

16406 US Route 224

16406 US Route 224 | Findlay, OH 45840



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6



Building 7

OFFERING SUMMARY

SALE PRICE **\$6,430,000**

Lot Size: 31.36 Acres

Building Size: 182,880 SF

Market: Toledo

Submarket: Findlay

Price / SF: \$35.16

PROPERTY OVERVIEW

- 12.2% cap in place cash flow
- Office, industrial, flex space
- Multiple tenants in place
- Investor or user
- Seven (7) buildings total
- 2018 Total Taxes: \$91,008
- Utilities: Water - City of Findlay; Electric - Hancock-Wood Electric Cooperative; Sanitary Sewer - City of Findlay; Gas - Columbia Gas

LOCATION OVERVIEW

Located on US Route 224 near Township Road 243.

For More Information Contact:

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www.rkgcommercial.com

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SALE DETAILS

Building Size	182,880 SF
Sale Price	\$6,430,000

BUILDING INFORMATION

Tenancy	Multiple
Construction Status	Existing
Column Spacing	Clear Span

PROPERTY DETAILS

Property Type	Industrial
Secondary Property Type	Manufacturing
Acreage	31.36 Acres
Annual Real Estate Taxes	\$85,585.58 (2019)

LOCATION INFORMATION

Street Address	16406 US Route 224
City, State, Zip	Findlay, OH 45840
County	Hancock
Submarket	Findlay
Cross Streets	Township Road 243

UTILITIES

Internet Provider	Various
Power Provider	Hancock-Wood Electric Cooperative
Fuel Provider	Columbia Gas
Water Provider	City of Findlay

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Industrial Property For Sale



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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



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BUILDING NUMBER	BUILDING USE	SF	% OCCUPIED	COMMENTS
1	Office	32,727 SF	100%	Executive-style office building, fiber optics, security system, ample parking, suites starting at 1,000 SF
2	Office	40,948	63.2%	Good condition, fiber optics available, conference rooms, training areas and truck dock with staging area
3	Flex	20,000	100%	Built 1988, office and lab space, ceiling heights 10' (at eaves) to 14', two (2) dock doors, overhead doors: seven (7) 12' x 12', and cranes: one (1) 3-ton and two (2) 1-ton
4	Industrial	8,000	100%	Two (2) grade-level doors 16' x 14', 16' (at eaves) to 18' clear height and Co-Ray-Vac heating
5	Industrial	19,200	100%	Industrial building with small two-story office; cranes: one (1) 2-ton jib, one (1) 5-ton, one (1) 10-ton, and two (2) 15-ton; overhead doors: one (1) 14'x12', two (2) 16' x 16', two (2) 18' x 16'; power: 2000 amps, 400 volt, 3-phase
6	Industrial	54,505	73%	High-bay industrial building; 24'-26' clear height; power: 112.5 KVA transformer, 600 amps; and cranes: two (2) 10-ton
7	Office	2,500	100%	Individual offices with lobby, conference room and kitchenette
		TOTAL		
		182,880		

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Building 2

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Building 3



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Building 5



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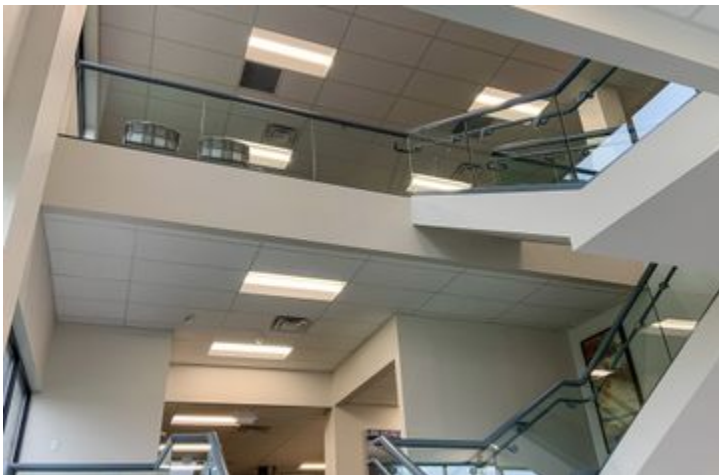
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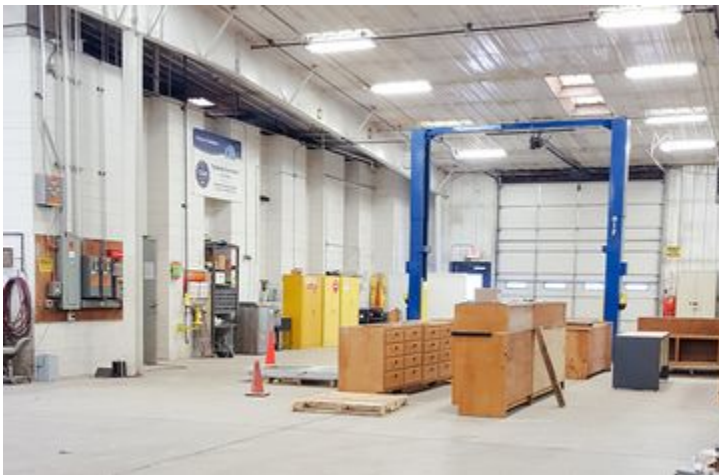
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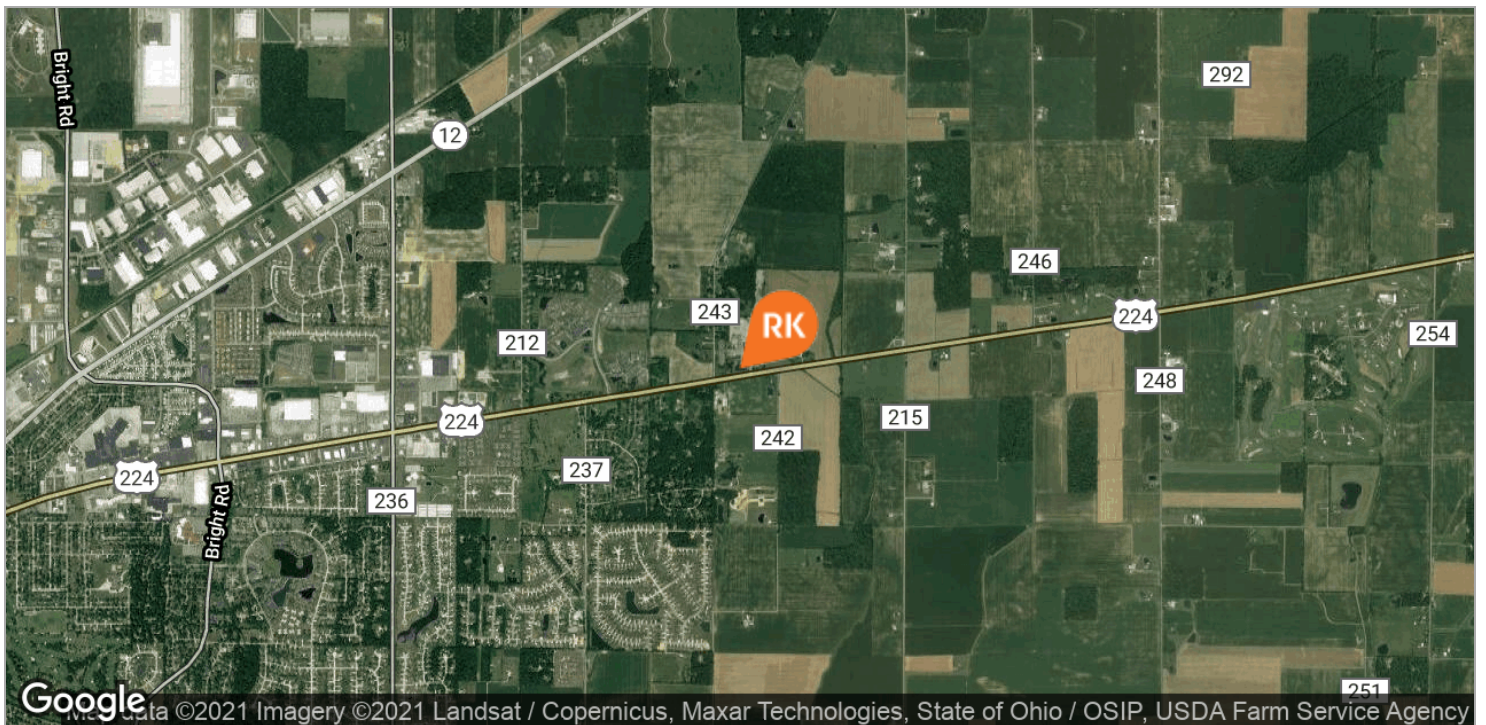
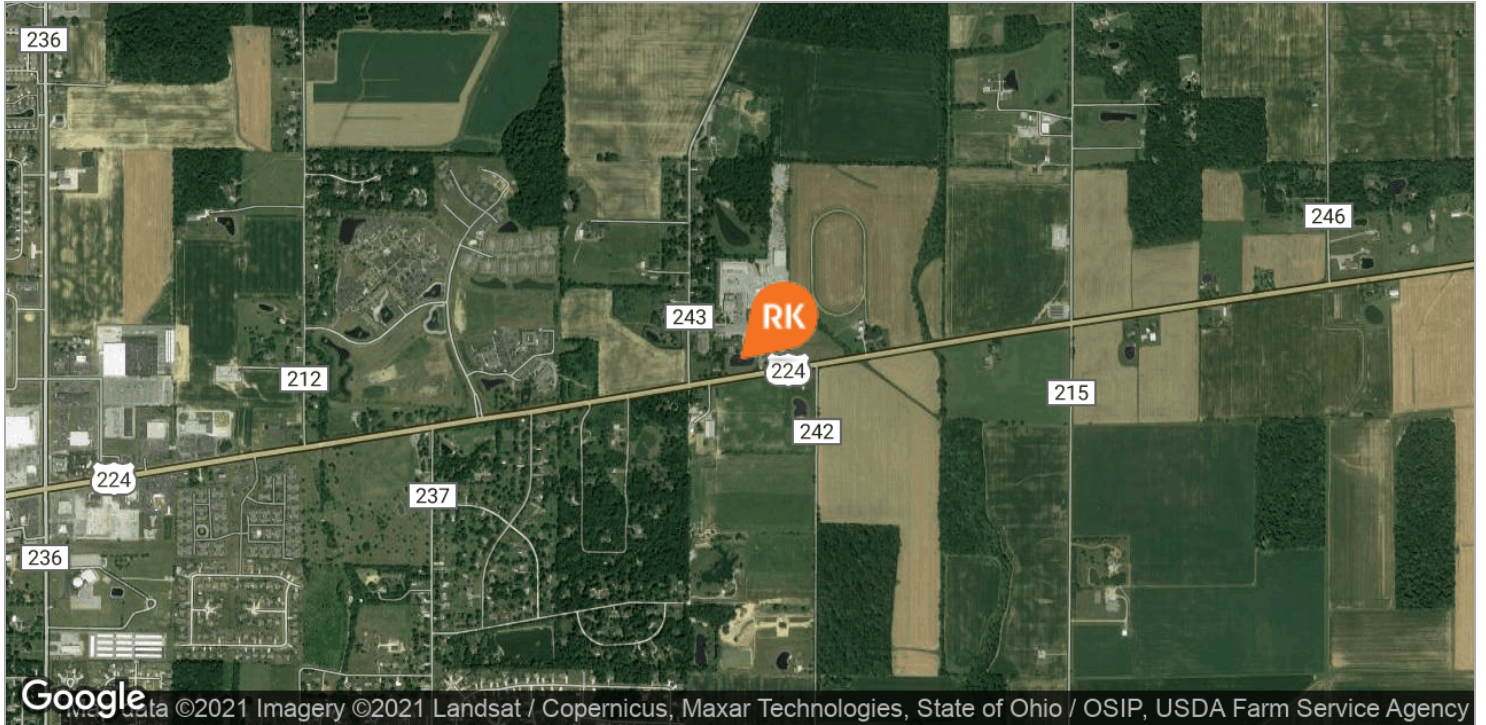
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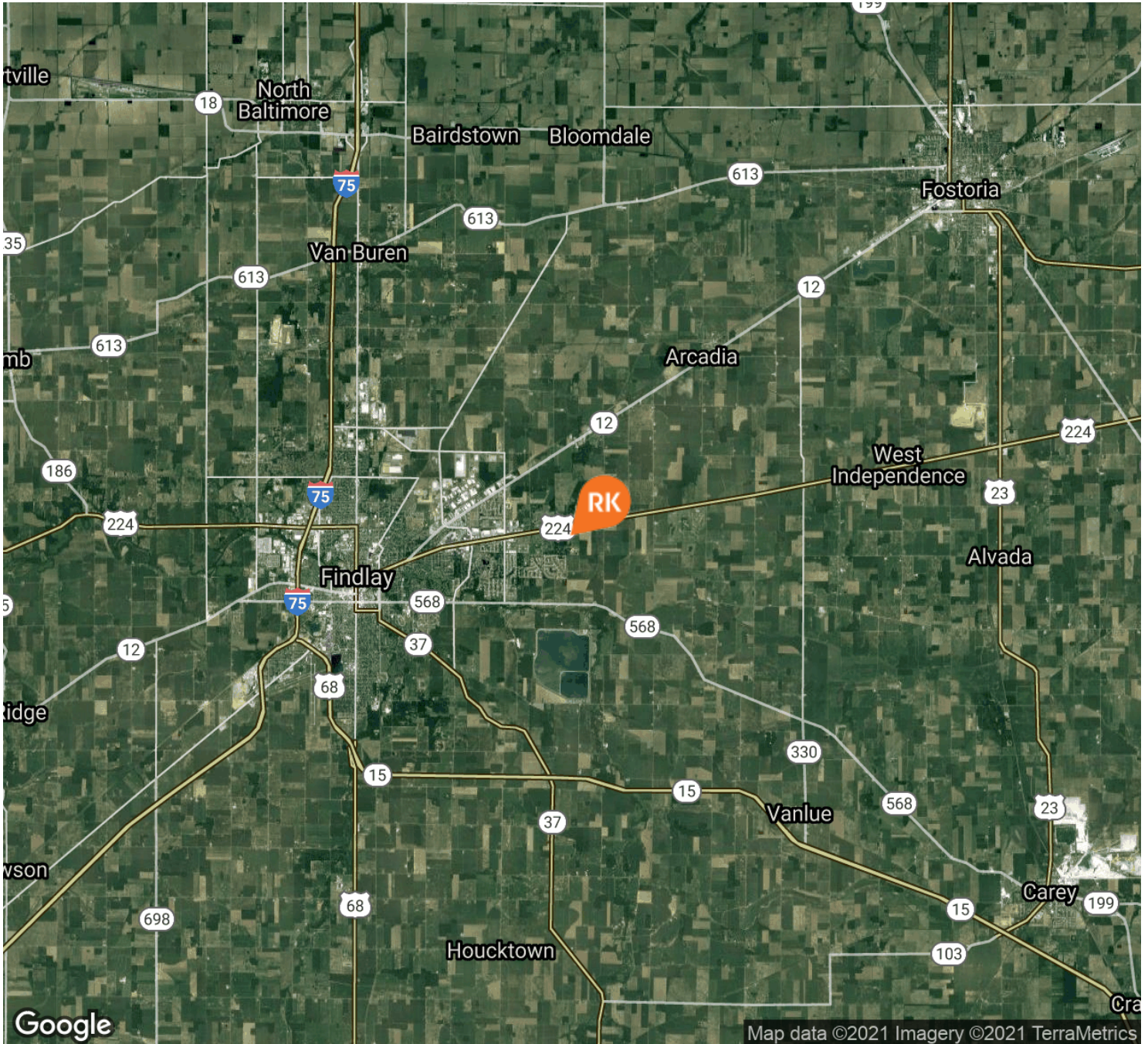
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