

FOR LEASE
35,937 SF



240 INDUSTRIAL PARKWAY

FAYETTE, OHIO

CRAIG HERSCHEL, SIOR

Director
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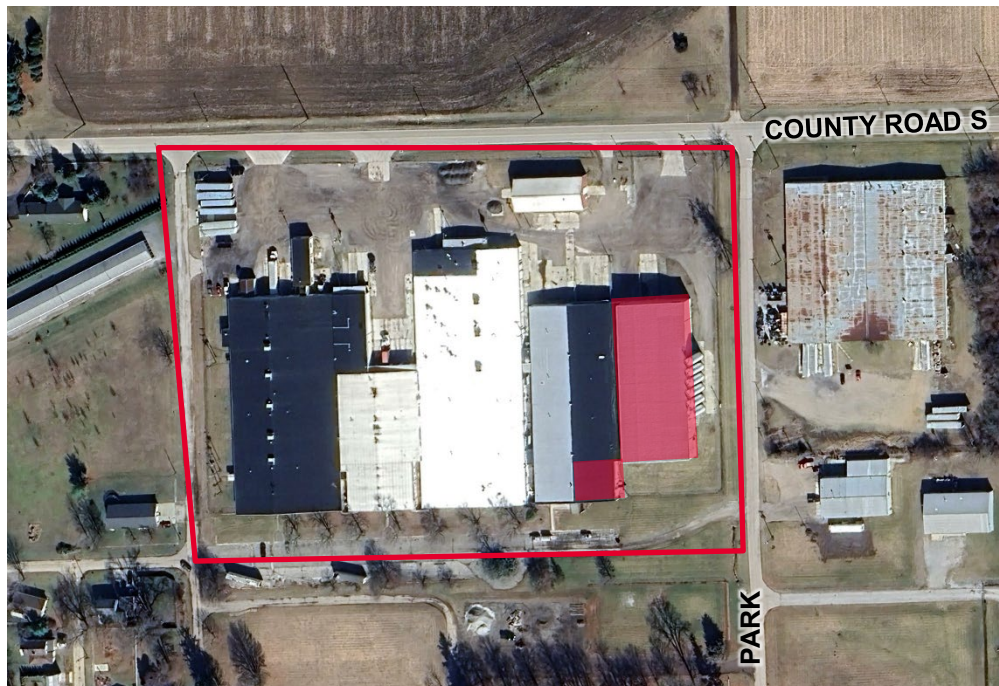
PROPERTY HIGHLIGHTS

Location

Address	240 Industrial Parkway, Suite 500
City, State, Zip	Fayette, OH 43521
County	Fulton
Industrial Market	Northwest Ohio

Square Footage

Square Footage Available	35,937 SF
Office Area	+/- 7,137 SF (flexible footprint) Additional 560 SF break room in plant/warehouse could be used as office
Total Land Area (Acres)	12
Parcel ID	19-039316-00
Year Built	2005



Building Features

Clear Height	28'-32'
Column Spacing	30'x47' (one row of columns through center of space)
Auto/Trailer Parking	Limited to area behind suite
Dock Doors	Two
Ground Level Doors	One (1) 14'x14'
Zoning	M2: General Industrial
Building Construction Type	Steel frame with insulated side walls
Roof System	Standing seam metal
Fire Protection System	Wet - ordinary hazard
Compressed Air	No
Lighting	Fluorescent
Power	1200amps/480v (Subpanel fed by switchgear found else where in building)
Air Conditioning	Office only
Floors	6"
Floor Drain	Trench
Heat	Radiant Tube Front office – electric heat pump
Natural Gas	Ohio Gas
Sewer/Water	City of Fulton
Electric	First Energy
Restrooms	Four; office area contains two sets of men and women restrooms
Breakroom	Yes
Real Estate Taxes	\$0.18/SF
Insurance	\$0.08/SF
CAM	\$0.30/SF
TOTAL	\$0.56/SF

Miscellaneous

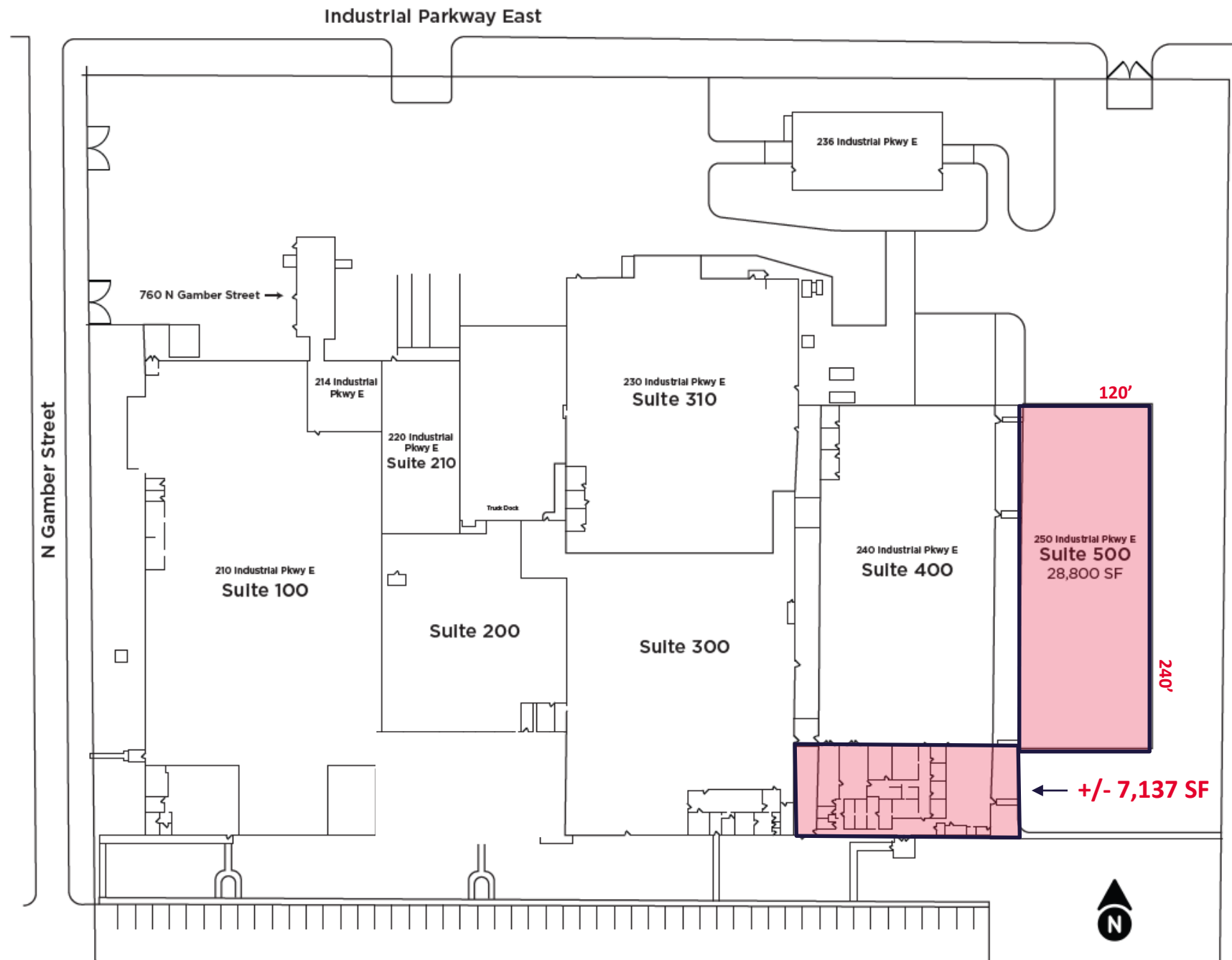
- Manufacturing or warehouse space with dock and grade loading
- Property was constructed for and previously used as plastic production
- Convenient location in Fulton County with close access to Toledo via US20 and southern Michigan
- Additional office space to flexible office footprint available depending on needs, space can also be demised
- Existing silos from prior tenant condition TBD (as-is)

Pricing

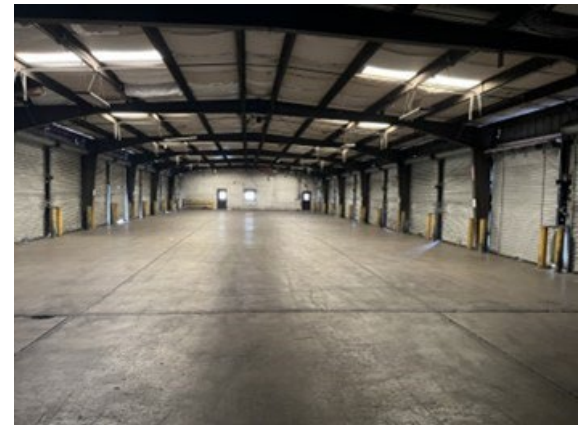
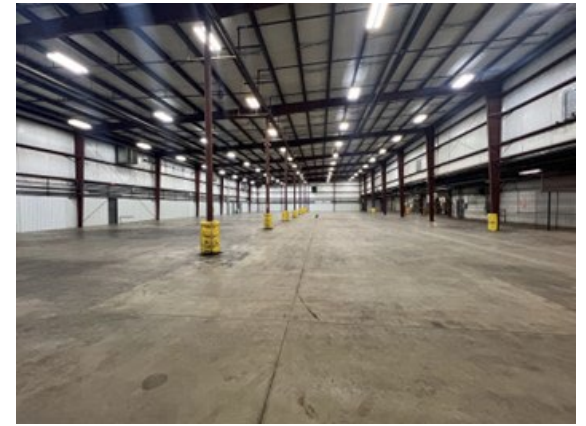
Lease Rate	\$3.95/SF NNN
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FLOOR PLAN

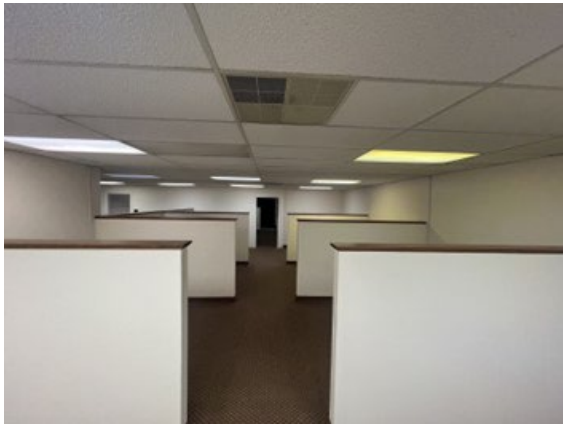
Fayette Business Park



PHOTOS

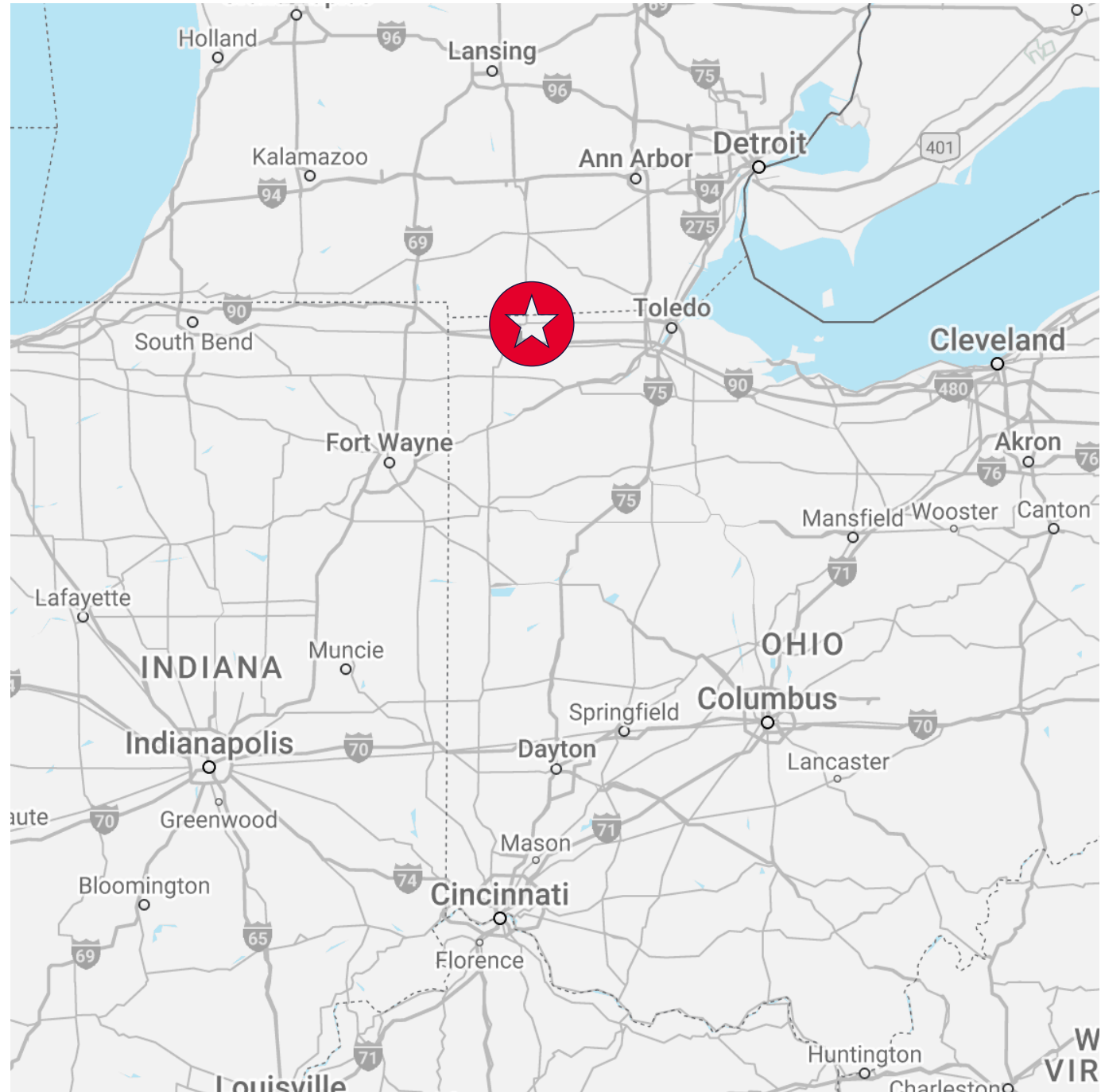


PHOTOS



LOCATION

Distance to	# of Miles
US-127	5
I-90	10
Toledo, OH	44
Fort Wayne, IN	74
Detroit, MI	100
Dayton, OH	146
Cleveland, OH	154
Columbus, OH	165
Indianapolis, IN	198
Cincinnati, OH	199



ABOUT FULTON COUNTY



EDUCATION

- ✓ Bachelor Degree 18.8%
- ✓ HS Graduates 94.8%

SCHOOLS



- Northwest State
- University of Toledo
- Bowling Green State University
- Defiance College
- Lourdes College

UNEMPLOYMENT RATE

4.8%



WORK- FORCE 16,144



AVERAGE STARTING LABOR WAGE \$17.20/HR

LARGE EMPLOYERS

- Eagle Machining
- Sauder Woodworking
- North Star Bluescope Steel
- ConAgra Foods Packaged Foods
- Fulton County Health Center



AVERAGE HOUSEHOLD INCOME \$72,866

POPULATION 42,007



AVG. HOME VALUE \$176,000



ABOUT FULTON COUNTY



Fulton county is in northwestern Ohio and is made up of 12 townships and 7 villages, across 407 square miles. Fulton county was the last county created in Ohio and has a large presence of employment in manufacturing and health care.

Fayette is located ~44 miles west of the city of Toledo.



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