



 **JLL** SEE A BRIGHTER WAY

For Sale

300 S. Byrne Road
Toledo, MI

Former WNWO NBC TV Station NBC 24
22,797 SF Available



Property Details

This versatile property seamlessly integrates office space with functional warehouse storage, featuring convenient overhead doors and expansive open areas perfect for production, distribution, or flexible business operations.

- Great exposure and high traffic count on Byrne Rd. Near University of Toledo Medical Center (UTMC).
- Heavy Power Capacity: over 1200 amps – Ideal for manufacturing, production facility or any high energy use occupier.
- Storage & warehouse Areas - Ample room for inventory, equipment, and materials.
- Overhead Doors – Drive in access loading/unloading of equipment
- Office & Administrative
- Zoning- IL / Light Industrial.

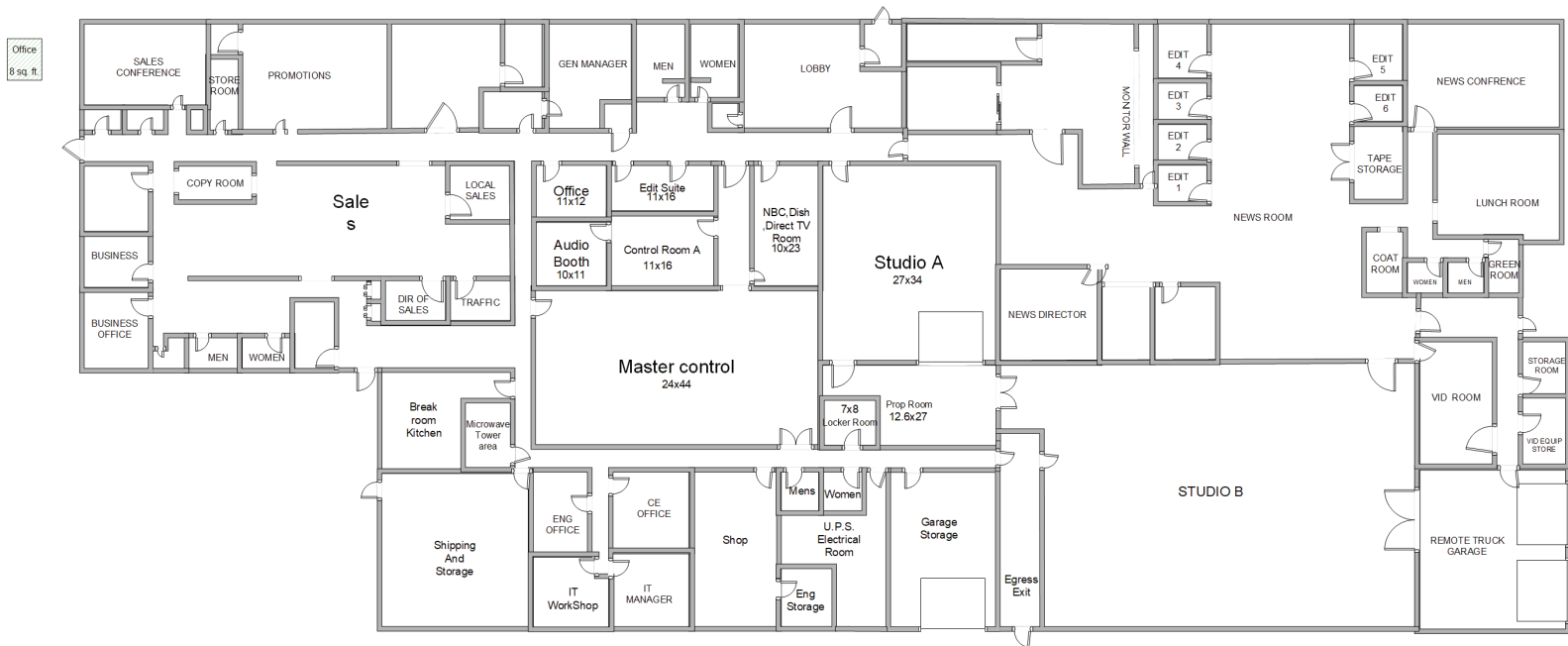
Ideal for:

- Contractors & Trade Businesses
- Flex space users.
- Creative Studios or Service companies.
- Any business needing robust electrical power.

Address	300 S. Byrne Road, Toledo, OH 43615
Building SF	22,797 SF
Office SF	12,382SF
Warehouse SF	10,415 SF conversion
Land Area	2 Acres
Ceiling Height	12' - 16'
Construction	Concrete block
Power	3- phase -over 1200 amps
Roof	New in 2023
Grade Level Doors	3 (10.5' x 12.4')
Outside Storage	Yes
Sprinklers	No
Signage	Yes
Parking	78-spaces fenced parking

Sale Price: \$700,000

Floor Plan



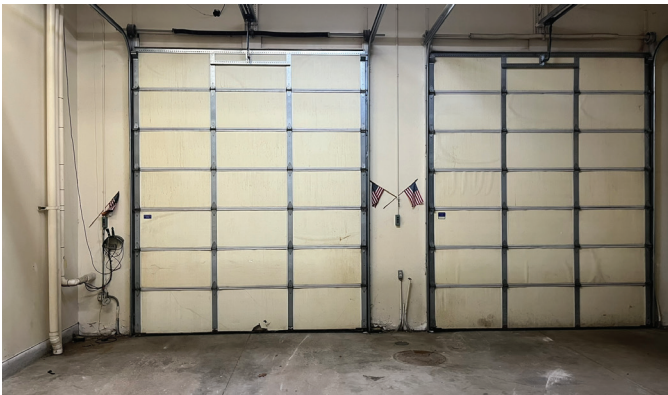
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Site Plan



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Photos



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