

FOR SALE OR LEASE  
**62,992 SF**



809 S. PLEASANT ST.  
**MONTPELIER, OHIO**

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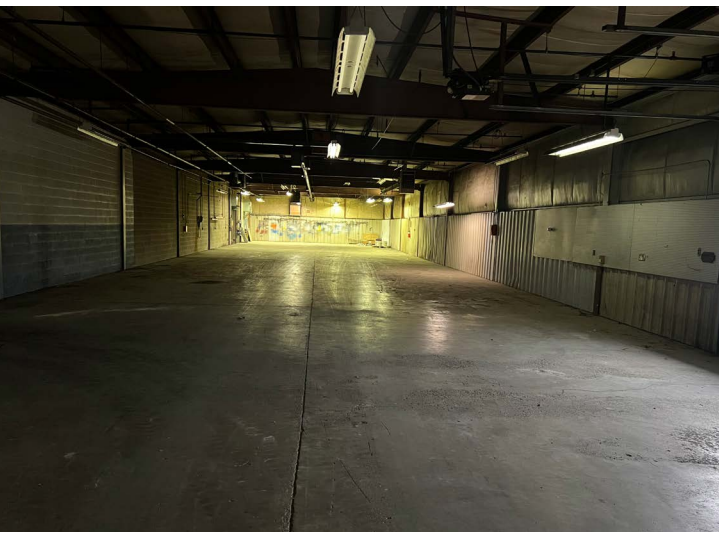
*WILLIAMS COUNTY MANUFACTURING FACILITY*

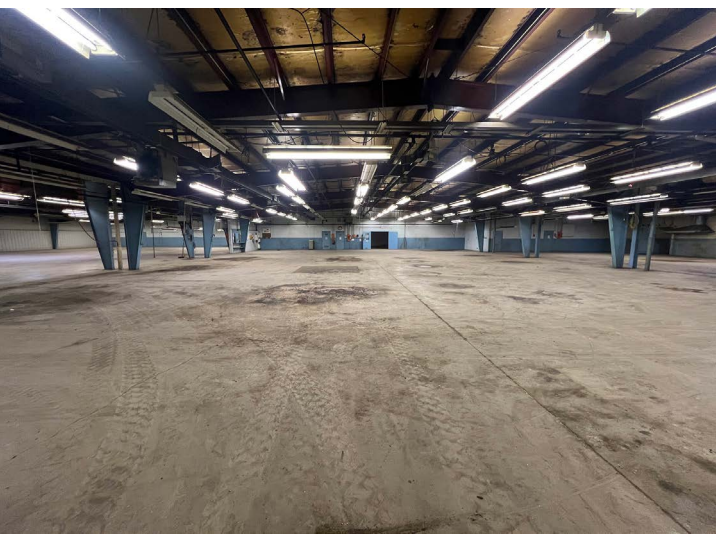
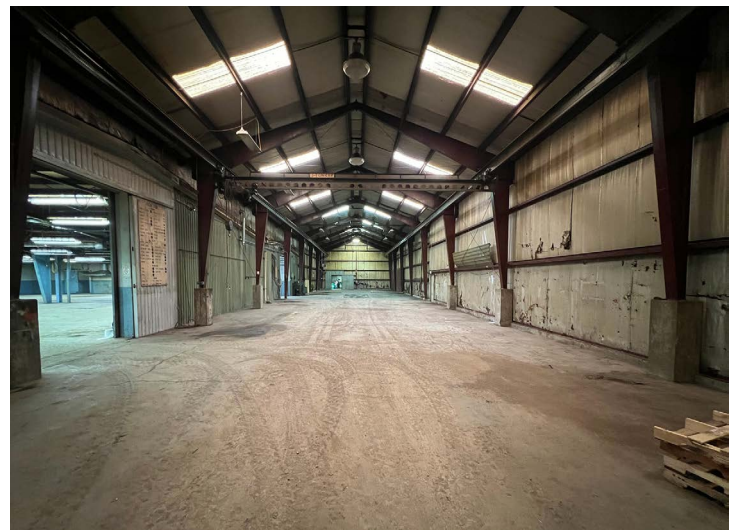
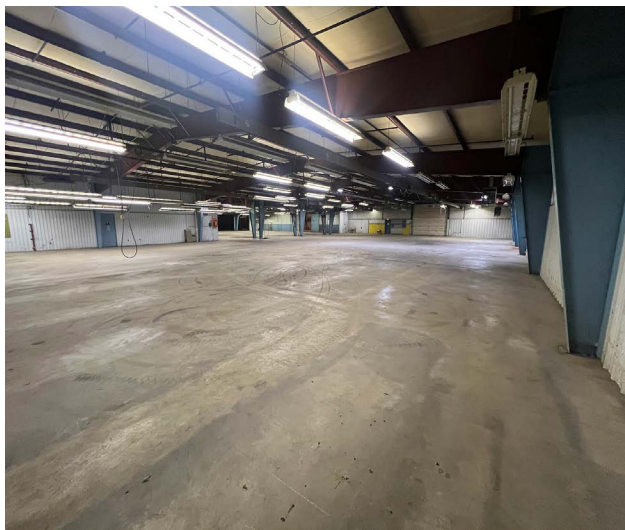
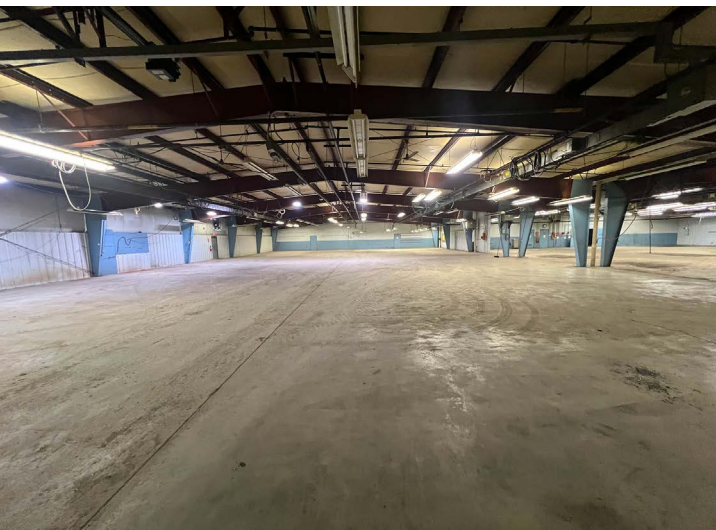


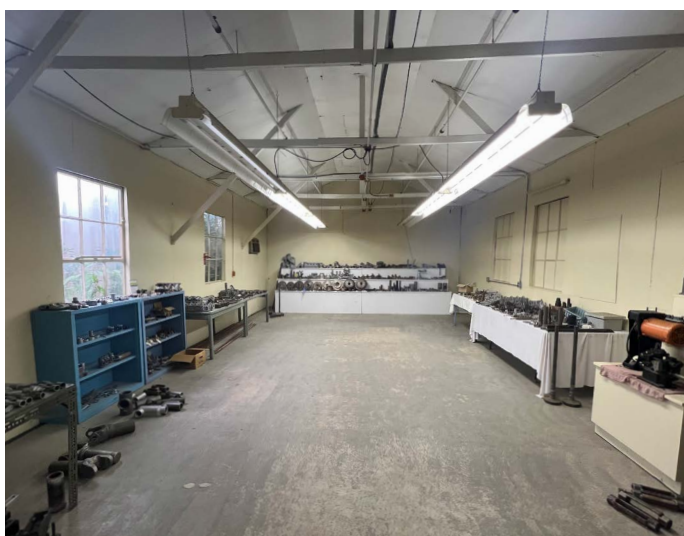
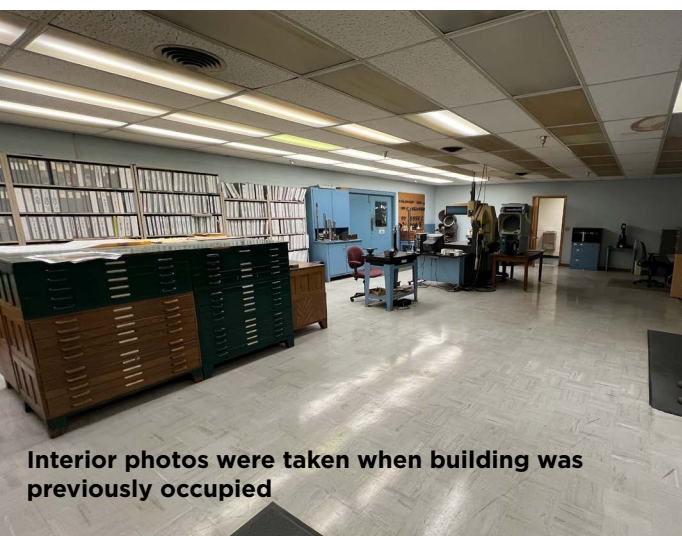
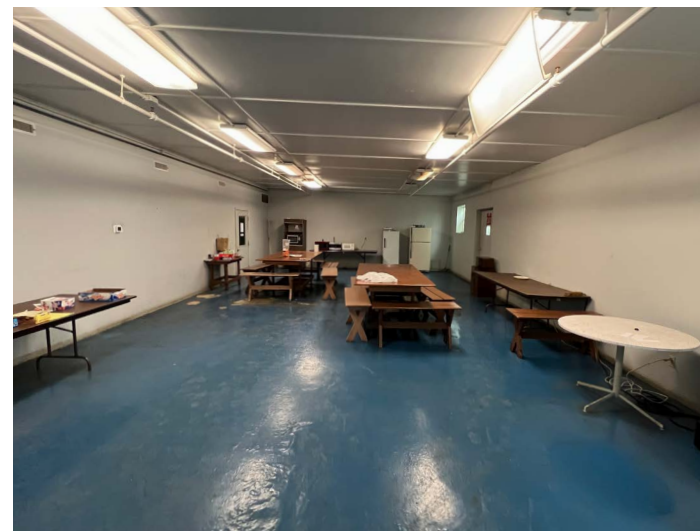
# PROPERTY HIGHLIGHTS

|                          |                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------|
| Total RBA:               | 62,992 SF                                                                                       |
| Industrial Area:         | 52,692 SF                                                                                       |
| Office Area:             | 10,300 SF                                                                                       |
| Site Area:               | 3.17 Acres                                                                                      |
| Buildings:               | 1                                                                                               |
| Year Built:              | 1920/1970                                                                                       |
| Clear Height:            | Main Plant Area: 11'-15'<br>Steel/Crane Room: 25'<br>Other Areas: 12'                           |
| Loading Docks:           | 1 - (8'x8') Door. Hydraulic lift in the floor of the steel room used for loading and unloading. |
| Drive-in Doors:          | 4- 16'x20', 12'x16', 12'x10', and 10'x10'                                                       |
| Bay Size/Column Spacing: | Main Plant and Steel Room are clear span.                                                       |
| Construction:            | Steel frame with insulated steel side-walls.                                                    |
| Roof:                    | Standing seam metal with sections of membrane and built-up.                                     |
| Lighting:                | Industrial / fluorescent                                                                        |
| Power:                   | 1250 amp panel, 480 V / 3-phase electrical service with 480 V buss ducts throughout             |
| Electric:                | Village of Montpelier (\$2,881.09 monthly while in operation)                                   |
| Natural Gas:             | Ohio Gas (\$1,601.88 monthly)                                                                   |
| Water/Sewer:             | Village of Montpelier                                                                           |

|                           |                                                                                                                                                                                                                                                       |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HVAC<br>Air Conditioning: | Mix of gas forced air heaters<br>Office only                                                                                                                                                                                                          |
| Fire Protection:          | Full sprinkler system                                                                                                                                                                                                                                 |
| Security:                 | Yes.                                                                                                                                                                                                                                                  |
| Restroom:                 | 6 total. 3 sets in plant. 3 sets in office.                                                                                                                                                                                                           |
| Breakroom:                | Yes.                                                                                                                                                                                                                                                  |
| Auto Parking:             | Striped parking across front of the building. Gravel lot on north side. Unmarked areas around the building.                                                                                                                                           |
| Outside Storage:          | Per code.                                                                                                                                                                                                                                             |
| Site Fencing:             | No.                                                                                                                                                                                                                                                   |
| Floor Drains:             | No.                                                                                                                                                                                                                                                   |
| Floor Thickness:          | 6" (per owner)                                                                                                                                                                                                                                        |
| Zoning:                   | M-1, Light Industrial District                                                                                                                                                                                                                        |
| Parcel ID:                | 072-110-70-001.000                                                                                                                                                                                                                                    |
| 2024 Taxes:               | \$19,926.64/\$0.32 PSF                                                                                                                                                                                                                                |
| Equipment:                | 5-ton crane in Steel Room. Height is 15' underhook and the bay is 38' wide. Drive in capability with crane above hydraulic lift.                                                                                                                      |
| Sale Price:               | \$749,000                                                                                                                                                                                                                                             |
| Lease Rate:               | \$3.75 PSF NNN                                                                                                                                                                                                                                        |
| Operating Expenses:       | \$ 0.83/SF Total<br>CAM: \$0.30 PSF *(Estimated)<br>INS: \$0.21 PSF<br>Taxes: \$0.32/SF                                                                                                                                                               |
| Miscellaneous:            | <ul style="list-style-type: none"> <li>• <b>Lender directed sale</b></li> <li>• Standalone manufacturing facility</li> <li>• Ample office space</li> <li>• Steel room provides drive-in for loading/unloading via crane and hydraulic lift</li> </ul> |







Interior photos were taken when building was previously occupied



# FLOOR PLAN

## 62,992 SF

# A DRIVING WORKFORCE

Williams County is located in the northwestern corner of Ohio, bordering Indiana and Michigan. Montpelier is a village within Williams County, situated near its center and known as a key transportation hub in the region.



36,716  
**POPULATION**



\$61,834  
**AVG. INCOME**



\$149,644  
**AVG. HOME VALUE**



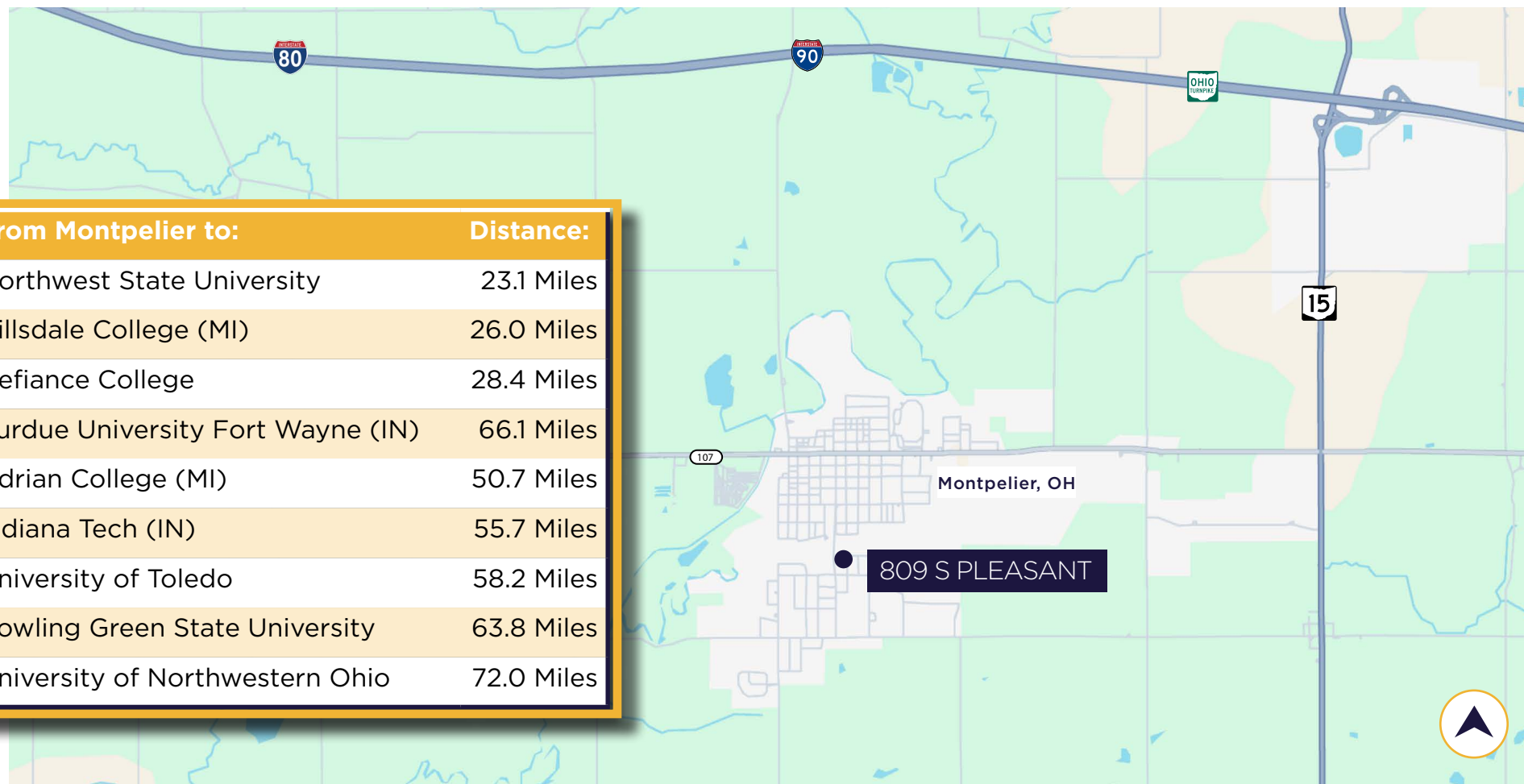
17,600  
**LABOR FORCE**



5.30%  
**UNEMPLOYMENT**



41.8  
**AVG. AGE**





**6 MILES**

TO OHIO TURNPIKE  
INTERSTATE 80/90

**64.2 MILES**

TO TOLEDO

**57.7 MILES**

TO FORT WAYNE

**125 MILES**

TO DETROIT

**180 MILES**

INDIANAPOLIS

**187 MILES**

CHICAGO



45.2 MILES TO  
**EUGENE F. KRANZ  
TOLEDO EXPRESS  
AIRPORT (TOL)**



60.8 MILES TO  
**FORT WAYNE  
INTERNATIONAL  
AIRPORT (FWA)**



PARCEL MAP  
**62,992 SF**

# CONTACT INFORMATION

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