

458 SECOND AVENUE

TIFFIN, OH 44883

542,784 SF / 35.42 AC | FOR SALE

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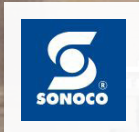
BUILDING INFORMATION

BUILDING SIZE:	542,784 SF Warehouse: 524,050 SF Office: 18,734 SF	SECURITY:	Burglar alarm system with third party monitoring that covers all entrances/exits, with cameras on key areas
GROUNDS	35.42 AC	RESTROOMS:	20 Restrooms (2 sets M/W) in office and 8 sets (M/W) in Plant
NUMBER OF BUILDINGS:	1 (multiple additions and connected structures)	COMPRESSED AIR:	Air lines only
PARKING:	Auto parking ~200 spaces, ~45 striped spaces in the front lot(s) and the remaining spaces are located along the western fence line. Trailer parking along the western fence line has 20 spaces.	FIRE PROTECTION:	Sprinklers (ordinary hazard)
CONSTRUCTION:	Floors: Concrete in manufacturing area; tile/carpet office area (floors run 6"- 8" in most areas. Some of the newer sections are 4") Roof: Main Plant - Standing Seam Metal/office and older section - Rubber Walls: Metal and concrete block	WATER:	City of Tiffin - 10" Main line that feeds risers throughout plant. Holding tank (150,000 Gallon) with diesel powered booster pump. 2.25" line that services restrooms and drinking water
CONSTRUCTION DATE:	1955, 1993 - Main plant and warehouse areas	ASSESSMENT:	\$1,007,440
PROPERTY CONDITION:	Good	TAXES:	\$33,138.42; \$0.06 PSF
CEILING HEIGHTS:	Original section and first addition: 14' and 17' Remainder of plant and warehouse sections built after 1993 are 22'	FORMER USE:	Furniture manufacturing
COLUMN SPACING:	40' x 50'	ZONING:	Tiffin Parcel: M-2, Heavy Industrial Hopewell Twp Parcel: Currently unzoned and reverts to AG
TRUCK LOADING:	20 dock doors total; only 14 operable Side loading / truck court depth 200' Six (6) total drive-in doors (4-14'x14', 1-16'x14' and 1-10'x10')	TRANSPORTATION:	US 224 - 2.7 miles I-75 - 24.8 miles I-80/90 (Ohio turnpike) - 50.4 miles Seneca County Airport - 3.6 miles
RAIL:	The Northern Ohio & Western Railway (NOW) is the local serving carrier. NOW interchnages cars with both CSX and NS, providing dual access to both long-haul rail carriers and competitiveness on rates with long-haul carriers.	PID #:	Q53020365740000, F23000374720000, Q53021179280000, Q53021185080000 Q53021185200000, Q53021191760000, Q53021191920000, Q53021192080000 Q53021192120000, Q53021192160000, Q53021192200000, Q53021192240000 Q53021192280000, Q53021194800000
HVAC:	6 Air rotation furnaces - 55,000 BTUs each. Approx. 30± years old. Retrofitted in early 2000s.	LOCATION DESCRIPTION:	North Central Ohio with convenient access to Toledo (52.8 Miles), Cleveland (94.6 Miles), Columbus (89.4 Miles) and Findlay (25.8 Miles). Parcel map and prior ALTA survey on file.
NATURAL GAS:	Columbia Gas	SEWER:	City of Tiffin/Ottawa Sewage Service
LIGHTING:	Fluorescent	AIR CONDITIONING:	Office only
POWER:	AEP - Two (2) Square D Power Zone 12,470 Volt Switches; Six (6) substations total. Five (5) are 480 V/3-PH and one (1) is 208v/480	ASKING PRICE:	\$15,000,000 (\$27.63/SF)
		MISCELLANEOUS:	<ul style="list-style-type: none"> Rare, larger, rail-served manufacturing facility in desirable Tiffin, OH location One parcel is located in the city of Tiffin. the other parcel is located in Hopewell Twp, which does not have zoning and reverts to AG. Development of the this vacant land will likely require annexation. Dust collectors have been removed and are not part of sale.

CORPORATE NEIGHBORS

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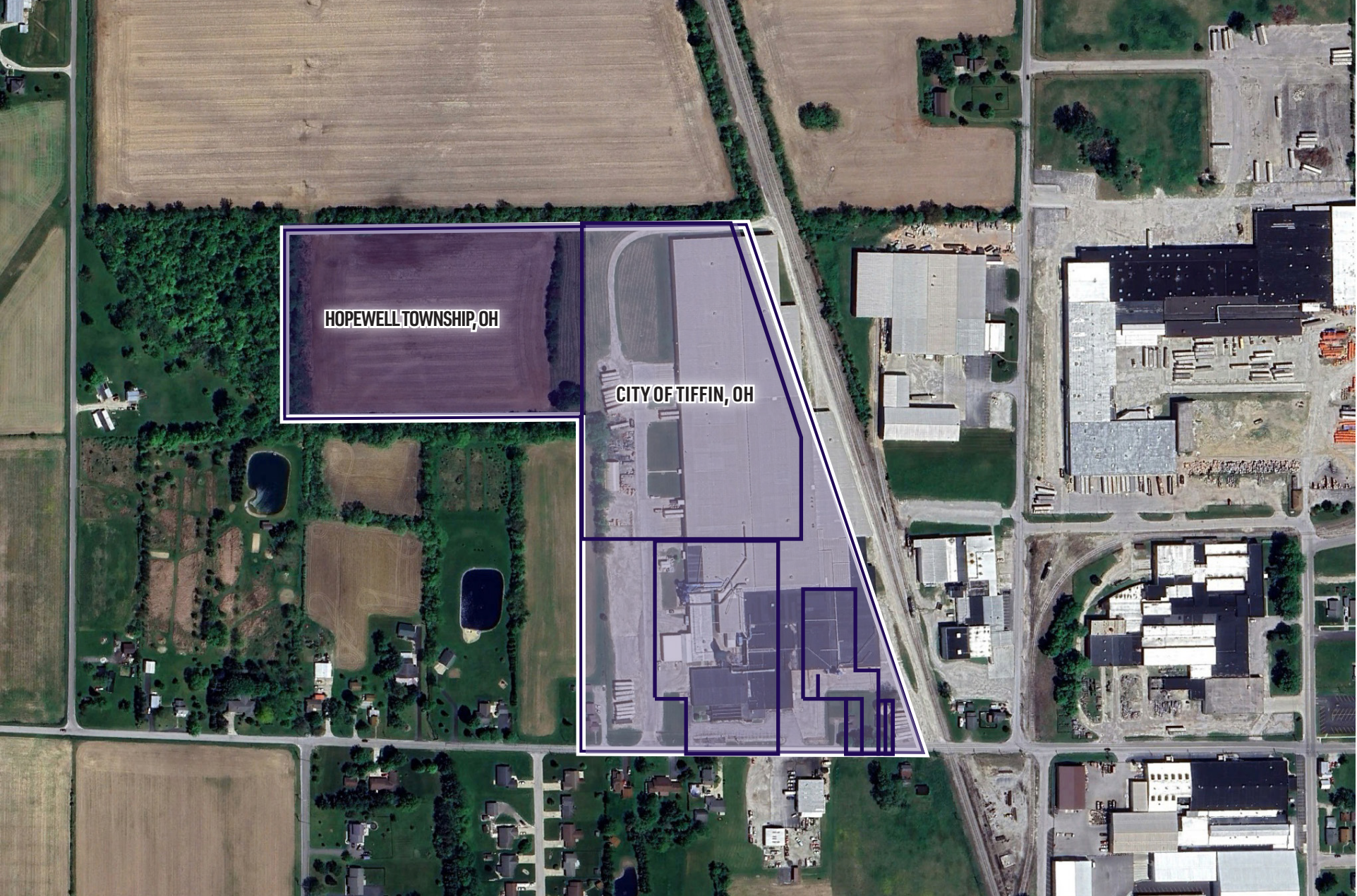
N SANDUSKY ST

N WASHINGTON ST

E MARKET ST

E PERRY ST

AERIAL



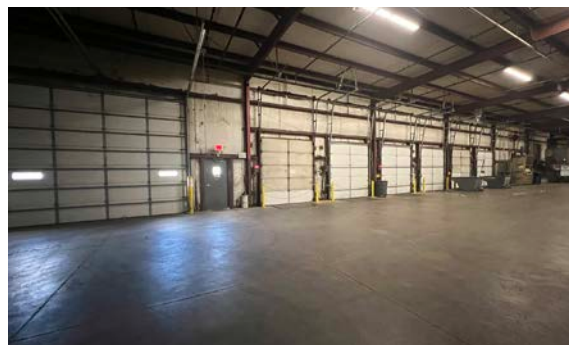
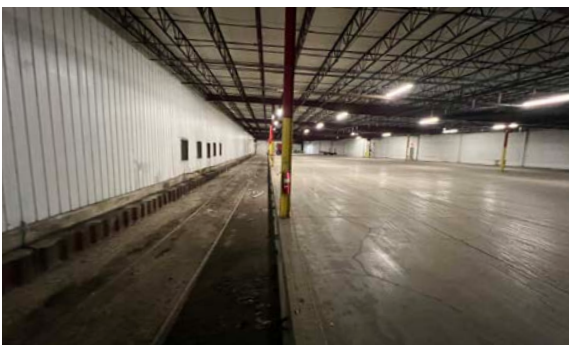
EXTERIOR PHOTOS

*Dust collection system has been removed and is not part of sale.

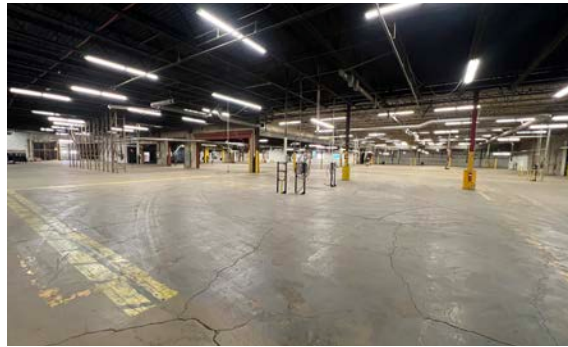


EXTERIOR PHOTOS

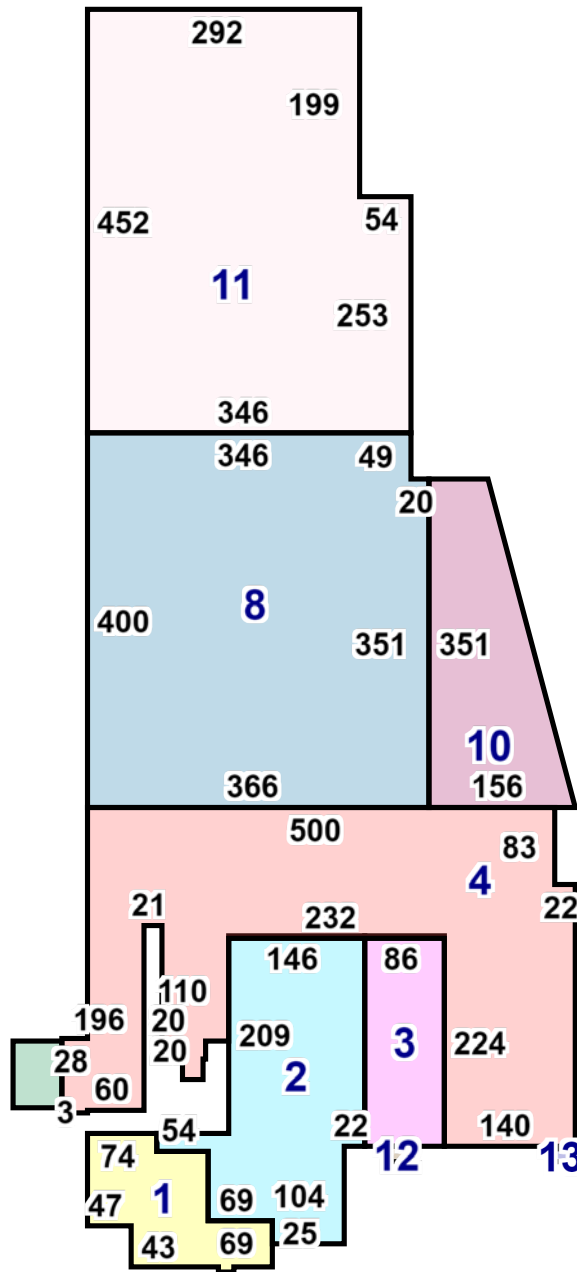
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INTERIOR PHOTOS



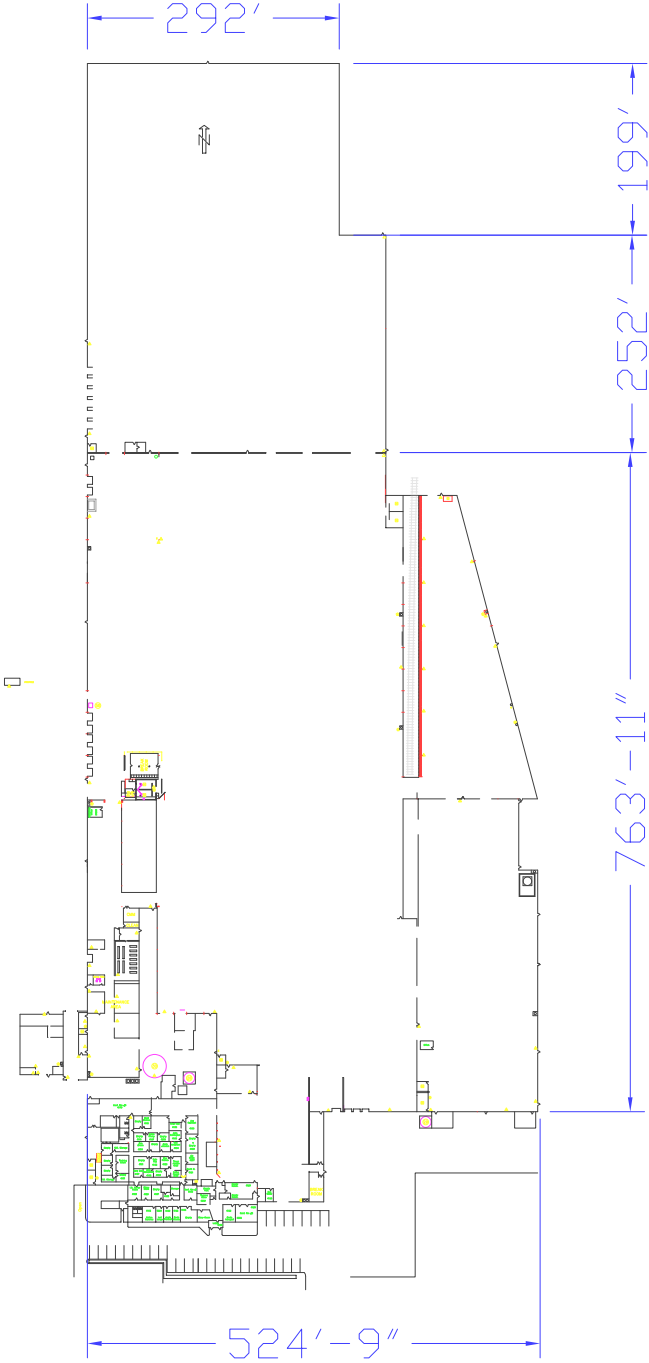
FLOOR PLAN



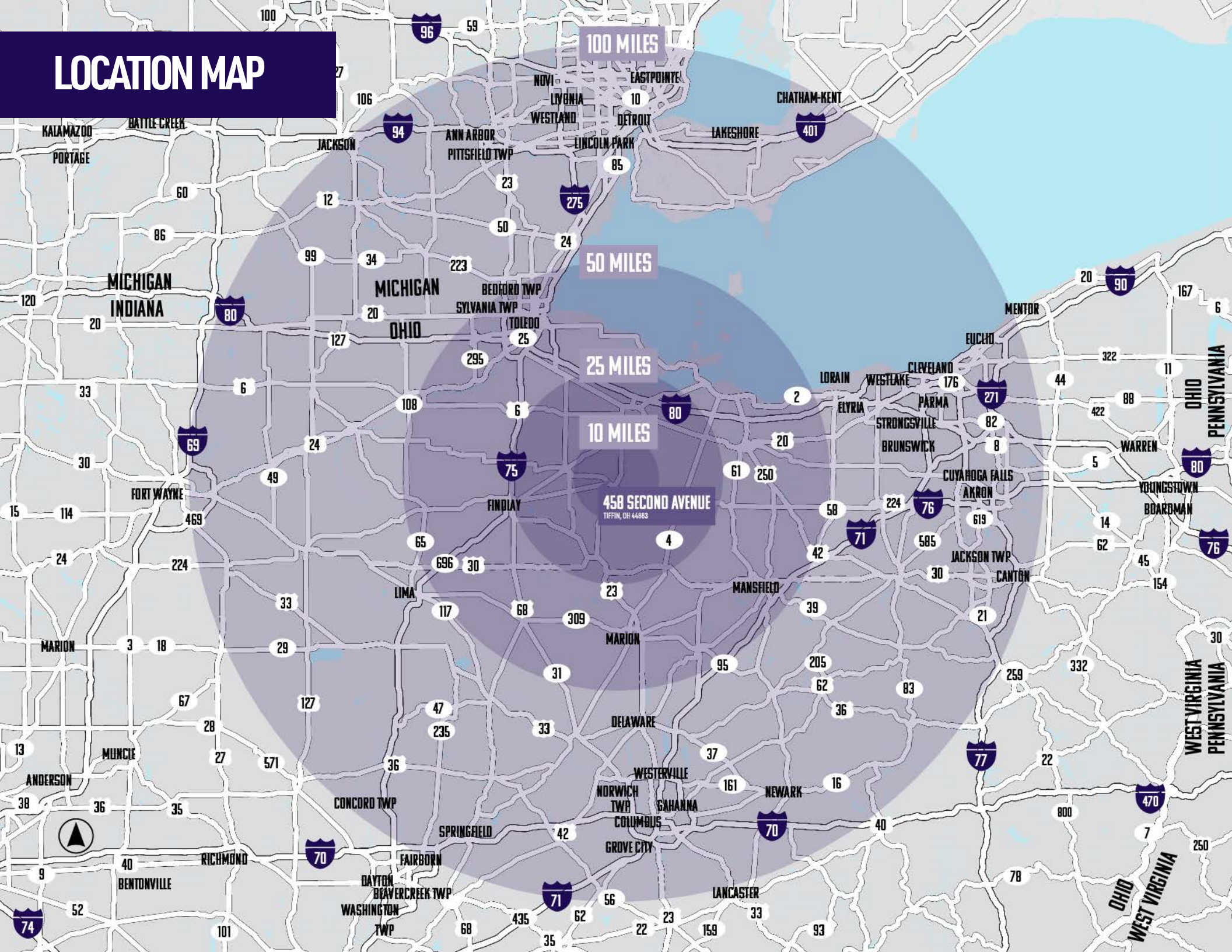
1	82	18734 sqft
10	45	38259 sqft
11	45	145646 sqft
12	86	480 sqft
13	86	288 sqft
2	44	47519 sqft
3	44	19264 sqft
4	44	123674 sqft
7	45	3500 sqft
8	44	145420 sqft



PLANT LAYOUT



LOCATION MAP



SENECA COUNTY, OHIO



POPULATION

55,062



LABOR FORCE

26,878



UNEMPLOYMENT RATE

5.1%



MEDIAN HOUSEHOLD INCOME

\$62,476



MEDIAN HOME VALUE

\$128,100



TOTAL BUSINESSES

1,036

CITY OF TIFFIN

The City of Tiffin is located in Seneca County. Tiffin is home to two private universities, and hosts employers ranging from manufacturing to healthcare. Located in northern central Ohio, approximately 50 miles from the border of Michigan with a population of 17,765 and employment of 8,760, a 0.54% growth in the last year. The starting wage for manufacturing in Tiffin is \$17.30/hour and average wage for manufacturing is \$20.19/hour.

LOCAL UNIVERSITIES

Tiffin University	1 Mile
Heidelberg University	2 Miles
Terra State Community College	17 Miles
University of Findlay	25 Miles
Bowling Green University	41 Miles
Owens Community College	45 Miles
University of Toledo	57 Miles
Spring Arbor University Toledo	57 Miles
Lourdes University	61 Miles

Location Demographics



For more information, please contact:

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