

**FOR SALE**  
**13,379 SF**



**6551 WALES ROAD**

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**NORTHWOOD, OHIO**

**CRAIG HERSCHEL, SIOR**

Director

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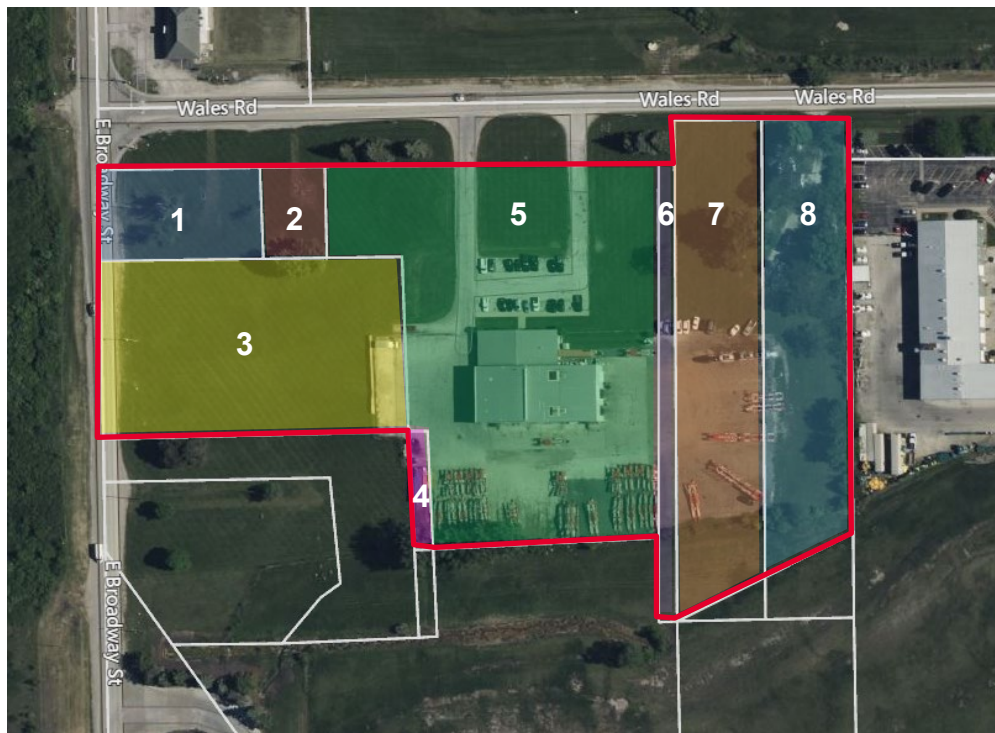
# PROPERTY HIGHLIGHTS

## Location

Address	6551 Wales Road
City, State, Zip	Northwood, OH 43619
Industrial Market	Toledo
County	Wood County

## Square Footage

Total Building	13,379 SF
Office Area	3,731 SF
Land Area (Acres)	8.86 acres
Parcel ID (8 Total)	M50-812-320000023000, M50-812-320000024000, M50-812-320000026000, M50-812-320000027002, M-50-812-320000027003, M50-812-320000030000, M50-812-320000031000, M50-812-320000032000
Year Built	1989



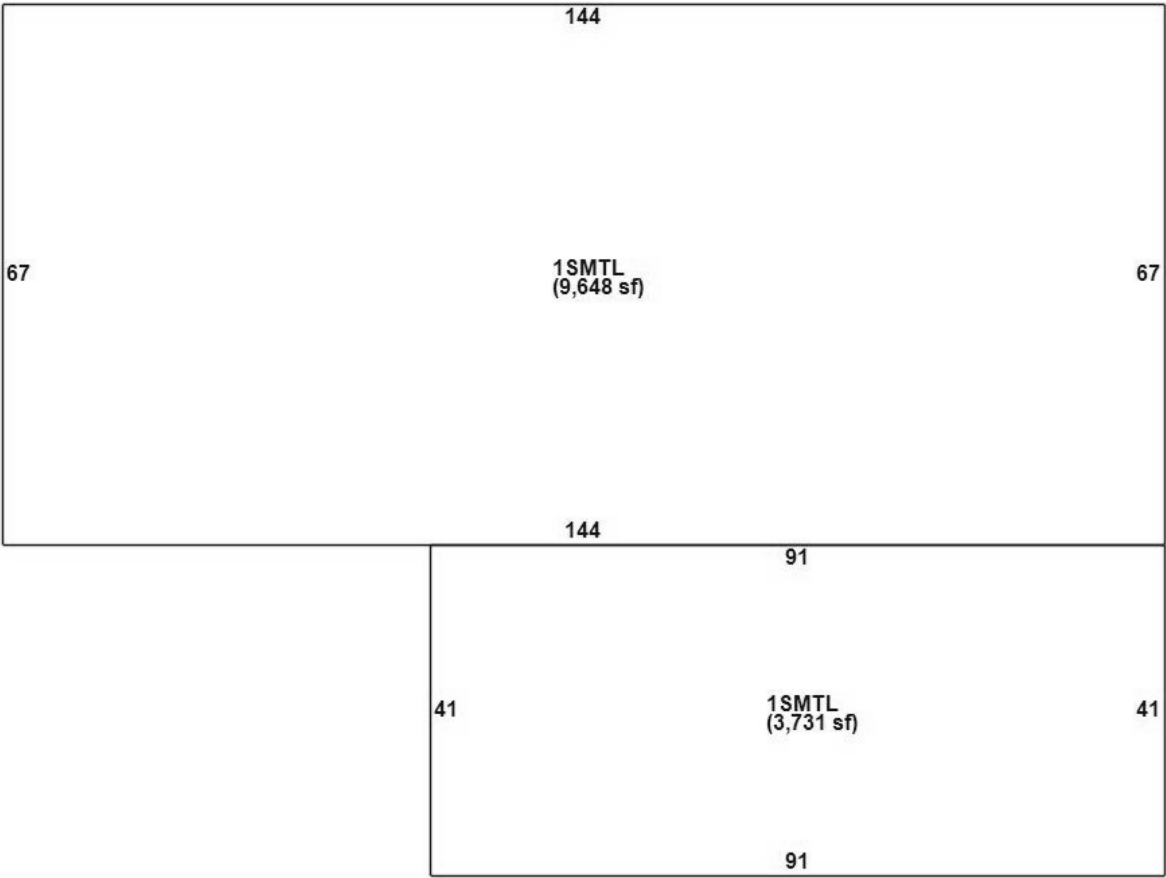
## Building Features

Clear Height	23' - 27'
Column Spacing	One row of columns between shop sections. Work areas do not have columns
Outside Storage	Per code
Auto Parking	20 striped spaces plus fenced in yard
Dock Doors	Loading platform in the east shop section accessible through 14' grade doors (has not been historically used)
Ground Level Doors	Six (6) – 12'x14'
Zoning	M2: Heavy industrial
Building Construction Type	Steel frame with masonry and insulated metal panel sidewalls
Roof System	Standing seam metal
Fire Protection System	Utility room only
Lighting	Fluorescent
Power	1500KVA transformer 1600amp/480v/3phase
HVAC	Gas forced Central A/C in office
Floor Drains	Yes
Electricity	Toledo Edison
Natural Gas	Columbia Gas
Sewer/Water	City of Northwood
Restrooms	Three (3) Women's restroom has a locker room with two showers Small shop office has been used for breakroom.
Breakroom	Bar/kitchen area between shop and office can serve as break area.
Real Estate Taxes	\$19,942 (includes all 8 parcels)
Miscellaneous	<ul style="list-style-type: none"> <li>Rare Wood County fleet or equipment/ maintenance building</li> <li>Room to expand</li> <li>Can accommodate a variety of other uses</li> <li>Close access to I-75 at Wales Rd and I-280 at Woodville Road</li> <li><b>The property is currently leased by Jack Cooper Transport who has ceased operations nationally. The offering is subject to removal of their vehicles, equipment, inventory and other personal property.</b></li> </ul>

## Pricing

Asking Price	\$1,200,000 (\$89.69/SF)
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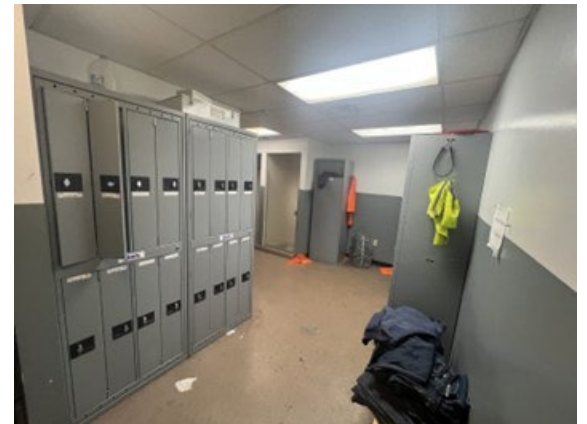
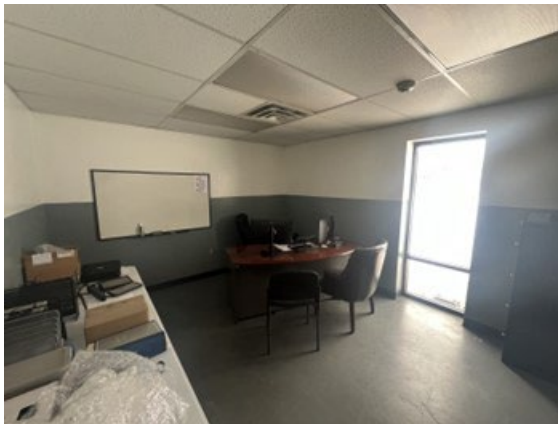
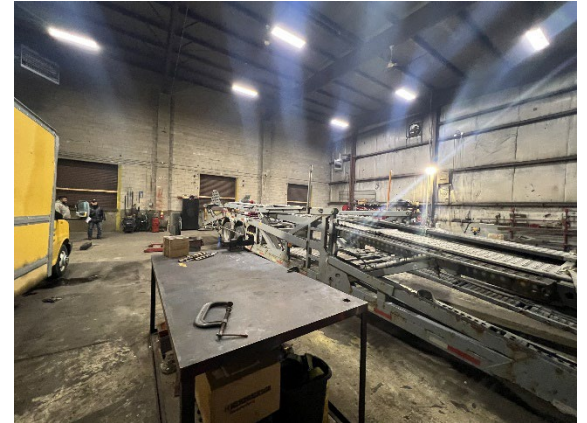
# FLOOR PLAN



OUTLINE

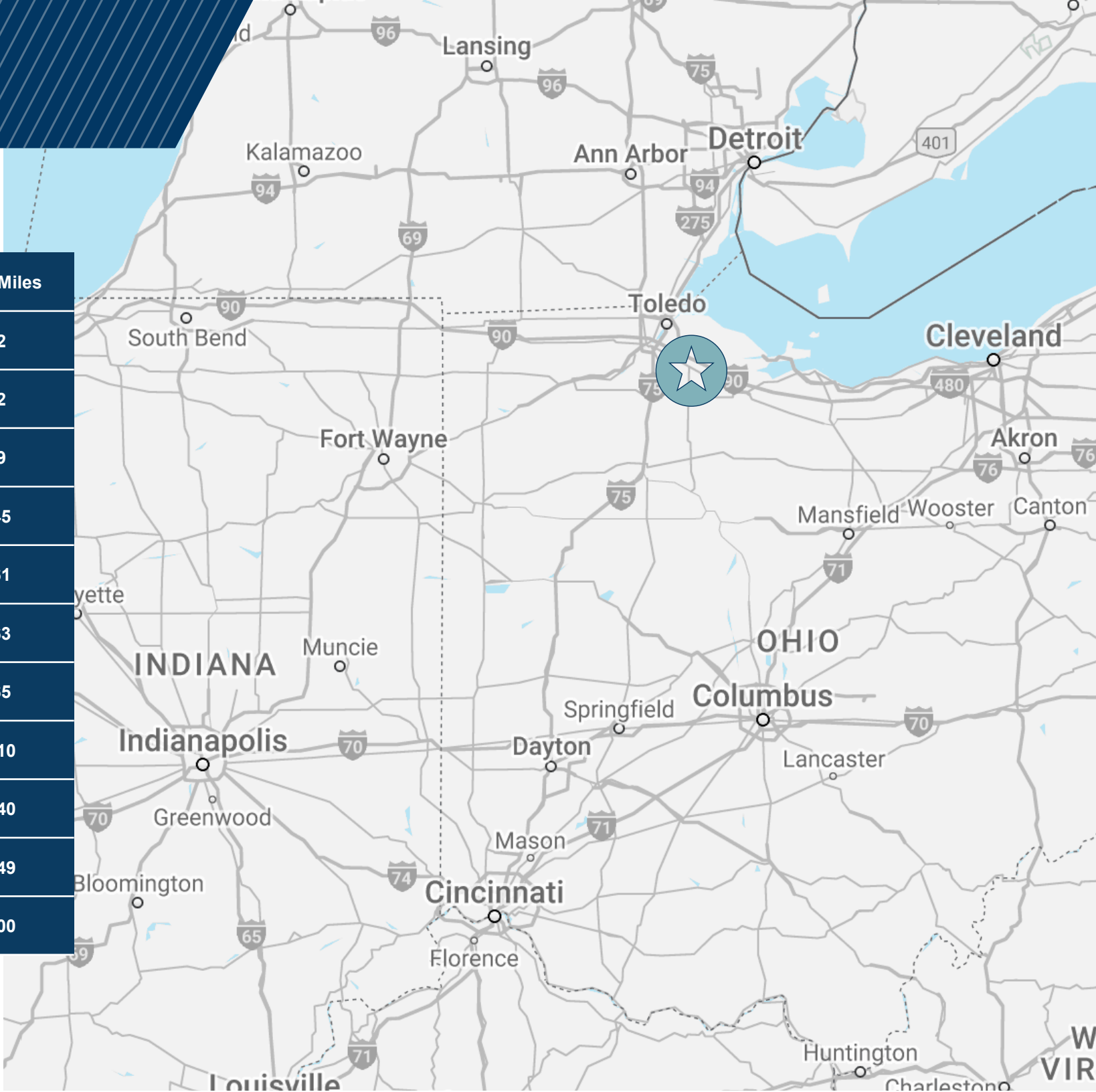


# PHOTOS



# LOCATION

Distance to	# of Miles
I-75	2
I-280	2
Perrysburg, OH	9
Findlay, OH	45
Ann Arbor, MI	61
Detroit, MI	63
Windsor, CA	65
Cleveland, OH	110
Columbus, OH	140
Dayton, OH	149
Cincinnati, OH	200





AERIAL





# ABOUT WOOD COUNTY



## EDUCATION

- ✓ Bachelor Degree 37.4%
- ✓ HS Graduates 95.2%

## SCHOOLS



- ❖ Bowling Green State University
- ❖ University of Toledo
- ❖ Owens Community College
- ❖ Lourdes University
- ❖ University of Findlay
- ❖ Stautzenberger College

**WORK-  
FORCE**  
61,650



**AVERAGE  
STARTING  
WAGE**  
\$18.37/HR

**UNEMPLOYMENT  
RATE**  
4.2%



**AVERAGE  
HOUSEHOLD  
INCOME**  
\$73,124

## POPULATION

132,650



**AVG. HOME  
VALUE**  
\$214,400



## ABOUT WOOD COUNTY



Wood County is located just south of Toledo, in northwestern Ohio. It is made up of 21 villages, 25 cities and townships across 620 square miles. It is home to large employers such as





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