



DISTRIBUTION FACILITY 44,020 SF | FOR LEASE

**100 Taylor Parkway
Archbold, Ohio**

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PROPERTY SUMMARY

100 Taylor Parkway, Archbold, OH

BUILDING DETAILS	
Total Building:	44,020 SF
Office Area:	3,432 SF
Industrial Area:	40,588 SF
Site Area:	6 acres
Year Built:	1987
APN:	17-033451-01.000
Building Use:	Manufacturing or warehouse
Zoning:	M2 General Industrial (per Village website)
Room for Expansion:	Yes
Auto Parking:	17 surface spaces plus area on west side of building
Trailer Parking:	No designated trailer parking
Outside Storage:	Per code
Rail Served:	No
Construction Type:	Steel frame with metal sidewalls
Roof:	Standing seam metal
Stories:	One
Breakroom / Restrooms:	Locker room and five (5) restrooms
Air Lines:	Yes
Fire Suppression:	Wet – ordinary hazard
Site Fencing:	None
HVAC:	Heat only in plant; RTU and central AC serving office area
Ceiling Clearance:	13’ – 16’6”

BUILDING DETAILS	
Cranes:	None
Bay Size/Column Spacing:	30’ x 49’
Industrial Area Lighting:	LED
Power:	(2) 400-amp panels / 480/277V Pad mounted transformer on-site
Docks / Wells:	(2) 9’ x 9’
Dock Equipment:	Dock levelers, dock locks, shelters, seals
Grade Doors:	(1) 10’ x 10’ and (1) 8’ x 8’
Cross Docks:	None
Floor Drains:	Maintenance room and west bay
Floor Thickness:	6” (to be verified)
PRICING	
Lease Rate:	\$4.95/SF NNN
Operating Expenses:	Taxes \$0.26/SF Ins \$0.23/SF CAM \$0.30/SF Total: \$0.79/SF
Comments:	• <u>DRONE VIDEO</u> • Upgraded modern industrial facility suitable for manufacturing assembly or warehouse and distribution • Open rectangular configuration • Air lines / compressed air • Updated offices • Recent asphalt replacements

PHOTOS

100 Taylor Parkway, Archbold, OH



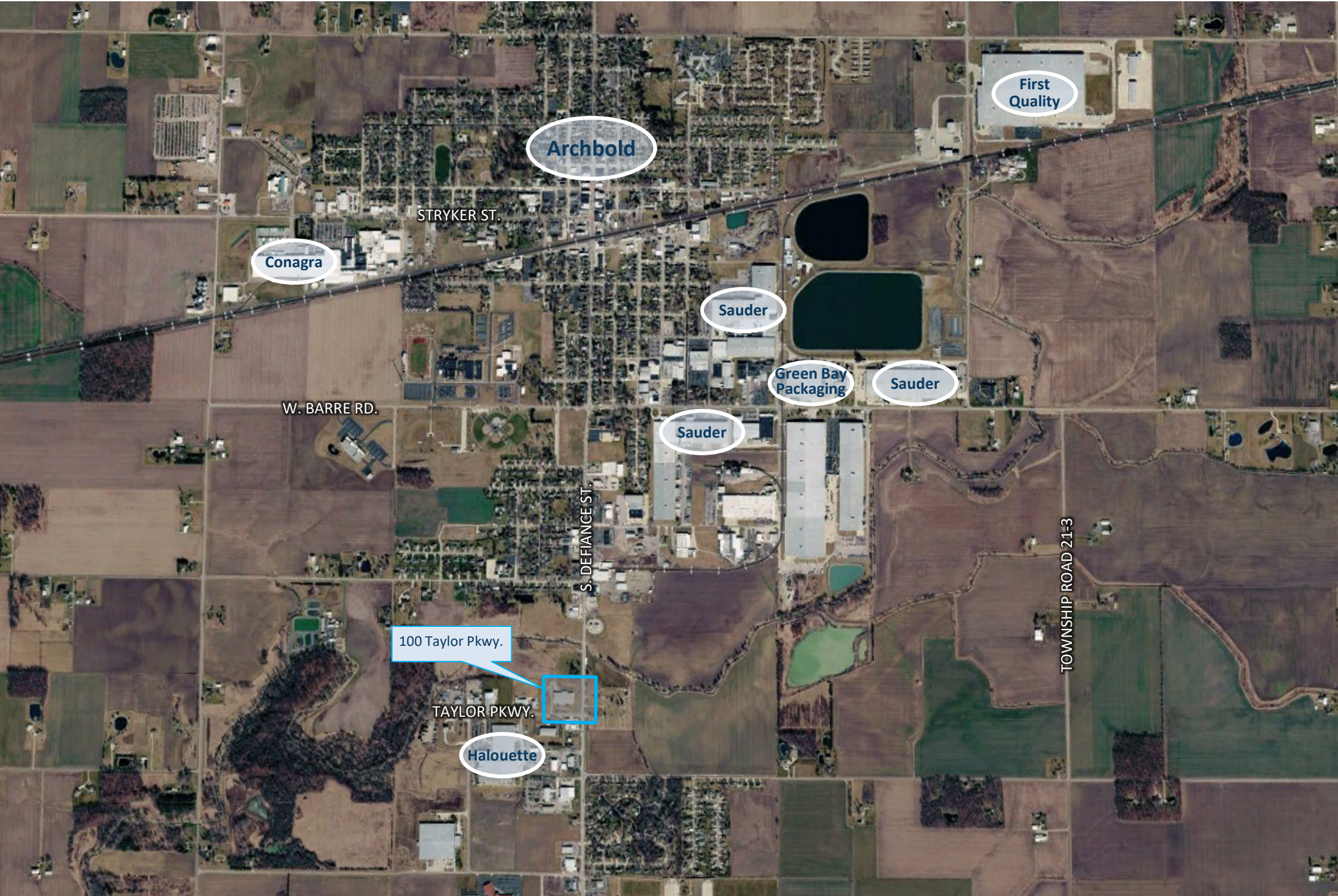
PHOTOS

100 Taylor Parkway, Archbold, OH



PROPERTY AERIAL

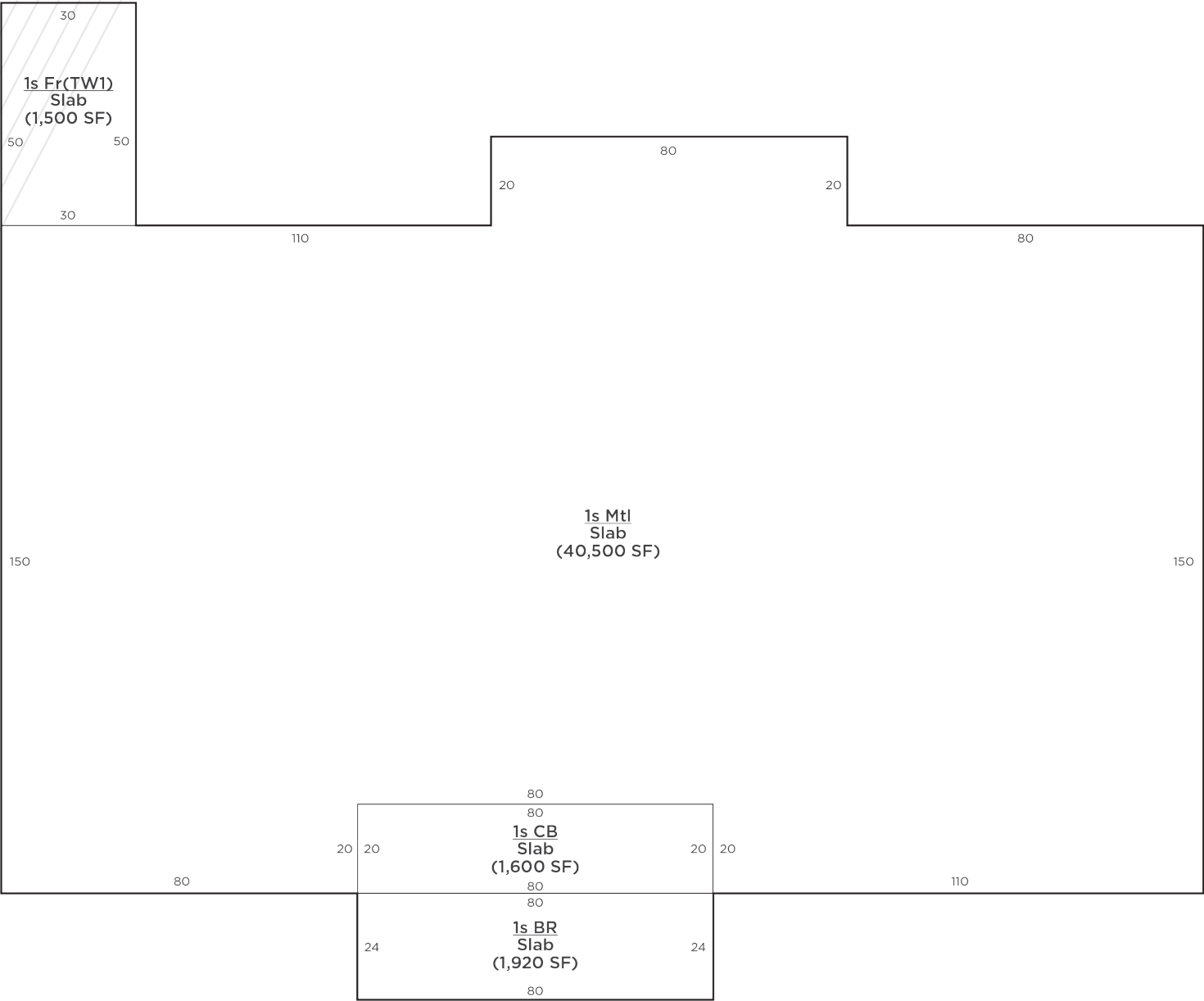
100 Taylor Parkway, Archbold, OH



FLOORPLAN

100 Taylor Parkway, Archbold, OH

Available Space



100 Taylor Parkway, Archbold, OH

The map displays the Midwest region, including parts of Michigan, Indiana, Ohio, and Illinois. Major cities like Chicago, Detroit, Ann Arbor, Toledo, Fort Wayne, and Indianapolis are labeled. A blue star icon is placed over Napoleon, Ohio. A table in the top right corner provides distances to various cities.

Distance to	Miles
Ohio Turnpike (80/90)	5.5
Napoleon	15.3
Bryan	15.5
Defiance	19.3
Toledo	52.7
Fort Wayne	63.5
Columbus	155
Chicago	204



DEMOGRAPHICS OF FULTON COUNTY, OH

100 Taylor Parkway, Archbold, OH



**MEDIAN
HOUSEHOLD
INCOME**
\$72,864

POPULATION

41,853



**MEDIAN HOME
VALUE**
\$226,150



WORKFORCE
20,525



**TYPICAL
STARTING WAGE**
\$17 - \$21/HR



**UNEMPLOYMENT
RATE**
3.7%



EDUCATION

Bachelor Degree 20.2%

HS Graduates 94.5%

SCHOOLS



- ❖ 7 School Districts
- ❖ Northwest State Community College
- ❖ University of Toledo (just east of Fulton County)
- ❖ Bowling Green State (just southeast of Fulton County)

TECUMSEH AND LENAWEE COUNTY



Archbold is located in Fulton County about 93 miles southwest of Ann Arbor and 50 miles southwest of Toledo. Archbold has a population of over 4,397.

Fulton County is made up of 1 city, 6 villages, and 12 townships across ~407 square miles.

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FOR MORE INFORMATION, CONTACT:

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