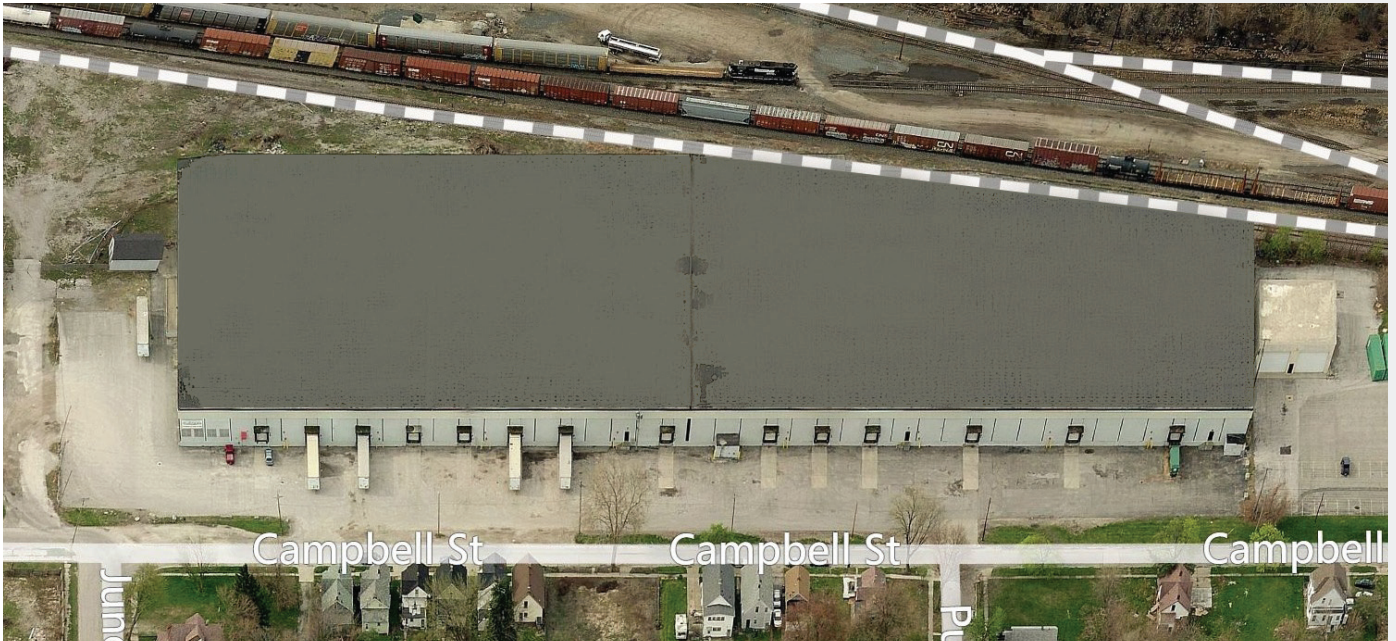


AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1411 CAMPBELL STREET | TOLEDO, OH | 43607



1411 Campbell Street | Toledo, Ohio | 225,080± SF



PHOENIX INVESTORS

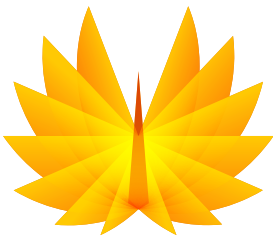
Opportunity. Execution. Value Creation.

Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Kurt Jensen
262-308-0008
kurt@phoenixinvestors.com

FEATURES

- Easy access for road, rail, sea and heavy weight cargo air
- Active Norfolk Southern rail spur with entrance to warehouse
- High efficiency lighting coming soon



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1411 CAMPBELL STREET | TOLEDO, OH | 43607

PROPERTY DETAILS

Building Size:	225,080 SF
Available Space:	Manufacturing/Warehouse: 222,580 SF Office: 2,500 SF
Land Area:	8.54 Acres
Minimum Divisible:	112,540 SF
Maximum Contiguous:	225,080 SF
Loading:	14 High dock doors with levelers, 1 Grade level door
Construction:	Floor: 6" to 8" Reinforced concrete Roof: Rubber membrane updated in 2005 Walls: Poured concrete panels
Year Built:	1958
Ceiling Height:	22'
Power:	480 Volt, 3 phase, 1,000 AMP
Heat:	Suspended gas-fired units
Rail:	Norfolk Southern spur with indoor rail 4.41 miles from Chrysler Assembly
Lighting:	Sodium vapor - landlord to upgrade
Fire Suppression:	100% Wet sprinkled
Parking:	20+ Passenger vehicles 40 Tractor trailers
Zoned:	10 MX Mixed Zone Parcel
OpEx Estimate 2017:	\$0.60/SF



FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ 262.308.0008

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

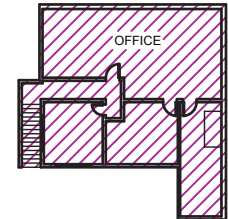


AVAILABLE FOR LEASE

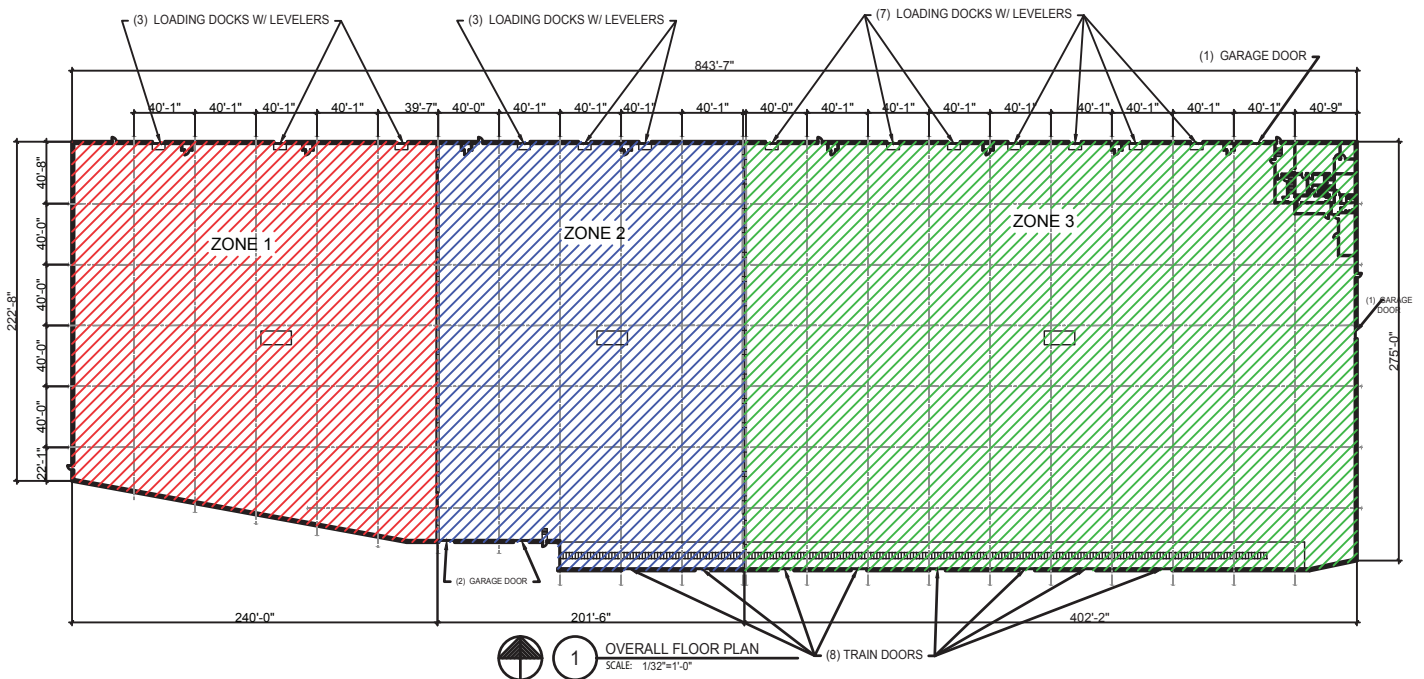
INDUSTRIAL | MANUFACTURING | WAREHOUSE
1411 CAMPBELL STREET | TOLEDO, OH | 43607

SITE PLAN

SQUARE FOOTAGE BREAKDOWN					
HATCH	ZONE #	SPACE DESIGNATION	SQUARE FOOTAGE	CLEAR HEIGHT	DOCKS/DOORS
	ZONE 1	1ST FLOOR WAREHOUSE	58,668 SQFT	DECK: 24.4' CLEAR: 19.91'	3 DOCKS W/ LEVELERS
	ZONE 2	1ST FLOOR WAREHOUSE	55,248 SQFT	DECK: 24.33' CLEAR: 19.87'	3 DOCKS W/ LEVELERS
	ZONE 3	1ST FLOOR WAREHOUSE	113,112 SQFT	DECK: 24.43' CLEAR: 19.94'	7 DOCKS W/ LEVELERS
	OFFICE	2ND FLOOR OFFICE	1,661 SQFT	N/A	N/A
	TOTAL	N/A	228,689 SQFT	N/A	13 DOCKS W/ LEVELERS



2 2ND FLOOR OFFICE
SCALE: 3/32"=1'-0"



FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ 262.308.0008

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1411 CAMPBELL STREET | TOLEDO, OH | 43607

ADDITIONAL INFORMATION

Population:	Toledo: 608,145
Location:	Detroit, MI: 60 miles Flint, MI: 110 miles Indianapolis, IN: 220 miles Pittsburgh, PA: 230 miles Chicago, IL: 240 miles
Transportation:	Interstate 75: 2 miles Interstate 475: 4 miles Ohio Turnpike (I-80/90): 6 miles Toledo Express Airport: 13 miles Toledo Seaport: 2.6 miles
Major Employers:	<ul style="list-style-type: none">• ProMedica Health System• University of Toledo• Mercy Health Partners• Chrysler Assembly Complex• Bowling Green State University• BP Toledo Refinery



FOR COMPLETE INFORMATION CONTACT:

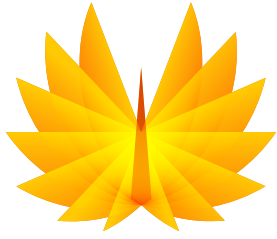
✉ KURT@PHOENIXINVESTORS.COM | ☎ 262.308.0008

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

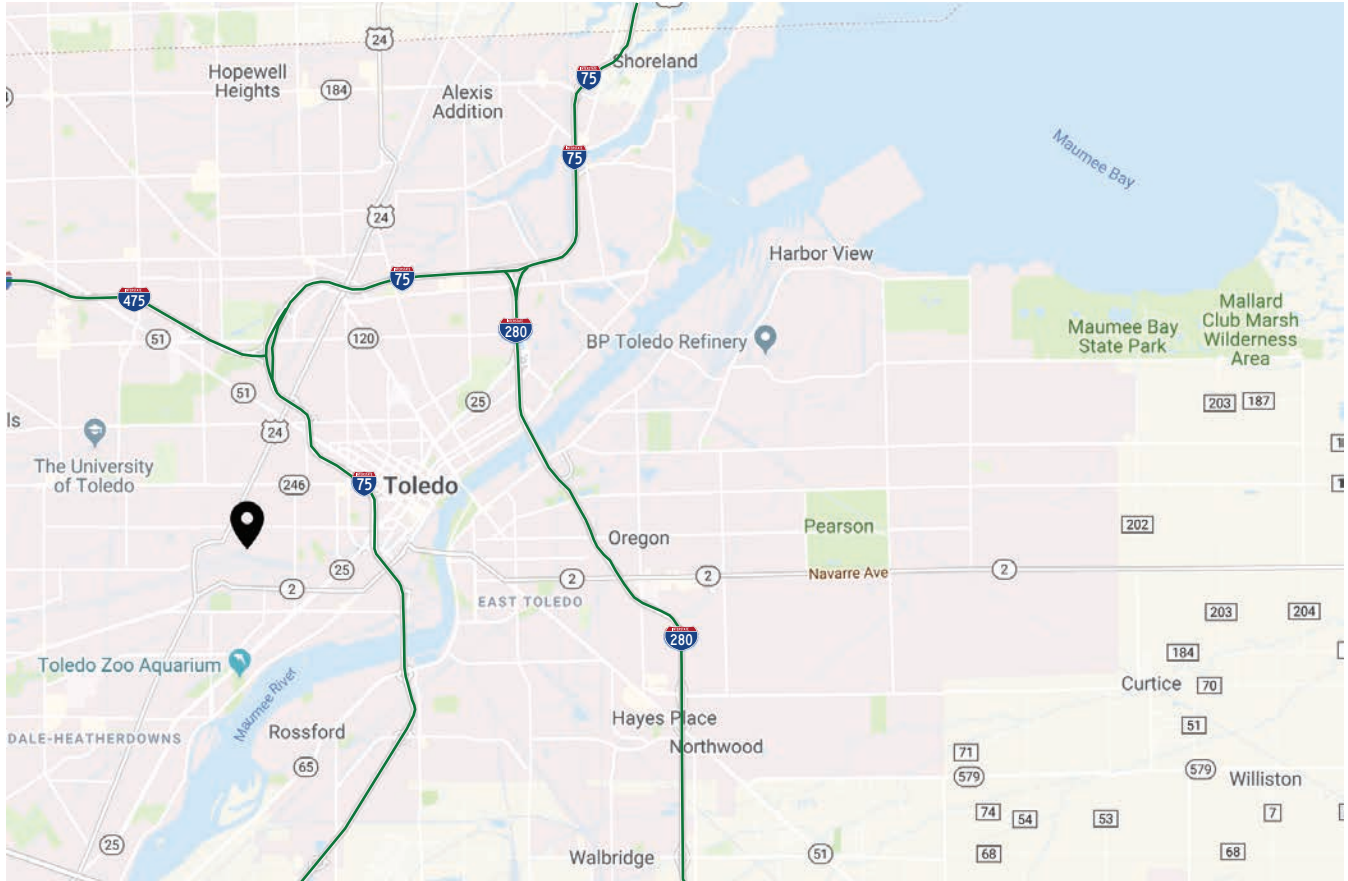
Opportunity. Execution. Value Creation.



AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE
1411 CAMPBELL STREET | TOLEDO, OH | 43607

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ 262.308.0008

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.