

For Lease

Industrial Property

116,000 SF | \$2.50 SF/yr



NAIHarmon Group

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

21739 Rd E-16

Continental, OH 45831

Property Highlights

- Up to 116,000 SF available
- Manufacturing or warehouse space
- 28'-32' Clear height with cranes available
- Rail spur on-site
- Fenced, gated with a security office
- Outdoor storage space available



Call Now
For More Information

Mark Baringer

O: (419) 960-4410 x317 | C: (419) 438-5839
mbaringer@naiharmon.com

OFFERING SUMMARY

Available SF	116,000 SF
Lease Rate	\$2.50 SF/yr (NNN)
Lot Size	28.76 Acres
Building Size	181,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	3,296	\$64,357
10 Miles	15,584	\$62,818
20 Miles	101,569	\$59,415

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GENERAL INFORMATION

Property:	21739 Rd E-16
Location:	Continental
Closest Intersection:	First St & Rd E-16
City, State:	Continental, Ohio
County:	Putnam
Zip:	45831
Parcel No:	24-081168.0600

PROPERTY INFORMATION

Building SF (Min/Max):	181,500
Building Dimensions:	Various
Available Area:	116,000
Land Size:	28.76 Acres
Land Dimensions:	Irregular
Parking:	150 Spaces
Zoning:	Industrial
Current Use:	Industrial
Traffic Counts:	N/A

BUILDING DETAILS

Year Built:	1971 Renovated 2007
Type Construction:	Metal/Block
Heat Fuel/Type:	Electric
Ceiling Height (Min/Max):	24/32
Air Conditioning:	Office
Building Class:	C
Roof:	Metal
Floor:	Concrete
Lighting:	LED



Restrooms:	4
Delivery Doors:	Yes
No. of Floors:	1
Sprinklers:	Yes
Security System:	No

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LEASE SPECIFICATIONS

Utilities/Heat:	Tenant
Electricity:	Tenant
Water:	Tenant
Real Estate Taxes:	Tenant
Insurance (Fire & Hazard):	Tenant
Content, Liability Insurance:	Tenant
Janitorial:	Tenant
Roof:	Tenant
Structure:	Tenant
CAM:	Tenant
Improvements:	Tenant
Lease Term:	TBD

REAL ESTATE TAX INFORMATION

Real Estate Tax Year:	
General Taxes:	\$55,755
Special Taxes:	\$ 0
Total Annual Taxes:	\$55,755

UTILITIES

Gas:	N/A
Water:	Village
Sanitary Sewer:	Village
Electric:	AEP
Storm Sewer:	Village



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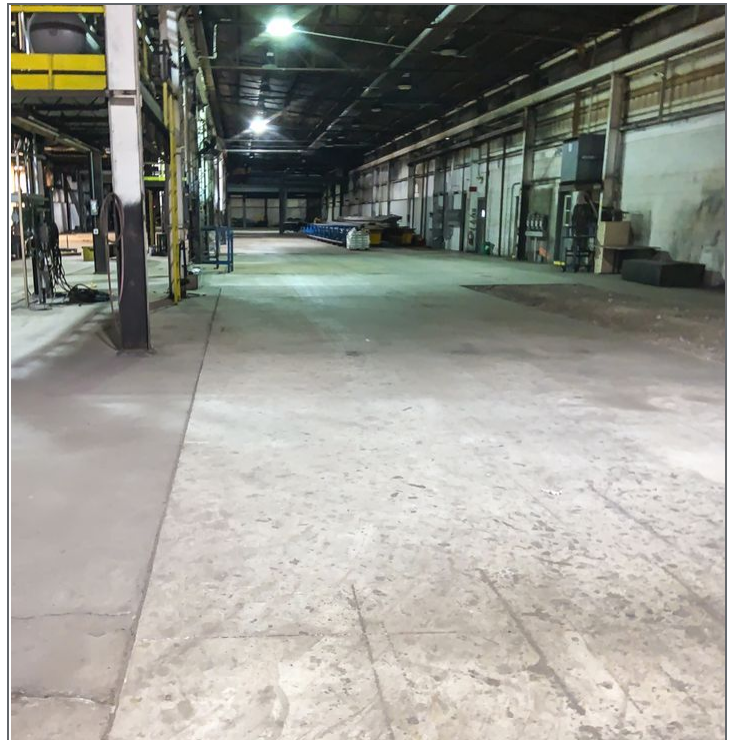
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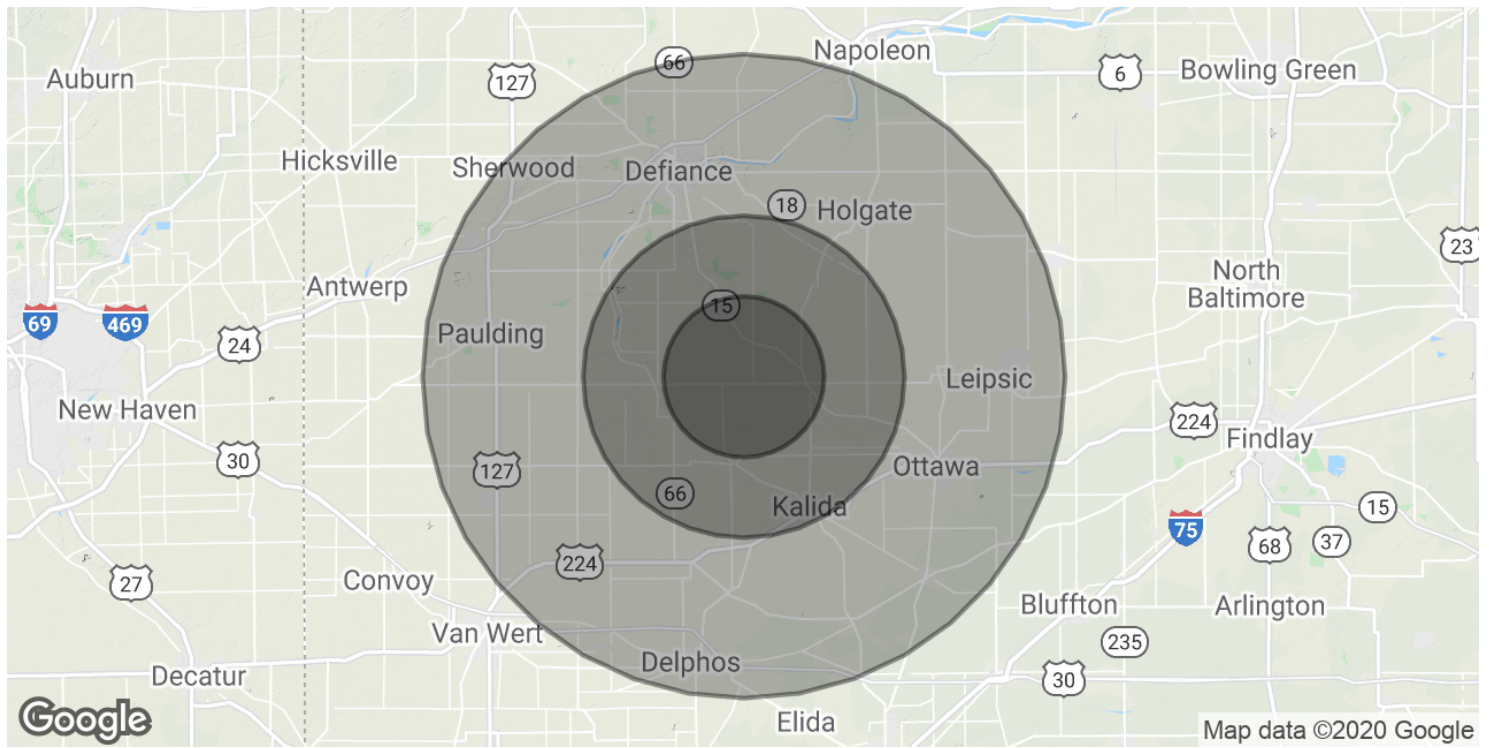
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	3,296	15,584	101,569
Average age	38.5	38.5	38.3
Average age (Male)	35.3	37.4	37.2
Average age (Female)	41.7	39.7	39.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	1,202	5,788	38,742
# of persons per HH	2.7	2.7	2.6
Average HH income	\$64,357	\$62,818	\$59,415
Average house value	\$128,780	\$131,603	\$133,403

* Demographic data derived from 2010 US Census

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Mark Baringer

Senior Advisor

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Professional Background

Mark joined our team with over 30 years of commercial and investment experience. Prior to his real estate involvement, he worked in the banking and appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating an appraisal firm. Mark was an original board member of Children's Lantern, a faith-based 501c foundation helping homeless children. Mark is currently on the leadership team of Lifewise Academy in Defiance, Ohio.

As a Senior Investment Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, shopping centers, multifamily, office, and single tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sale/leasebacks. His clients have included national real estate investment trusts, corporations, partnerships, banks, high net worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay; across all property types.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)

Ohio Association of REALTORS® (OAR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy | Leadership Council Member

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