

102 W. RAILROAD STREET

STRYKER, OHIO



FOR SALE AND LEASE | 34,176 SF



Property Highlights

LOCATION

Address	102 W. Railroad Street
City, State, Zip	Stryker, OH, 43557
County	Williams County
Industrial Market	Northwest Ohio

SQUARE FOOTAGE

Total Building	34,176 SF
Building 1	14,720 SF
Building 2	19,456 SF
Office Area	575 SF (building 1)
Land Area (Acres)	3 Acres
Year Built	1996/1999
Building Construction Type	Wood frame with steel exterior
Roof System	Metal
Natural Gas	Ohio Gas (to be verified)
Sewer/Water	Village of Stryker

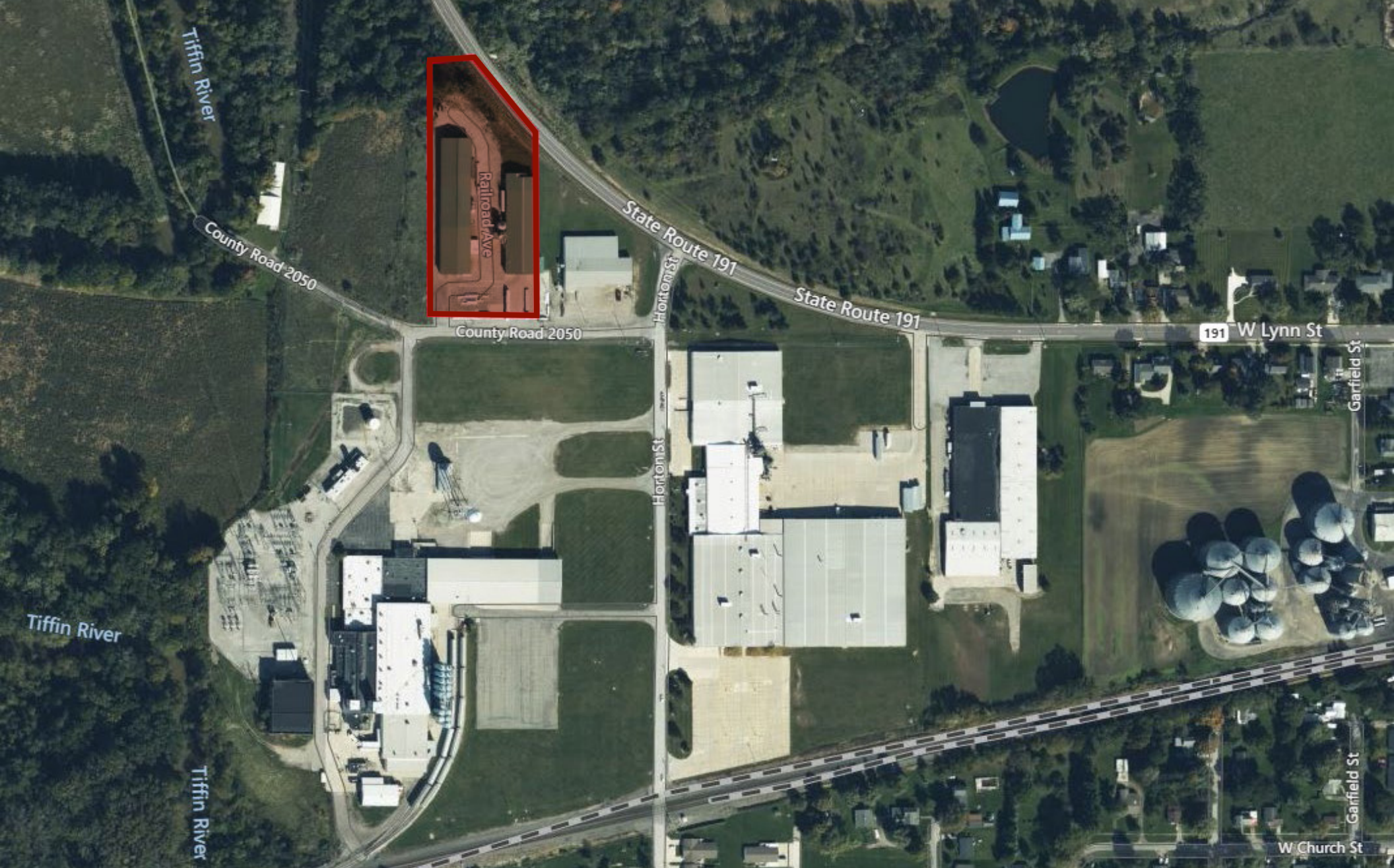


BUILDING FEATURES

Clear Height	16'
Column Spacing	Clear span
Trailer Parking	Not designated
Auto Parking	Unmarked paved lot in front of building
Dock Doors	None
Ground Level Doors	Building 1: Two (2) (22'x14' / 12'x12') Building 2: Two (2) (24'x14')
Zoning	Industrial
Fire Protection System	N/A
Compressed Air	125 HP U.S Air / 130 lbs. of pressure Air compression in building 1 (as-is) Airlines and hook-ups throughout building 1
Lighting	Florescent
Electrical	FirstEnergy / Toledo Edison
Power	480v
HVAC	Building 1: Radiator heat/boiler heat Building 2: Unheated Office, breakroom and restrooms are heated by gas forced unit
Air Conditioning	Office only
Security	Video system in place
Restrooms	Building 1: One (1) unisex restroom
Breakroom	Yes
Parcel ID	064-050-03.006.000
Real Estate Taxes (2025)	\$11,051.50 (\$0.32/SF)
Miscellaneous	<ul style="list-style-type: none"> Two building complex previously used for timber production Various grade doors throughout Perfect for a similar wood related operation or company that needs storage and maintenance areas for fleet or equipment Above ground diesel tanks, two (2) 1,000 gallon on site Sawdust collection system in place in building 1

PRICING

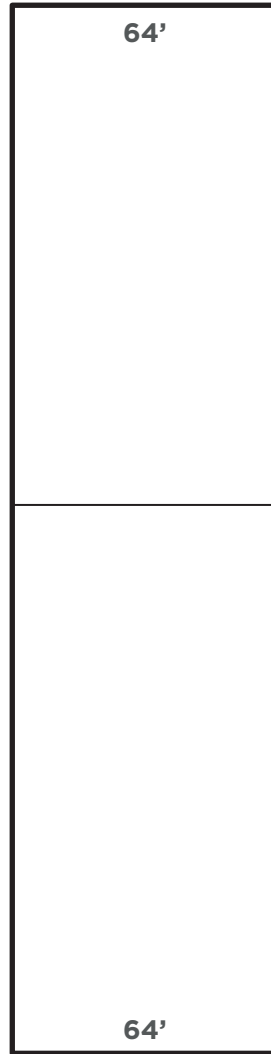
Lease Rate	\$3.50/SF MG
Sale Price	Contact broker for details



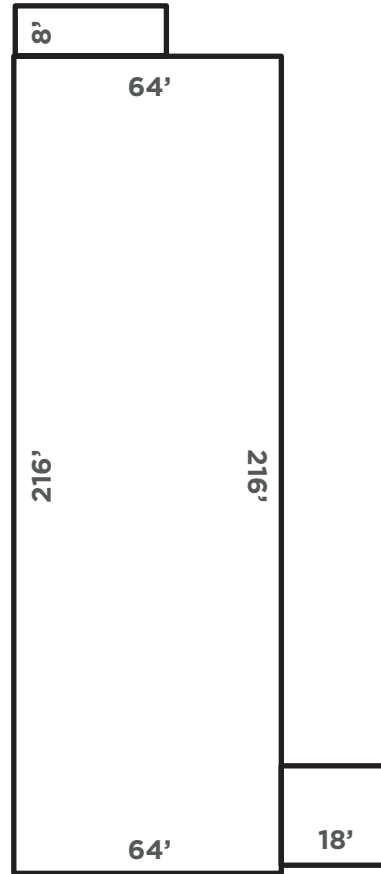
Property Aerial

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BUILDING 2

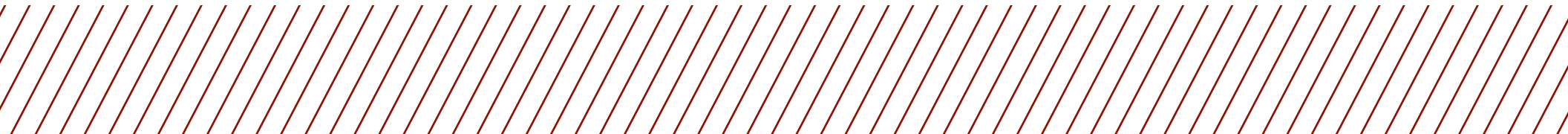


BUILDING 1




Floor Plan

102 W. RAILROAD STREET | STRYKER, OH, 43557



Property Photos

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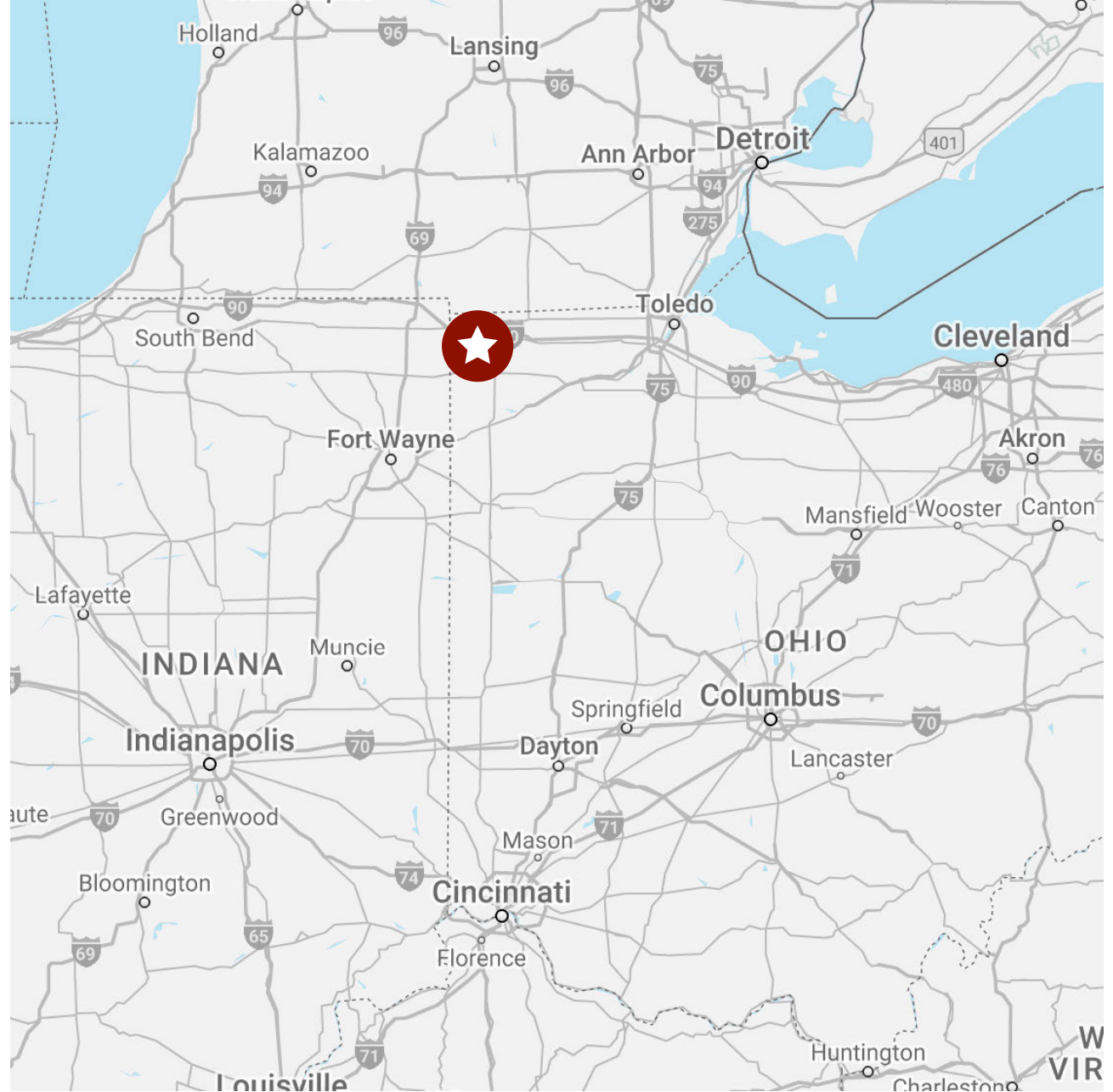
BUILDING 1



BUILDING 2



DISTANCE TO	# OF MILES
US-127	4
I-90	7
Toledo, OH	57
Fort Wayne, IN	62
Detroit, MI	118
Dayton, OH	138
Columbus, OH	156
Cleveland, OH	157
Indianapolis, IN	187
Cincinnati, OH	191



Property Location

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About Williams County



EDUCATION

- Bachelor Degree 14.4%
- HS Graduates 91.1%



SCHOOLS

- Ohio State (extension)
- Northwest State
- University of Toledo
- Bowling Green State University
- Defiance College



**UNEMPLOYMENT
RATE**
2.6%



WORKFORCE
15,016



**AVERAGE STARTING
LABOR WAGE**
\$16.10/HR



LARGE EMPLOYERS

- Menard, Inc.
- Montpelier Hospital
- Kamco Industries Inc.
- Spangler Candy Co.
- Powers & Sons LLC.
- CK Technologies
- Chase Brass & Copper Co.
- Altenioh, Brink & Co.
- Allied Moulded Products



**AVERAGE
HOUSEHOLD
INCOME**
\$60,632



POPULATION
36,716



AVG. HOME VALUE
\$131,100



ABOUT WILLIAMS COUNTY

Williams county is in northwestern Ohio and is made up of 12 townships, 8 villages, and 1 city, Bryan, across 423 square miles.

Stryker is located ~48 miles west of the city of Toledo. The mission statement of Stryker states, "It is the village's aim to be a 'Good Citizen' in the community. The welfare of the village depends upon the courteous and efficient service each of us gives."

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