



Warehousing/Distribution Facility

14601 C.R. 212

Findlay, Ohio 45840

**Available:
215,000 SF**

**For Sale or Lease:
\$8,900,000**

**\$3.50 NNN SF/Year (Whse.)
\$8.95 NNN SF/Year (Office)**

Highlights:

- Attractive Landscaping
- Natural Lighting in Offices
- Classy Reception Area
- Next Door Parking
- Snack/Lunch Room
- 1 Mile to Restaurants and Shopping
- Convenient to I-75 (2 Min.)
- Commercial Grade – Fiber
- Cat E Wiring
- Wireless Cisco – 3 Access Points and 1 Mngmt. Device
- Security Fobs & Fire Alarm Systems in Place
- Exterior Patio
- 2 Training Rooms
- 1 Conference Room
- 1 Executive Office w/ Conference Room



| | | | |
|------------------------|---|-----------------------|---------------------------|
| Land: | 17.9 Acres | Construction Type: | Tilt-Up Concrete |
| High Bay Warehouse SF: | 155,000 SF | Year Built: | 2003 |
| Office SF: | 20,000 SF | Floor Thickness: | 6" |
| Mezzanine SF: | 40,000 SF | Column Spacing: | 40' x 50' |
| Bay Dimensions: | Three - 250' x 40' Bays | Roof: | Reflective White Membrane |
| Clear Height: | Up to 29' | Utilities: | City Water & Sewer |
| Docks: | 17 – Standard Height 4 – Box Truck Rite-Hite Locks and 30,000 lb. Levelers | HVAC Plant: | Air Make Up |
| Drive-In Doors: | One – 12' x 14' | Lighting: | Fluorescent T-8 |
| Power: | 277/480 Volts 3,000 Amps Switch Gear 1,000 KVA Transformer III Phase | Expandable Land: | Room for Expansion |
| Sprinkler System: | ESFR Fire Suppression | Zoning: | I-1; Light Industrial |
| | | Approx. Annual Taxes: | \$62,969.60 |

For information, contact:

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www.IPBIndustrial.com



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Main Floor Warehouse



Mezzanine Space



Dock Area



Offices



Snack/Lunch Room



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