



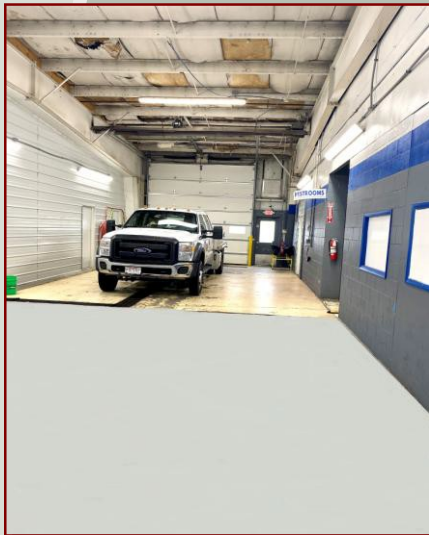
# Industrial Facility

20390 County Road 424

Defiance, Ohio 43512

**Available:  
16,650 SF**

**For Sale or Lease:  
\$680,000  
\$5.00 NNN SF/Year**



Land:	7.08 Acres	Year Built:	1978
Square Footage:	16,650 SF	Floor Thickness:	6"
Warehouse SF:	13,084 SF	Roof:	Steel
Office SF:	3,566 SF	Utilities:	City Water & Septic
Building Dimensions:	185' x 90'	HVAC Plant:	Oil Burner in Wash Bay; Natural Gas
Clear Height:	11' – 18'	Lighting:	LED & Fluorescent
Drive-In Doors:	10' x 12'	Parking Spaces:	150+ Spaces
Power:	240 Volts I Phase	Outside Storage:	Yes
		Expandable Land:	Yes

**Highlights:**

- Trench Drains
- Multiple Drive-Ins
- Quick Freeway Access
- Executive Offices
- Oil Burner
- Huge Surfaced Lot

Zoning:	B-3; Highway & General Business
Parcel Number:	B01-2111-0-011-00
Annual Taxes:	\$17,413.43

For information, contact:

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