

2018 CLEARWATER CIRCLE BOWLING GREEN, OHIO 43402

INDUSTRIAL BUILDING FOR SALE & LEASE
15,000 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$825,000
Lease Rate:	\$5.50 psf NNN
Available Space:	15,000 square feet
Building Size:	15,000 sf (150'x100')
Number of Stories:	One
Year Constructed:	1999
Condition:	Good
Acreage:	3.37 acres
Land Dimensions:	Approx. 200'x400'
Closest Cross Street:	Dunbridge Road
County:	Wood
Zoning:	M-3 Business Park
Parking:	20 striped spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 249 6301 or (419) 466 6225
rpmack@signatureassociates.com

SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
Toledo, Ohio 43604
www.signatureassociates.com

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BUILDING SPECIFICATIONS

Office Space:	3,750 square feet
Shop Space:	11,250 square feet
Exterior Walls:	Insulated metal
Structural System:	Pre-engineered metal
Roof:	Pre-finished metal screwdown
Floors/Coverings:	Concrete/tile & carpet
Ceiling Height:	At the knee to bottom of support beam – 16” Center to bottom of support beam – 20’, 24’ to roof
Basement:	No
Heating:	Gas forced air - office Co-Ray-Vac – shop
Air Conditioning:	Office and lab only
Power:	1000a/120/208v/3-phase/4-wire with step-up to 460v
Security System:	Yes
Restrooms:	Men’s/women’s – office Men’s locker room w/shower
Overhead Door:	Electric – 12’x14’
Truck Well/Dock:	Yes – Two 8’x10’ doors
Sprinklers:	Wet system
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Zeres
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	Arrange with Lister

LEASE DETAILS

Term:	5 years
Security Deposit:	1 month’s rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	All operating expenses

2021 REAL ESTATE TAXES

Parcel:	B07-511-210001004000
Total Taxes:	\$31,255.10
Land valuation:	\$88,100
Improvement valuation:	\$575,500
Total valuation:	\$663,600

Comments:

- Sodium vapor lighting.
- Ingersol Rand air compressor available.
- Dust collection.
- Skylights.
- Warehouse exhaust fan.
- Spectrum serves the building.
- There is an irrigation system for the lawn.

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West elevation



Northern elevation



East elevation from Clearwater Cir revealing outside storage containers



Southern elevation from Dunbridge Rd



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Two receiving dock doors with electric openers



Warehouse



Warehouse



Electric distribution



Electric distribution



Electric switch gear and transformer

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Production area



Wet lab area



Two showers with washer/dryer



Locker facilities



Storage closet

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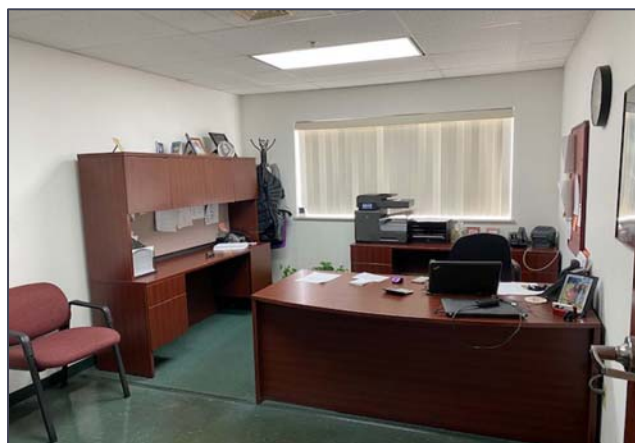
Breakroom



Conference room



Executive office



Office



Office



Office

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Ingersoll Rand air compressor



Ingersoll Rand air compressor



Ingersoll Rand air compressor



Floor scale – available



Shrink wrapper - available

For more information, please contact:

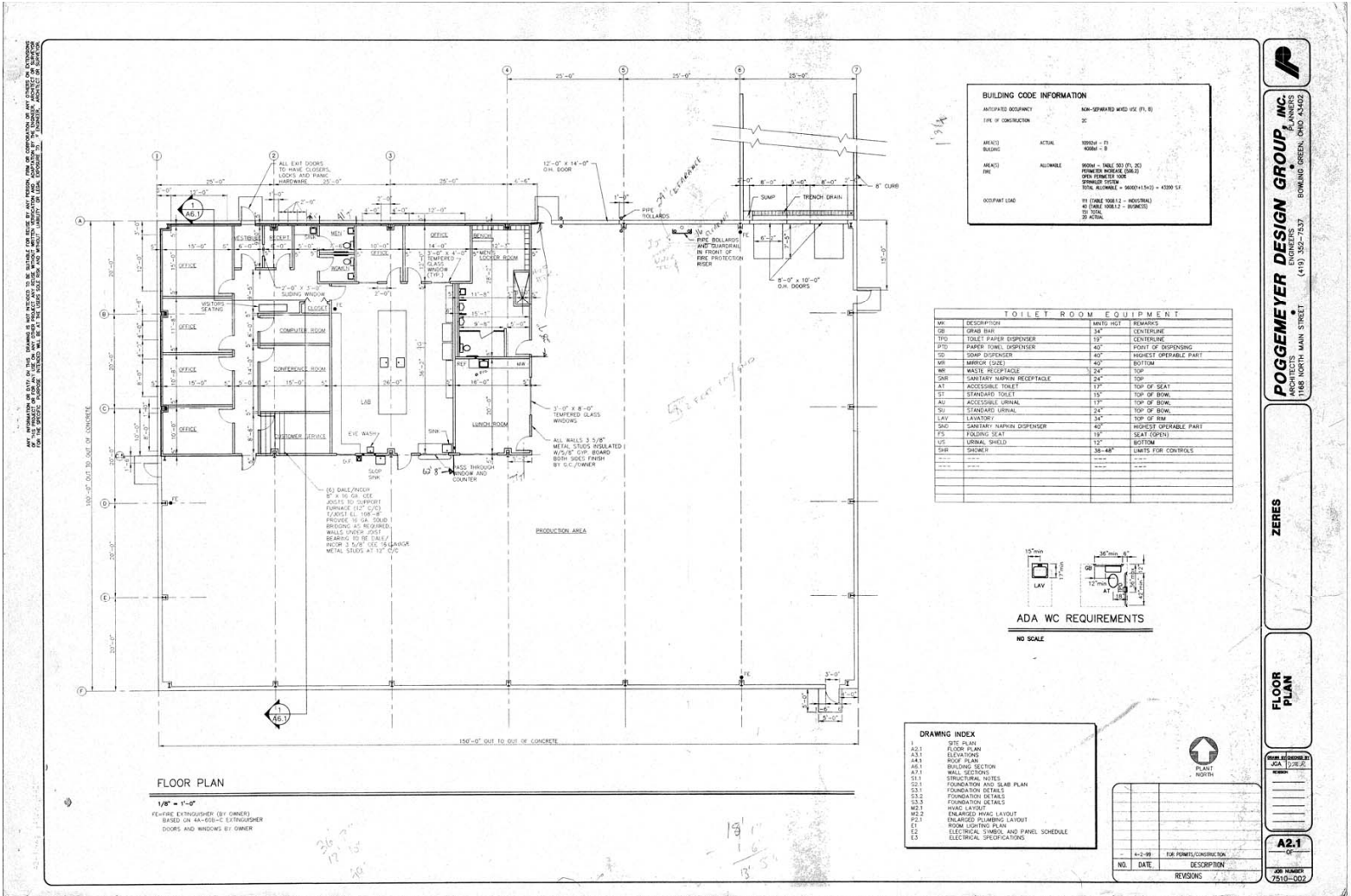
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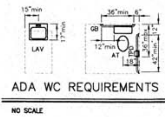


BUILDING CODE INFORMATION

ANTICIPATED OCCUPANCY	NON-SPRINKLED WAREHOUSE (PL 6)	
FIRE OF CONSTRUCTION	30	
AREA(S)	ACTUAL	PERMITTED - FT
BUILDING		100000 - 0
AREA(S)	ALLOWABLE	100000 - 0 (PL 6) (PL 2)
USE		100000 - 0 (PL 6) (PL 2)
OCCUPANT LOAD		100 (TABLE 1001.2 - NON-SKED) 40 (TABLE 1001.2 - BUSINESS) 20 (TABLE 1001.2 - SCHOOL)

TOILET ROOM EQUIPMENT

NO.	DESCRIPTION	QTY	REMARKS
1	TOILET PAPER DISPENSER	34"	CENTRALISE
2	PAPER TOWEL DISPENSER	40"	POINT OF DISPENSING
3	WASTE RECEPTACLE	40"	HIGHEST OPERABLE PART
4	ACCESSIBLE URINAL	13"	TOP OF SEAT
5	STANDARD URINAL	13"	TOP OF BOWL
6	ACCESSIBLE URINAL	13"	TOP OF BOWL
7	STANDARD URINAL	13"	TOP OF BOWL
8	LAVATORY	13"	TOP OF SINK
9	SANITARY NAPKIN DISPENSER	40"	HIGHEST OPERABLE PART
10	FOLDING SEAT	13"	SEAT (OPEN)
11	URINAL SHIELD	13"	BOTTOM
12	SHIELD	36-48"	UNIT'S FLOOR CONTROLS



DRAWING INDEX

A2.1	FLOOR PLAN
A2.1.1	ELEVATIONS
A2.1.2	SECTION
A2.1.3	WALL SECTIONS
A2.1.4	MECHANICAL NOTES
A2.1.5	FOUNDATION NOTES
A2.1.6	FOUNDATION DETAILS
A2.1.7	MECHANICAL DETAILS
A2.1.8	MECHANICAL LAYOUT
A2.1.9	MECHANICAL LAYOUT
A2.1.10	MECHANICAL LAYOUT
A2.1.11	ELECTRICAL SYMBOLS AND PANEL SCHEDULE
A2.1.12	ELECTRICAL SPECIFICATIONS

REVISIONS

NO.	DATE	DESCRIPTION

POGGEMEYER DESIGN GROUP, INC.
ARCHITECTS
ENGINEERS
PLANNERS
BOWLING GREEN, OHIO 43402
(419) 352-7537

ZERES

FLOOR PLAN

A2.1

DATE: 12/15/18
DRAWN BY: JPM
CHECKED BY: JPM

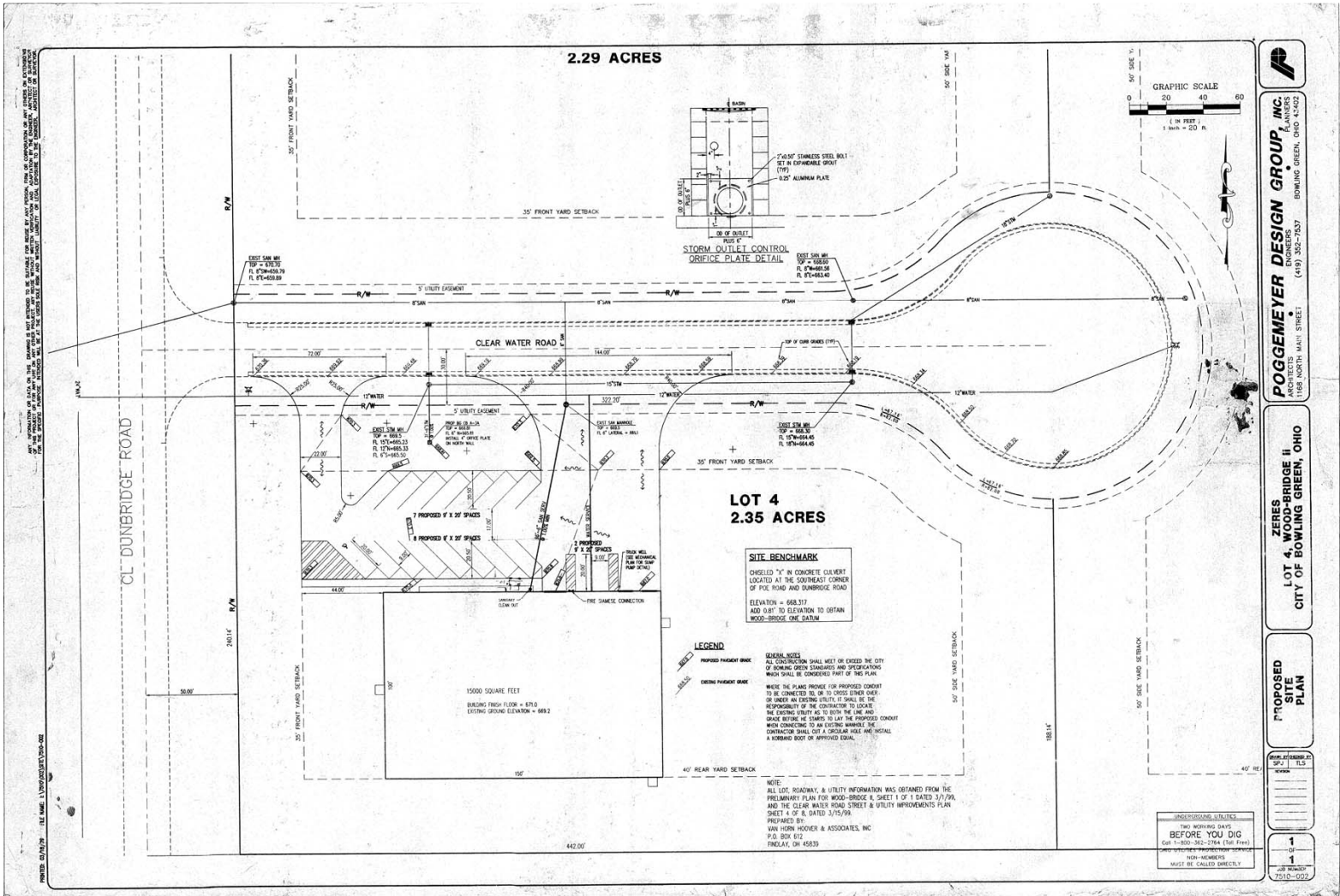
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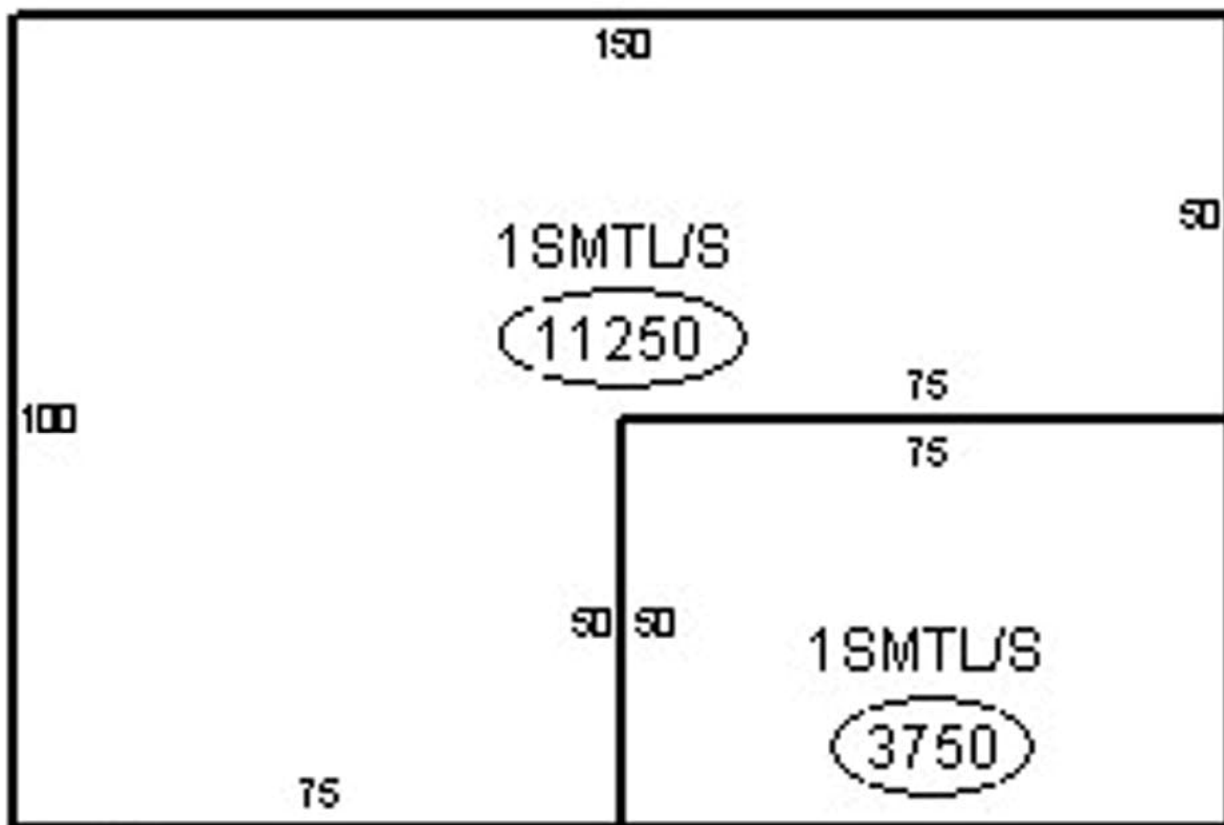
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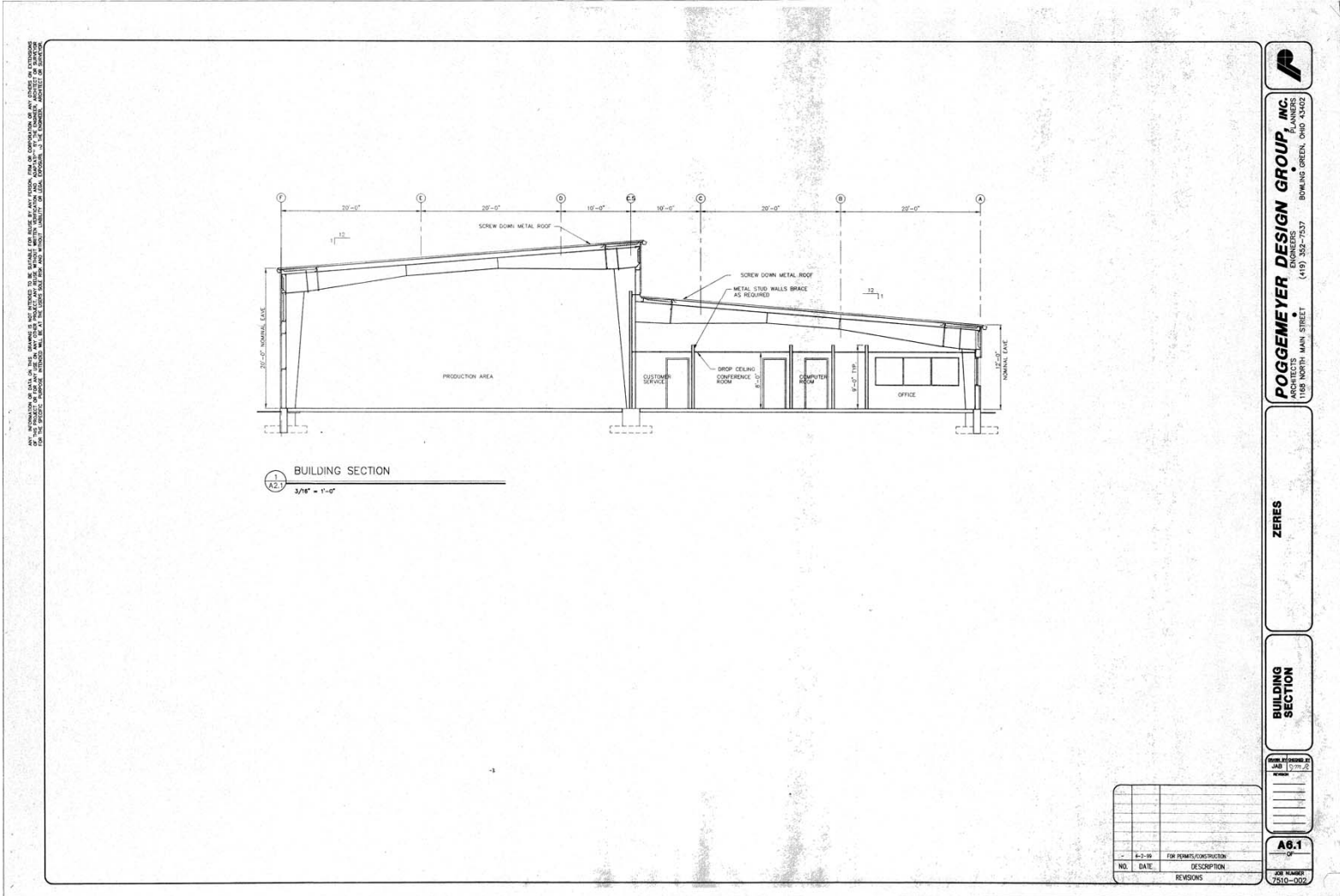
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 ARCHITECTS
 1158 NORTH MAIN STREET
 BOWLING GREEN, OHIO 43402
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ZERES

BUILDING SECTION

A6.1

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UTILITIES

Electric:	City of Bowling Green
Gas:	Columbia Gas
Water:	City of Bowling Green
Sanitary Sewer:	City of Bowling Green
Storm Sewer:	City of Bowling Green

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