BLUE DOCK

VISIT OUR WEBSITE



TOLEDO · LUCAS COUNTY, OH

TOLEDO COMMERCE PARK

Class-A Move-in ready warehouse & office units
from 1,200 up to 15,200 SF.
Starting at $700/month all-in. 5 minutes to I-75.

5222-5272 TRACTOR RD · 444 W LASKEY RD · TOLEDO, OH

LEASING OVERVIEW

MOVE-IN READY FLEX SPACE FOR GROWING BUSINESSES IN TOLEDO.

Renovated warehouse and office units located 5 minutes from I-75, built for contractors, HVAC, plumbing, landscaping, distribution, light manufacturing and more.

Every unit has its own private entrance, private office and private bathroom, drive-in or dock-high loading, heavy power, heat and 24/7 access, epoxy floors in the warehouse, LVP flooring in the office.

Move in immediately and when you outgrow the space, we expand you into the unit next door. Blue Dock has worked with growing companies for over 35 years.

FROM $700	1,200 - 15,200	IMMEDIATE	24/7
PER MONTH ALL-IN	SF AVAILABLE	OCCUPANCY	PRIVATE ACCESS





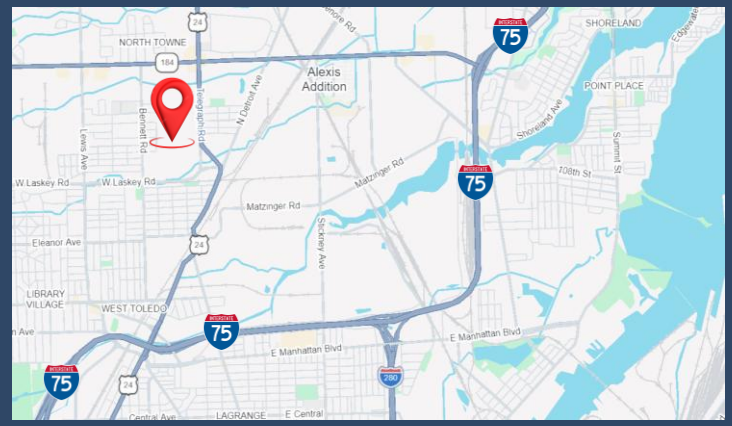
SPACE HIGHLIGHTS

- **Drive-in & Dock-High Loading.**
- Private Entrance w/ 24/7 Access.
- Private Offices & Bathrooms.
- Climate Controlled.
- LED Lighting Throughout.
- Combinable / Subdivisible Units

FINISHES & UPGRADES

- Epoxy Floors in Warehouse
- LVP Flooring in Office
- White Paint Throughout
- Additional Loading Docks
- Drive-In Loading Conversions
- Custom Build-Outs Available

LOCATION



ALL THREE PROPERTIES ARE 5 MIN FROM I-75

AVAILABLE SPACES

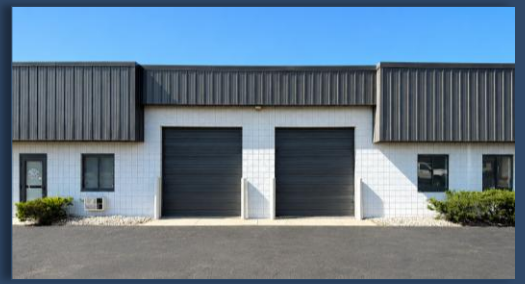
TOLEDO, OH · 3 SITES · LUCAS COUNTY

Fully renovated units available now across all three Toledo sites. Spaces can be combined or subdivided to fit your exact footprint.

BUILDING	UNIT	SF	MONTHLY ALL-IN	LOADING
TOLEDO COMMERCE NORTH · 5265 - 5272 TRACTOR RD				
5265 Tractor Rd	B	4,200	**$3,168 / month**	Loading Dock Drive-in Door
5272 Tractor Rd	L	5,500	**$3,690 / month**	(4) Loading Docks
5272 Tractor Rd	Storage	1,200 – 2,400	**$700 – $1,400 / month**	(1 – 2) Drive-in Doors
TOLEDO COMMERCE SOUTH · 5222 - 5242 TRACTOR RD				
5242 Tractor Rd	B	1,500	**$1,225 / month**	Drive-in Door
5242 Tractor Rd	D	2,000	**$1,633 / month**	Drive-in Door
5232 Tractor Rd		8,800	**$5,353 / month**	Loading Dock Drive-in Door
LASKEY COMMERCE CENTER · 444 W LASKEY RD				
444 W Laskey Rd	D	2,400	**$1,760 / month**	12' Drive-in Door
444 W Laskey Rd	F & G	3,600	**$2,640 / month**	Two (2) 12' Drive-in Doors
444 W Laskey Rd	A & B	5,800	**$3,770 / month**	12' Drive-in Door
444 W Laskey Rd	Y & Z	7,600	**$4,782 / month**	Two (2) 12' Drive-in Doors

Monthly all-in rent covers base rent plus operating expenses. One number, no surprises.
Pricing and terms negotiable to fit your business. Immediate occupancy available on every unit listed.

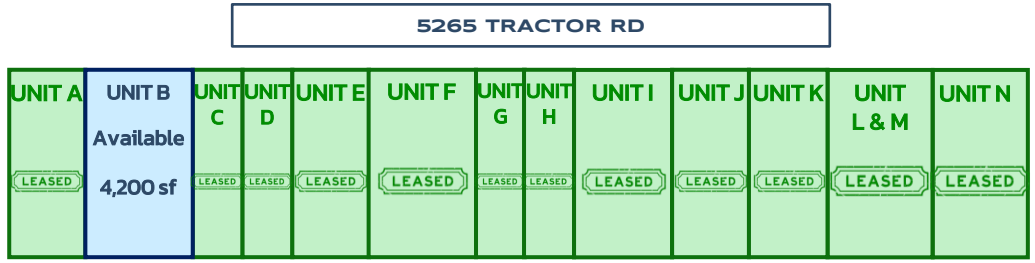
PHOTOS

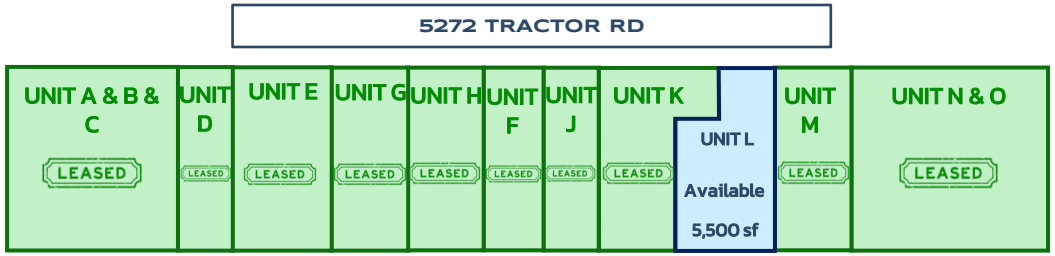





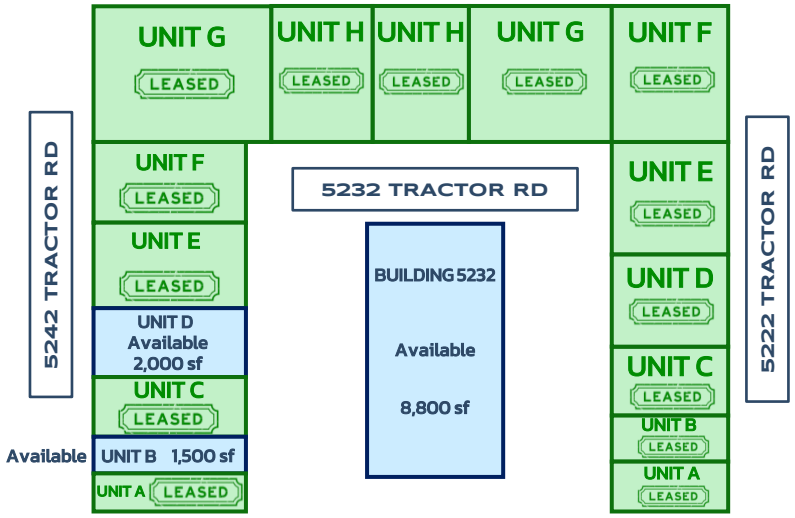


SITE PLANS

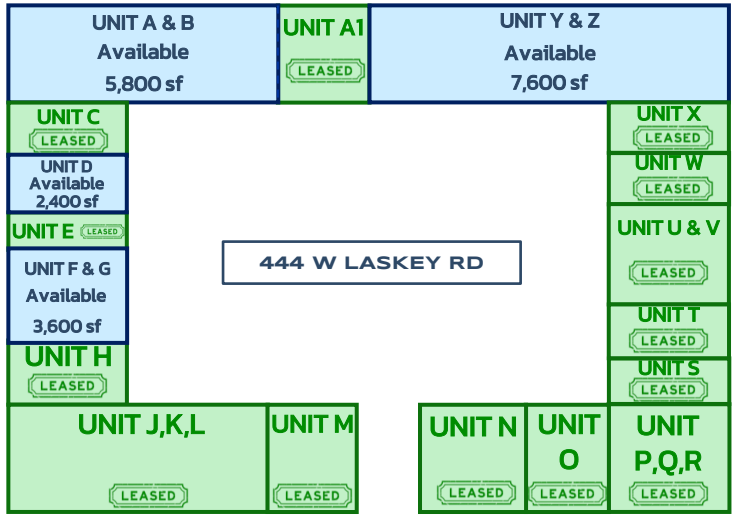




TOLEDO COMMERCE NORTH



TOLEDO COMMERCE SOUTH



LASKEY COMMERCE CENTER



LET'S CONNECT

BUILD YOUR BUSINESS AT TOLEDO.

EXCLUSIVE LEASING CONTACT

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