

0 Production Drive - Build to Suit

0 Production Drive | Findlay, OH 45840



OFFERING SUMMARY

Available Space: 105,000 SF

Building Size: 105,000 SF

Lease Rate: \$5.50 SF/yr

Lease Type: NNN

Acres: 6.4 Acres

Zoning: I-1 Light Industrial

PROPERTY OVERVIEW

Brand-new, build-to-suit industrial warehouse/manufacturing building situated on 6.396 acres

LOCATION OVERVIEW

Located on Production Drive at entrance to Tall Timbers Industrial Park in Findlay, Ohio, the #1 micropolitan community in the country (according to siteselection.com)



Developed By:

Cunningham-Limp
Building Better Communities

For More Information Contact:

Jerry Malek, CCIM, SIOR
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LEASE DETAILS

Available SF	105,000 SF
Lease Rate	\$5.50 SF/yr
Lease Type	NNN

BUILDING INFORMATION

Building Size	105,000 SF
Office Size	5,000
Tenancy	Single
Construction Status	Build to suit
Construction Description	Pre-Engineered Metal
Roof System	Aluminum-Coated Steel Panels (Insulated)
Column Spacing	50 Ft
Floor Thickness	6" Concrete
Clear Ceiling Height (Min)	32 ft
Clear Ceiling Height (Max)	37 ft
Lighting	LED
Heat System Description	Two (2) Cambridge Wall Mounted
Restrooms	To Suit
# of Grade Level Doors	2
# of Dock High Doors	6
Number of Cranes	0

PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	I-1 Light Industrial
Acreage	6.396 Acres
Annual Real Estate Taxes	\$283.30
Parcel Number(s)	330001031228, 5700001019009
Rail Access	No
# of Car Parking Spaces	71
# of Truck Parking Spaces	
# of Buildings	1
Freestanding	Yes

LOCATION INFORMATION

Building Name	0 Production Drive - Build to Suit
Street Address	0 Production Drive
City, State, Zip	Findlay, OH 45840
County	Hancock
Cross Streets	Bright Road
Nearest Highway	I-75

UTILITIES

Internet Provider	To be Determined
Power Provider	AEP
Fuel Provider	Columbia Gas
Water Provider	Municipal

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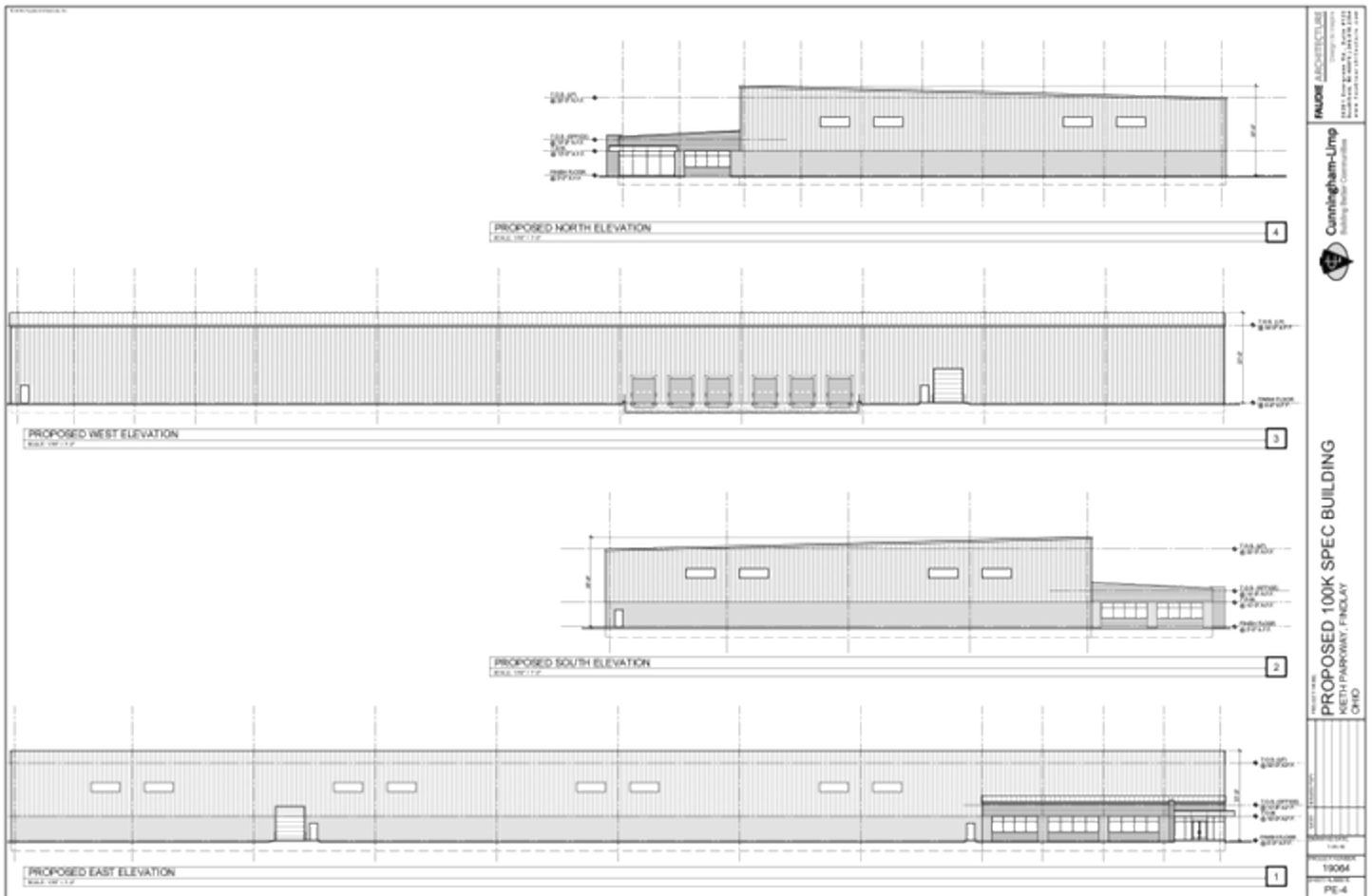
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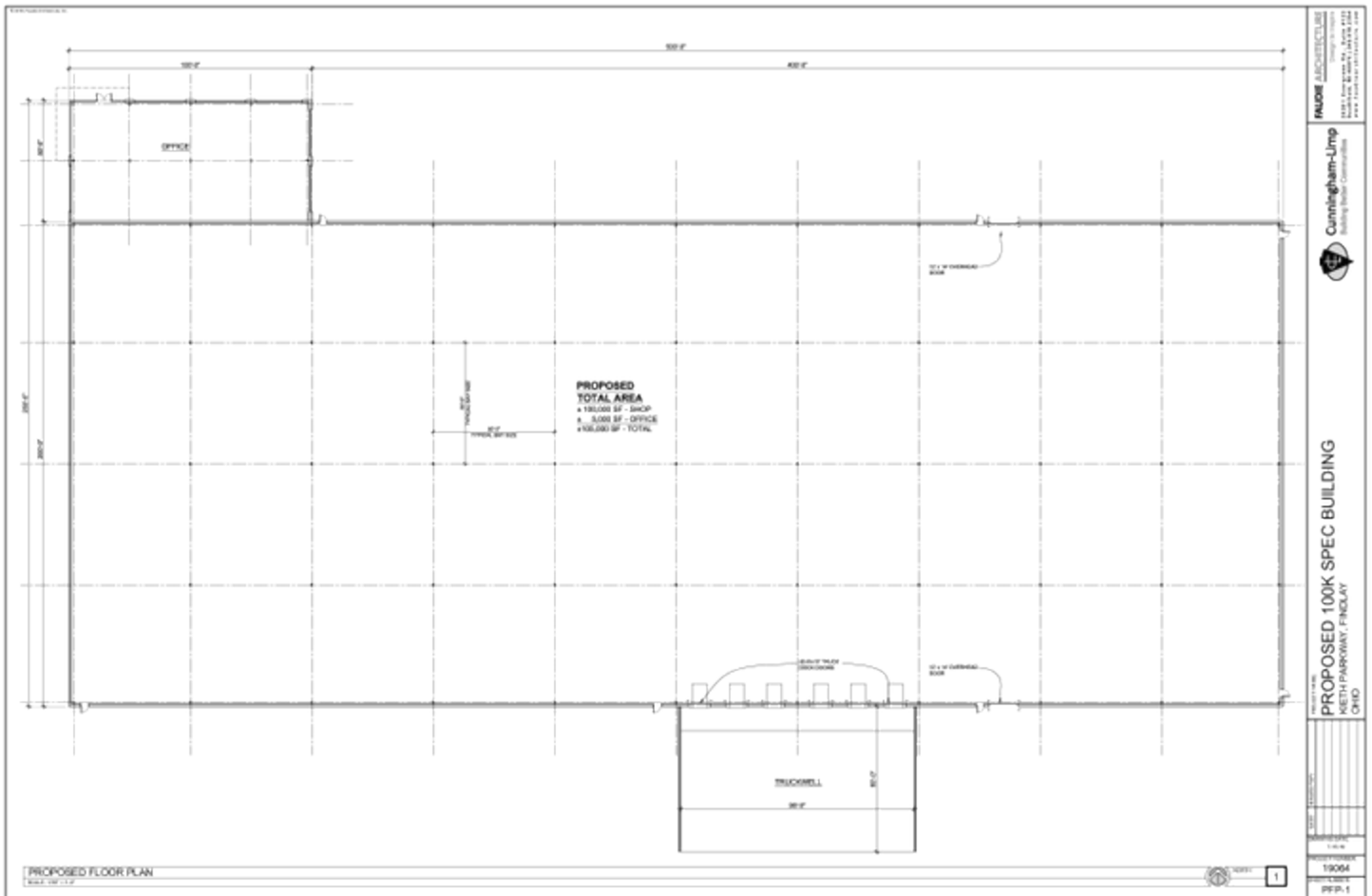
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Cunningham-Limp

Building Better Communities

ABOUT CUNNINGHAM-LIMP

Cunningham-Limp is a diversified real estate firm specializing in development, design and construction. With a 35-year history of executing industrial projects, Cunningham-Limp pairs an innovative project approach with a laser focus on:

- Speed to delivery
- Date and budget certainty
- Process and building efficiency
- Streamlined logistics

Cunningham-Limp's proven processes ensure the highest-performing, most-cost-effective building is developed for the tenant. The result is more than 22 million SF construction in 21 different states completed since 1984, with 80% production originating from past clients.

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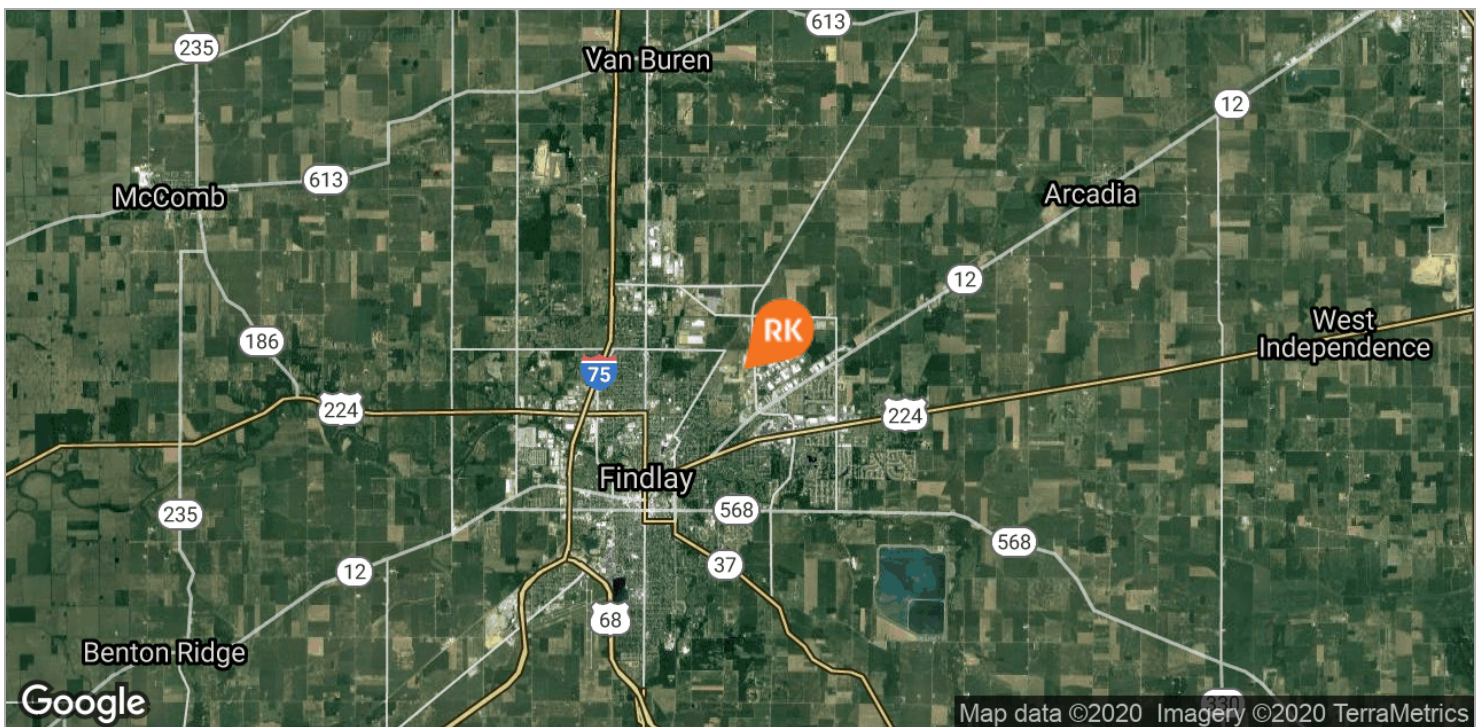
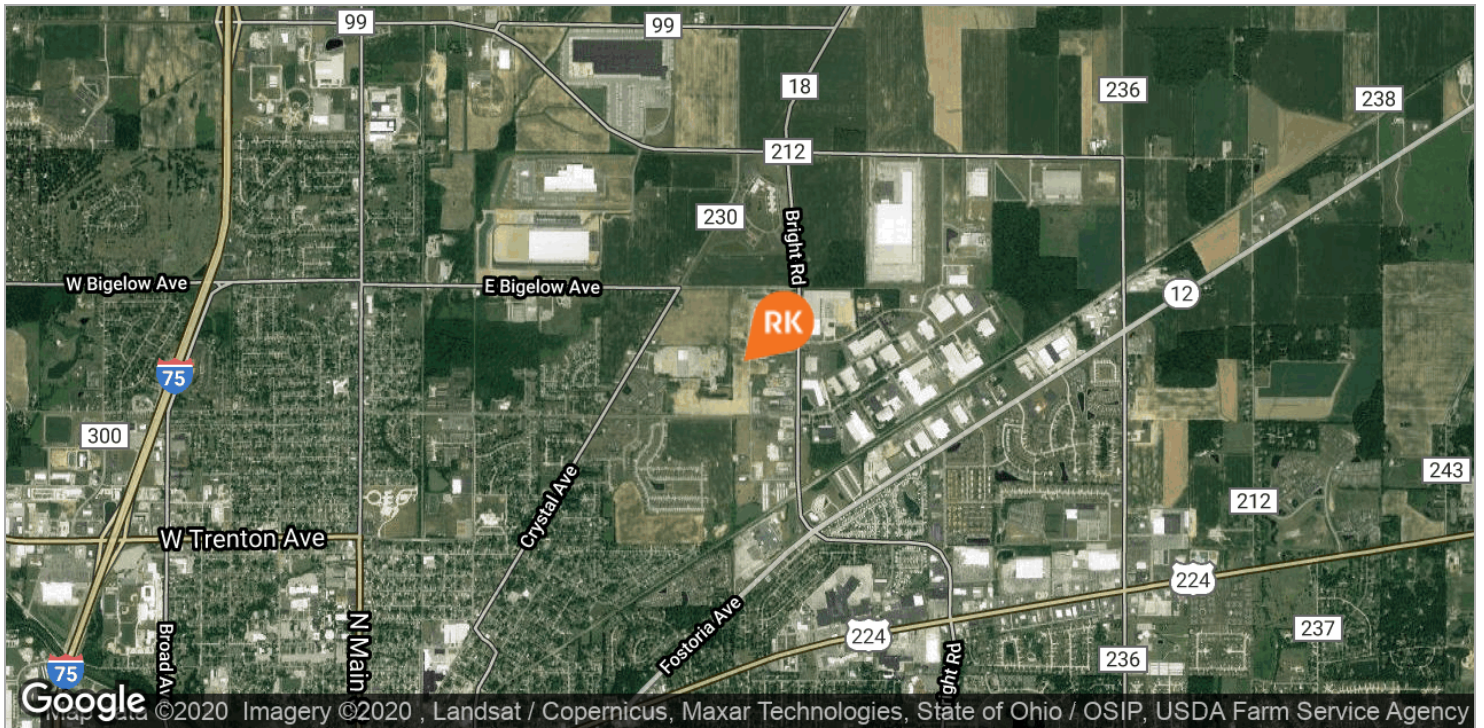
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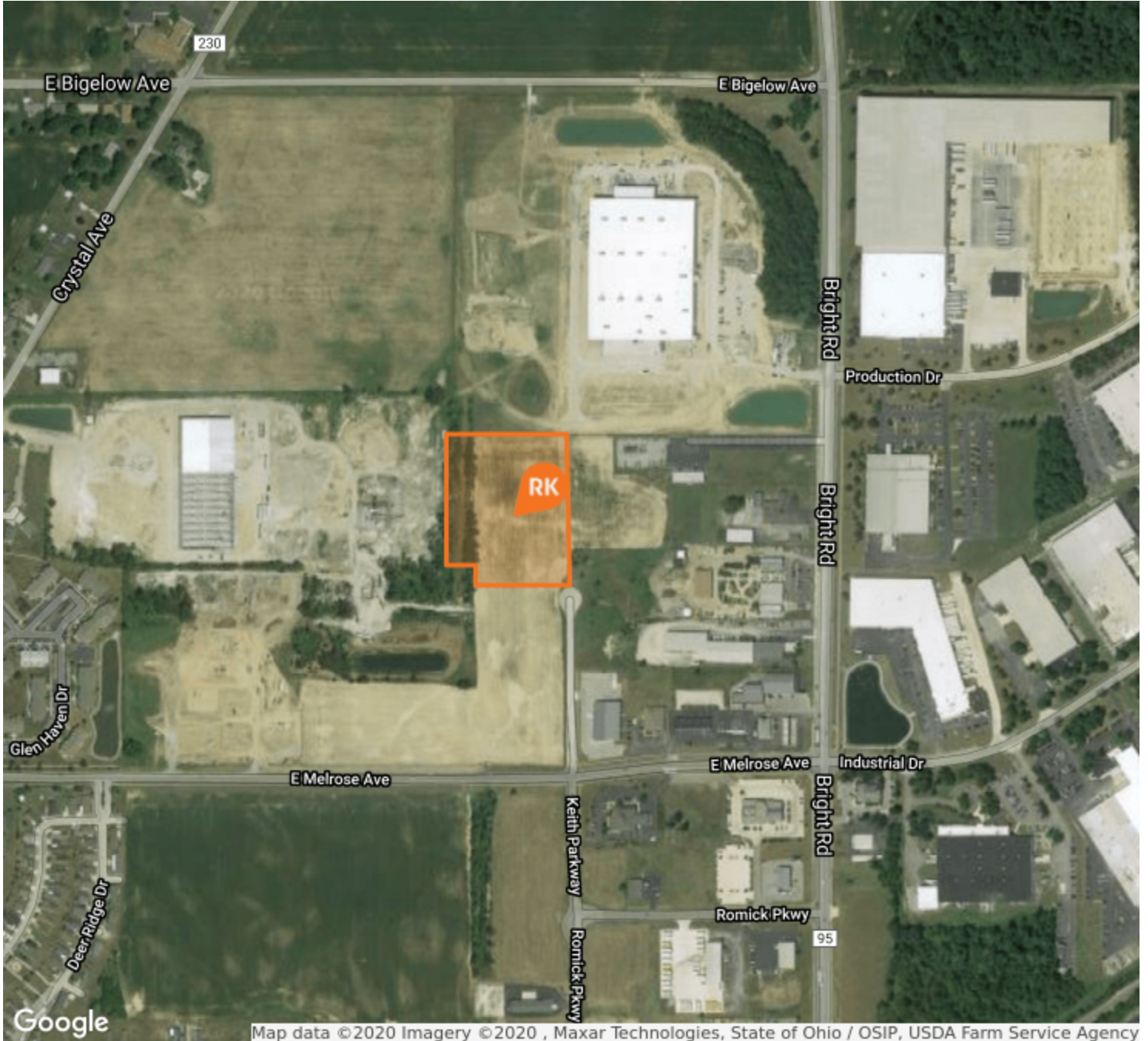


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