

1435

MATZINGER RD

230,000 SF
Industrial Development
Available Now

Demise options available



Toledo, Ohio

REICH  BROTHERS 

PROPERTY OVERVIEW

Address	1435 Matzinger Road, Toledo, Ohio 43612
Available SF	230,000 SF
Total Rentable SF	309,968 SF
Status	Available
Configuration	Insulated Concrete Tilt-Up
Fire Suppression	ESFR
Construction	Steel Frame, Concrete
Date Available	09/23/25
Year Built	2000
Land Area (AC)	28.5 Acres
Clear Height	31'-34'
Column Spacing	50' x 50' with 60' Speed Bays

Docks	71
Drive-In Doors Docks	2
Car Parking	292 Auto
Trailer Parking	134 Trailer
Power	480/277 Volt, 1200 Amps
Lighting	LED
Power Provider	Toledo Edison
Heating/Gas Provider	Columbia Gas
Water/Sewer Provider	City of Toledo
Available Office SF	5,500; 3,750; and 2,200 SF
Climate Control	Yes



Heavy Power



34' Clear Height



Cross Dock



Minutes from I-75
with access to 80/90
Ohio Turnpike

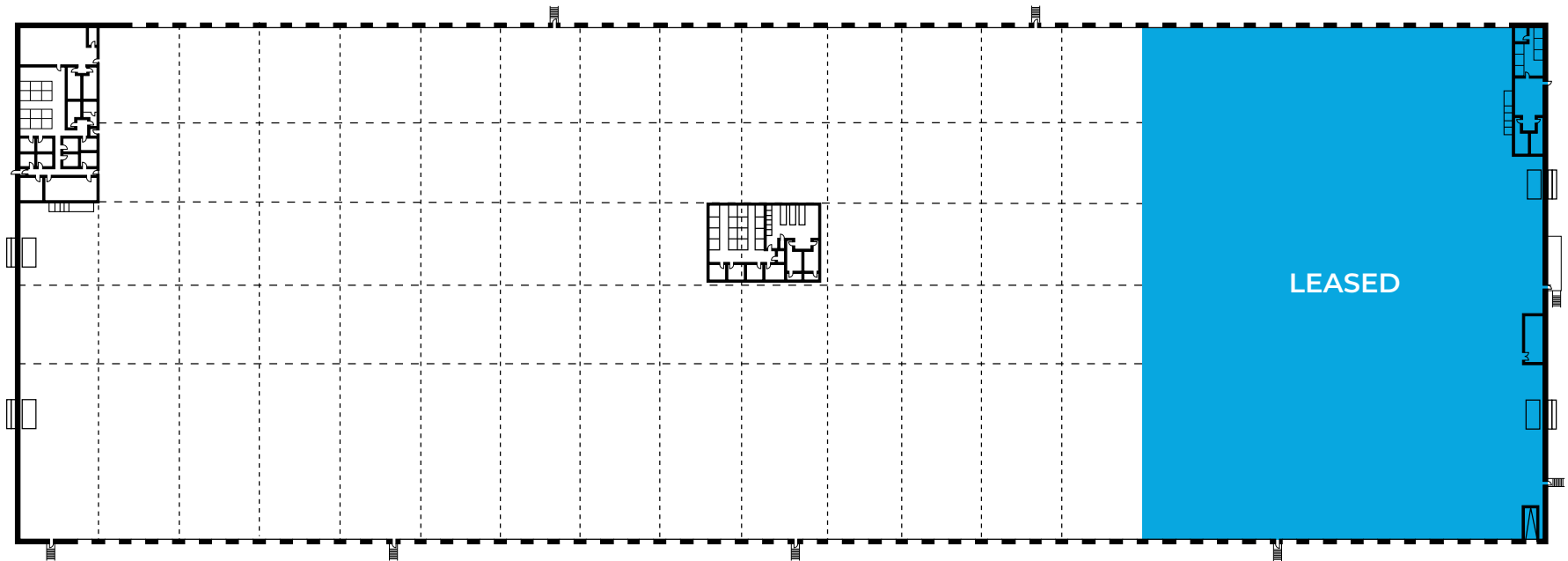


Significant
Trailer Parking



Ample Exterior
Storage Available

SITE PLAN



230,000 SF AVAILABLE

DEMISE OPTIONS AVAILABLE

AVAILABLE
NOW



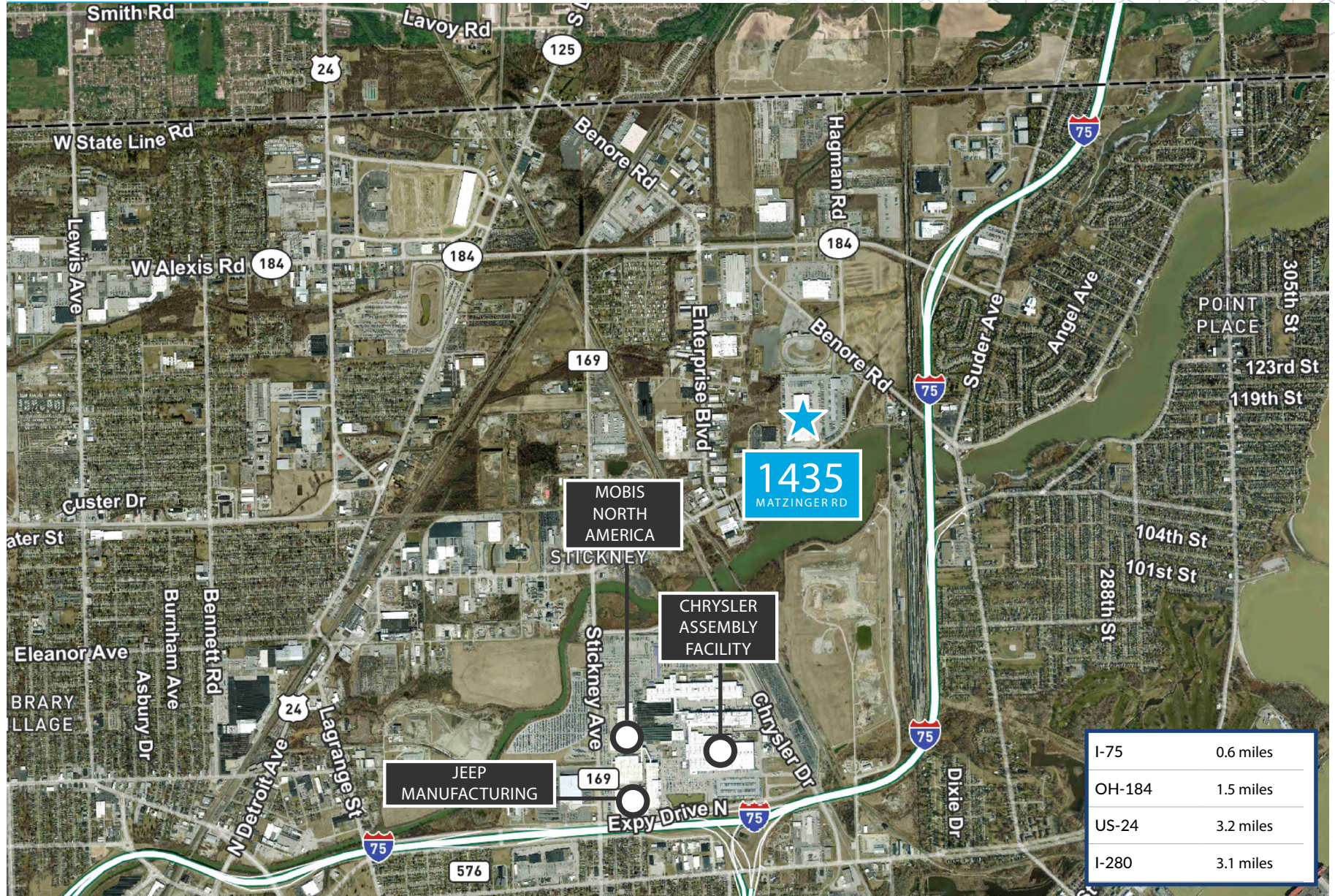
HIGHLY AMENITIZED

3 MILES

1435
MATZINGER RD

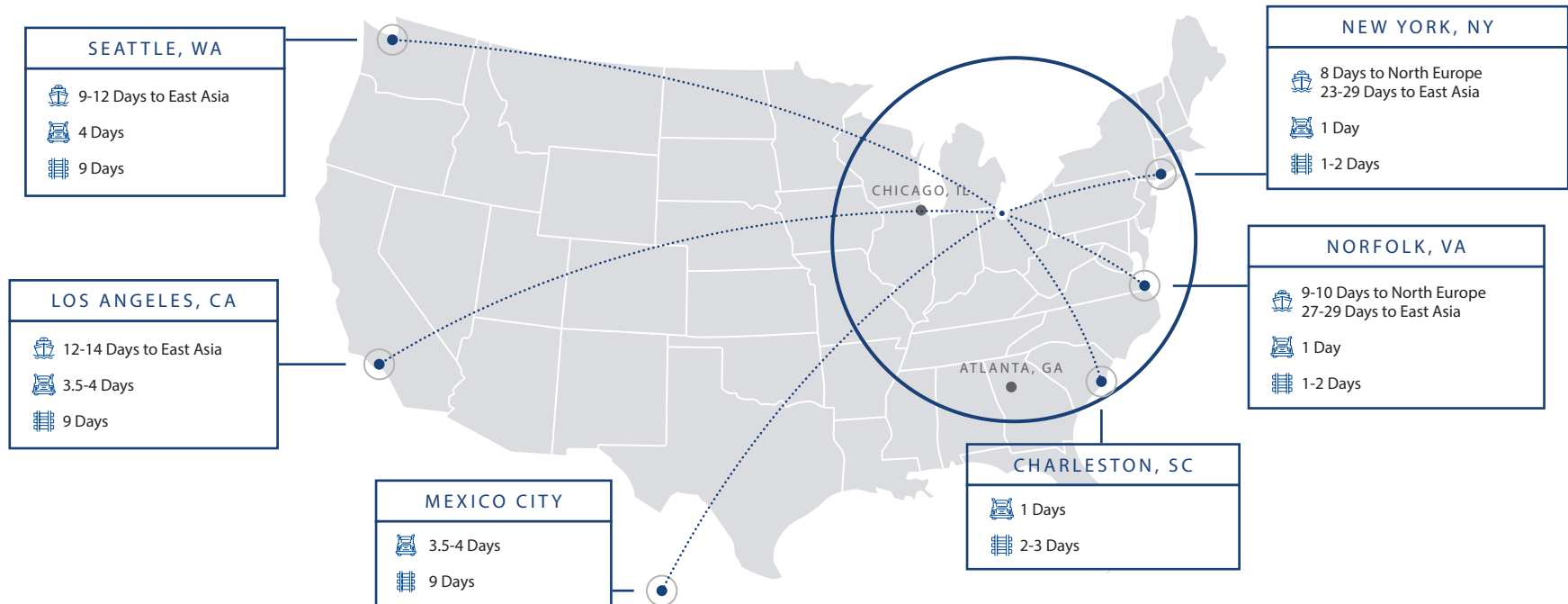


INDUSTRIAL NEIGHBORS



NATIONWIDE CONNECTIVITY

FROM TOLEDO, OH



MARITIME

Owing to its strategic location on the Maumee River at the western edge of Lake Erie, Toledo hosts a significant hub for maritime shipping. The Port of Toledo features 13 maritime terminals, direct rail access and handles over 11 million tons of cargo annually.

RAIL

The city is served by major carriers like Norfolk Southern, CSX, and Canadian National, offering direct connections to national and international markets. The Norfolk Southern Intermodal Terminal at Airline Junction provides container and trailer-on-flatcar services with daily lifts and access to major routes including Chicago and the Northeast.

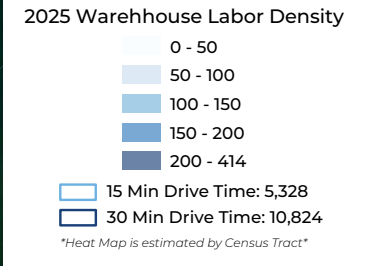
GROUND

Toledo's strategic location along major highways like I-75 and I-80/I-90 enables efficient regional and national freight movement. Over 60% of the U.S. population can be reached via one day's drive from Toledo, including major metros as Chicago, Detroit, New York City, and Atlanta, as well as parts of Canada, including Toronto.

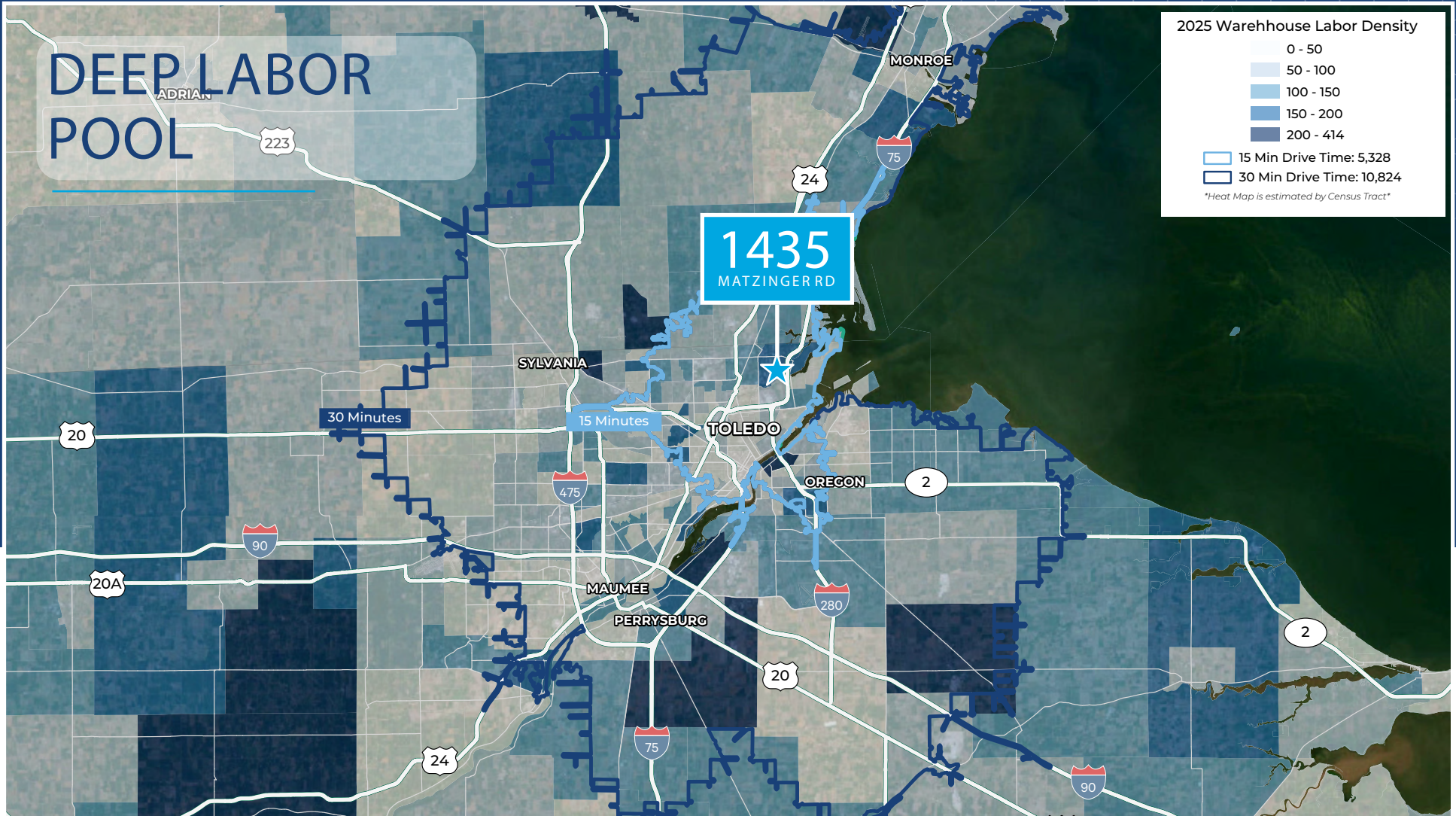
AIR

Toledo, Ohio is served by two key airports that support cargo operations: Toledo Express Airport (TOL) and Toledo Executive Airport (TDZ).

DEEP LABOR POOL



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2024 BUSINESSES

15 MIN DRIVE
8,393

30 MIN DRIVE
21,140



2024 EMPLOYEES

15 MIN DRIVE
143,762

30 MIN DRIVE
319,364



2024 POPULATION

15 MIN DRIVE
254,600

30 MIN DRIVE
631,882



2024 CIVILIAN POPULATION 16+ IN LABOR FORCE

15 MIN DRIVE
129,662

30 MIN DRIVE
331,885



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MATZINGER RD

Toledo, Ohio

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