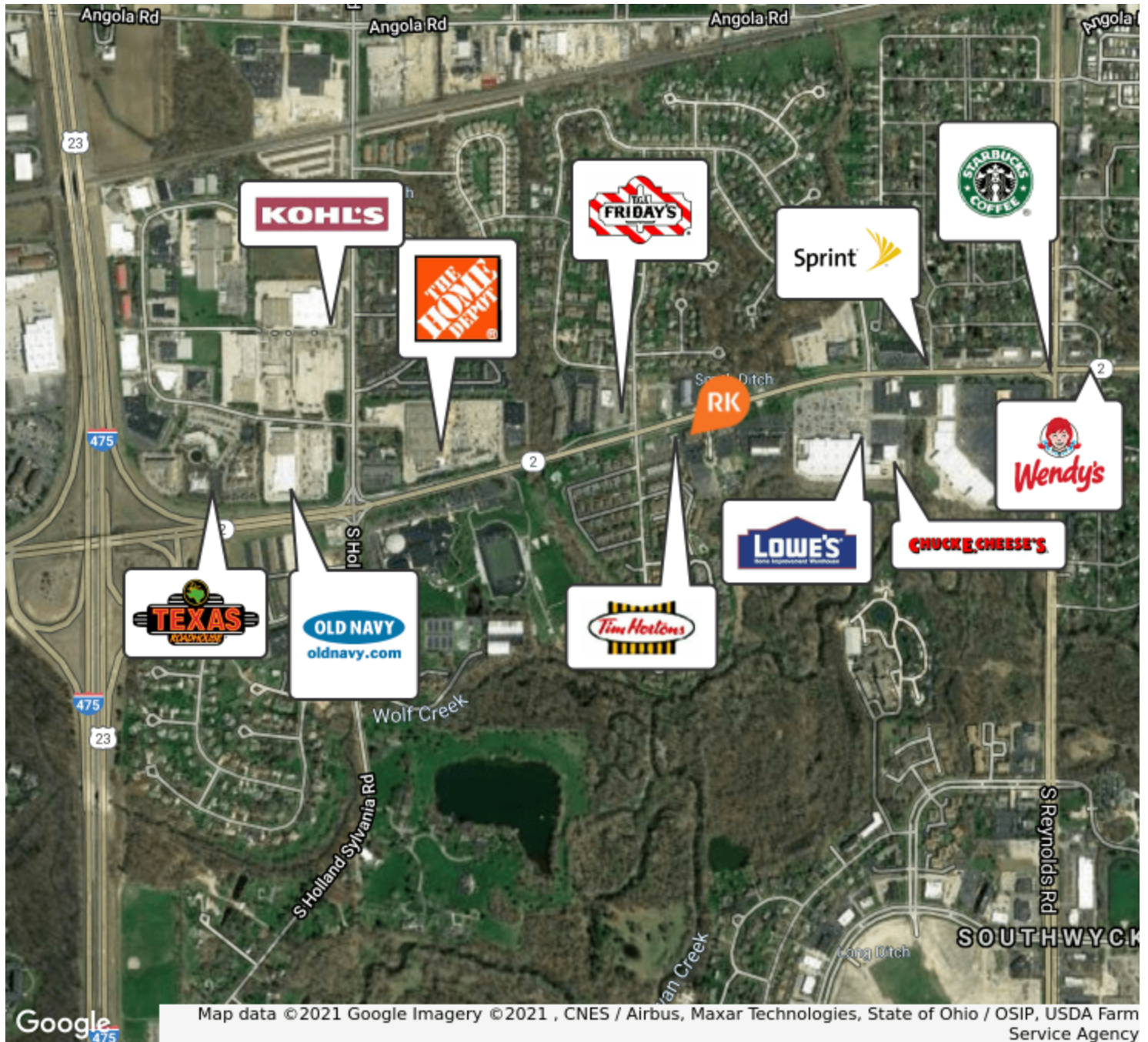
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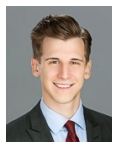
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