

BUILDING FOR SALE / LEASE | ROCKY FORD INDUSTRIAL PARK

I-75 INDUSTRIAL BUILDING SPEC

Target Completion
June 2023



BUILDING PROFILE

BUILDING SIZE:

100,000 SF
EXPANDABLE

ZONING:

INDUSTRIAL

PARCEL #:

F23-310-250000014000

SALE PRICE:

CALL AGENT

PROPERTY OVERVIEW

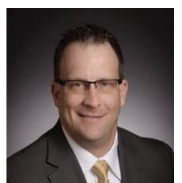
New construction spec building offered as 100,000 sq. ft. on 10 acres. Class A steel frame construction, 32' clear height, 2-4 dock doors planned; expandable with 20+ acres. Direct access to I-75 southbound ramps and only minutes from the CSX Intermodal Yard. Heavy power on-site, developer will complete building to required specifications for occupancy.

ComLink Realty

118 W. South Boundary St.
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(419) 873-8052
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Todd Dickerson

Commercial Real Estate Agent
(419) 309-7708
todd@blackswampcre.com



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LOCATION INFORMATION

Building name	I-75 Spec Building
Street Address	0 Quarry Rd
City, State, Zip	North Baltimore, OH, 45872
County	Wood
Cross Streets	Insley & Quarry
Nearest Highway	I-75

LEASE / SALE DETAILS

Available SF	100,000
	Expandable
Lease Rate	Call Agent
Lease Type	NNN
Sale Price	Call Agent

PROPERTY DETAILS

Property Type	Industrial
Zoning	Industrial
Acreage	10
Annual Real Estate Tax	TBD
Parcel Number	TBD
Rail Access	Nearby
# of Car Parking Spaces	To Suit
# of Truck Parking Spaces	To Suit
# of Buildings	1
Freestanding	Yes

BUILDING INFORMATION

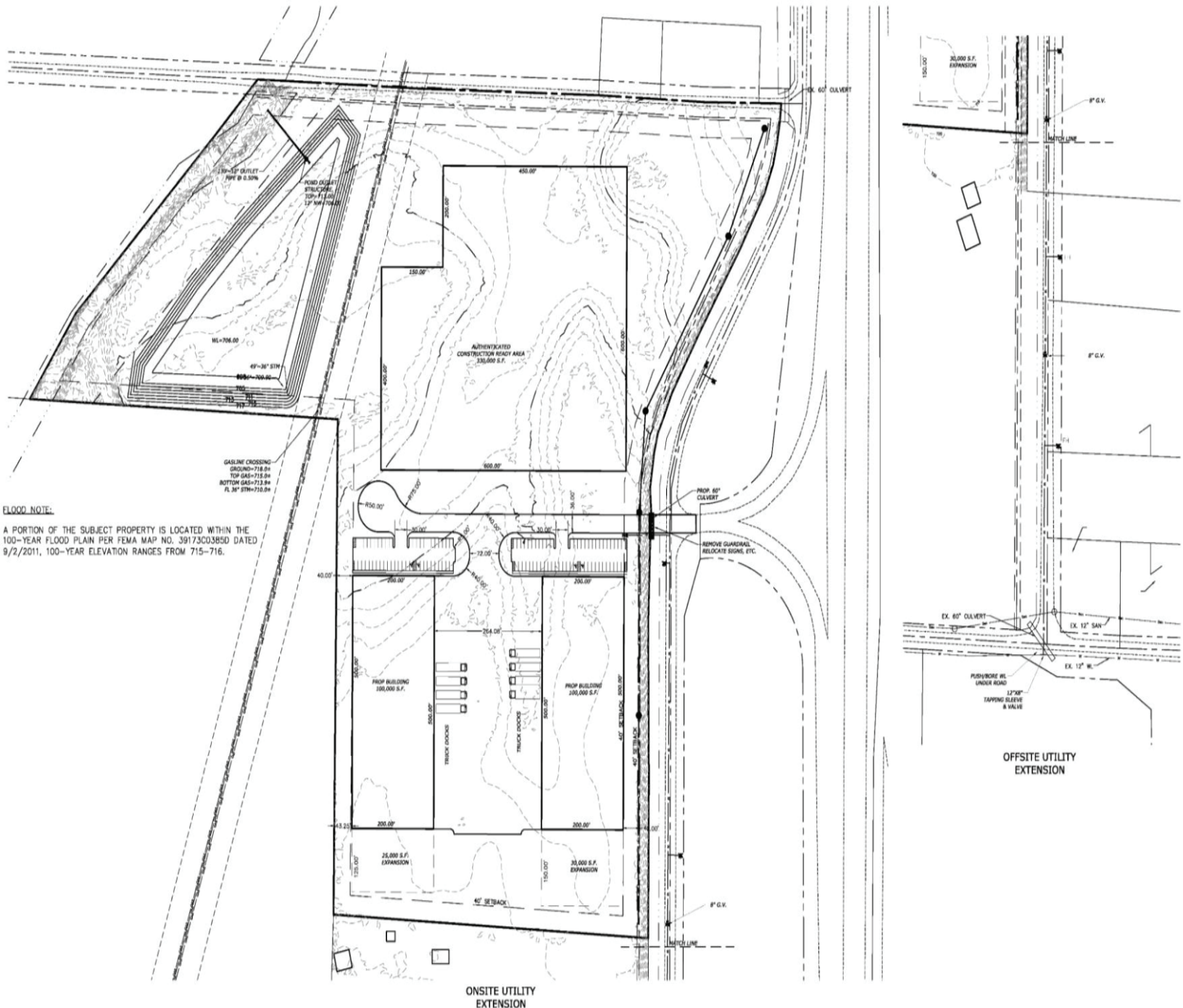
Building Size	100,000 SF
Office Size	To Suit
Tenancy	Single
Construction Status	Under Development
Construction Description	Class A Steel
Roof System	Metal
Column Spacing	60 ft
Floor Thickness	To Suit
Clear Ceiling Height (Min)	32'
Clear Ceiling Height (Max)	32'
Lighting	LED
Heat System Description	To Suit
Restrooms	To Suit
# of Grade Level Doors	1/To Suit
# of Dock High Doors	2-4
Number of Cranes	To Suit

UTILITIES

Power Provider	Hancock Wood Electric Co-Op
Gas Provider	KNG Natural Gas
Water/Sewer Provider	Village of North Baltimore

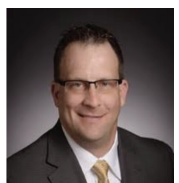


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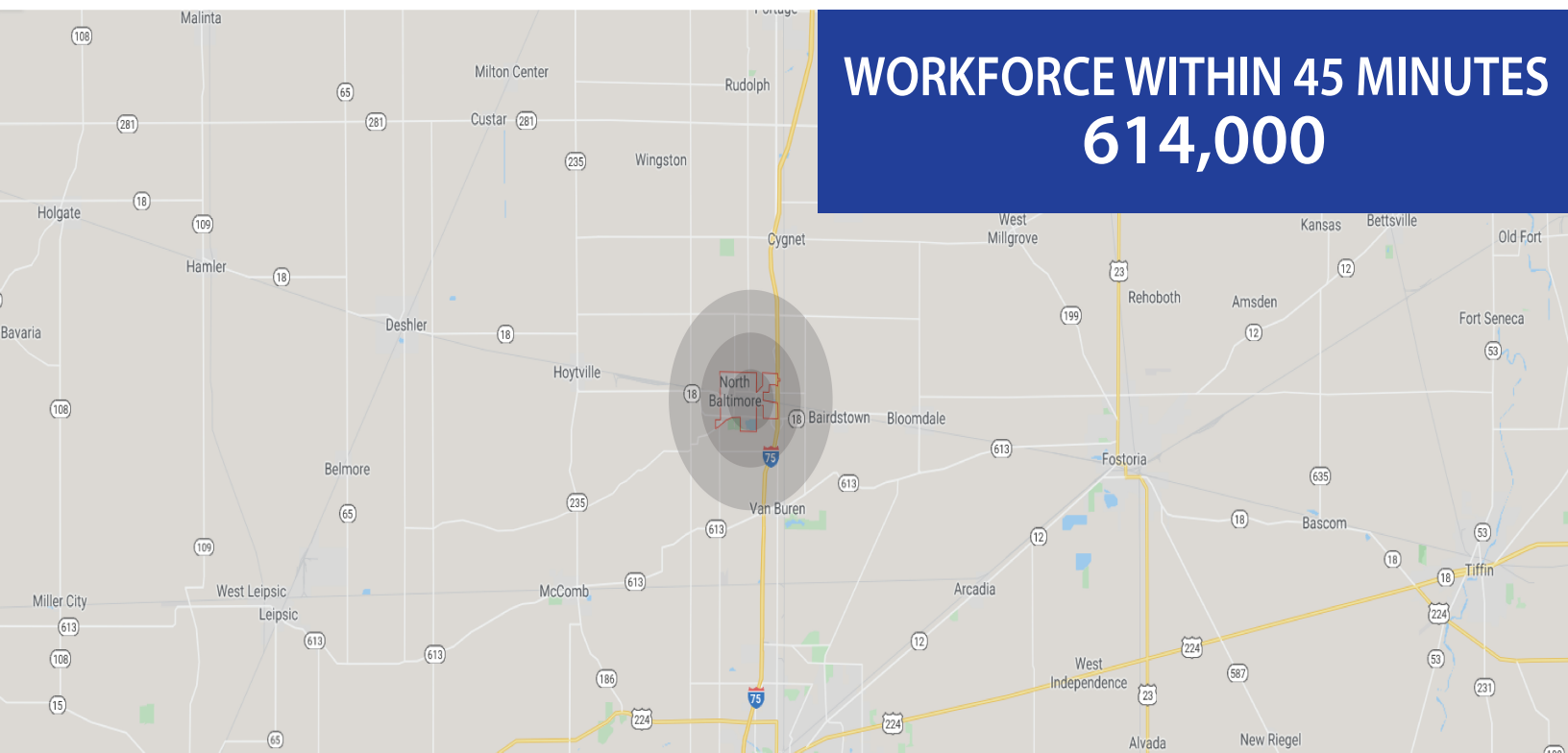


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POPULATION

	1 MILES	3 MILES	5 MILES
Total Population	1,090	4,708	7,778
Median age	37.9	37.9	38.0
Median age (Male)	31.6	32.8	34.3
Median age (Female)	44.2	43.1	41.6

HOUSEHOLD & INCOME

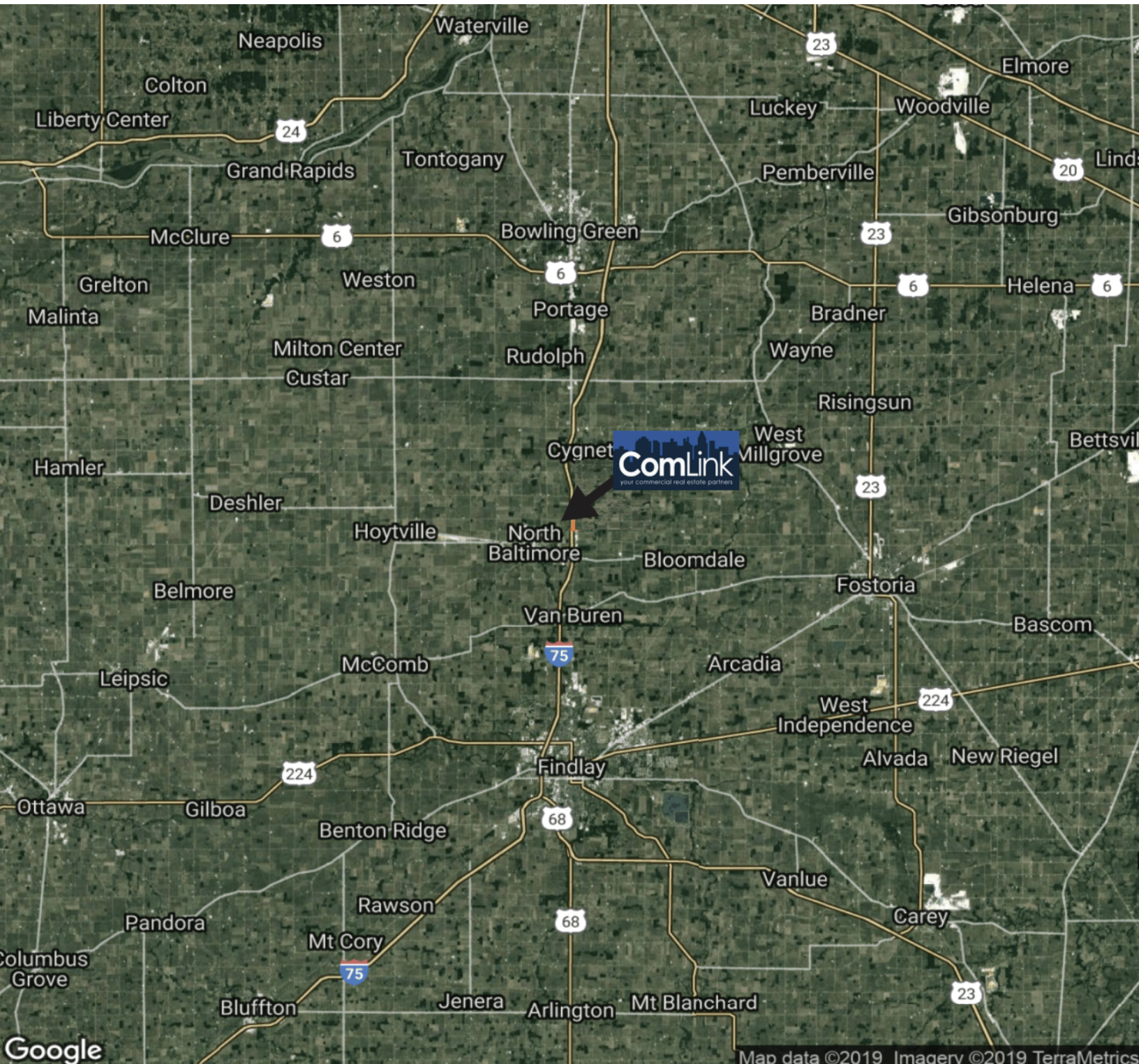
	1 MILES	3 MILES	5 MILES
Total households	401	1,727	2,835
# of persons per HH	2.7	2.7	2.7
Average HH income	\$57,017	\$53,190	\$55,323
Average house value	\$130,845	\$137,652	\$139,811

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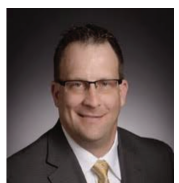


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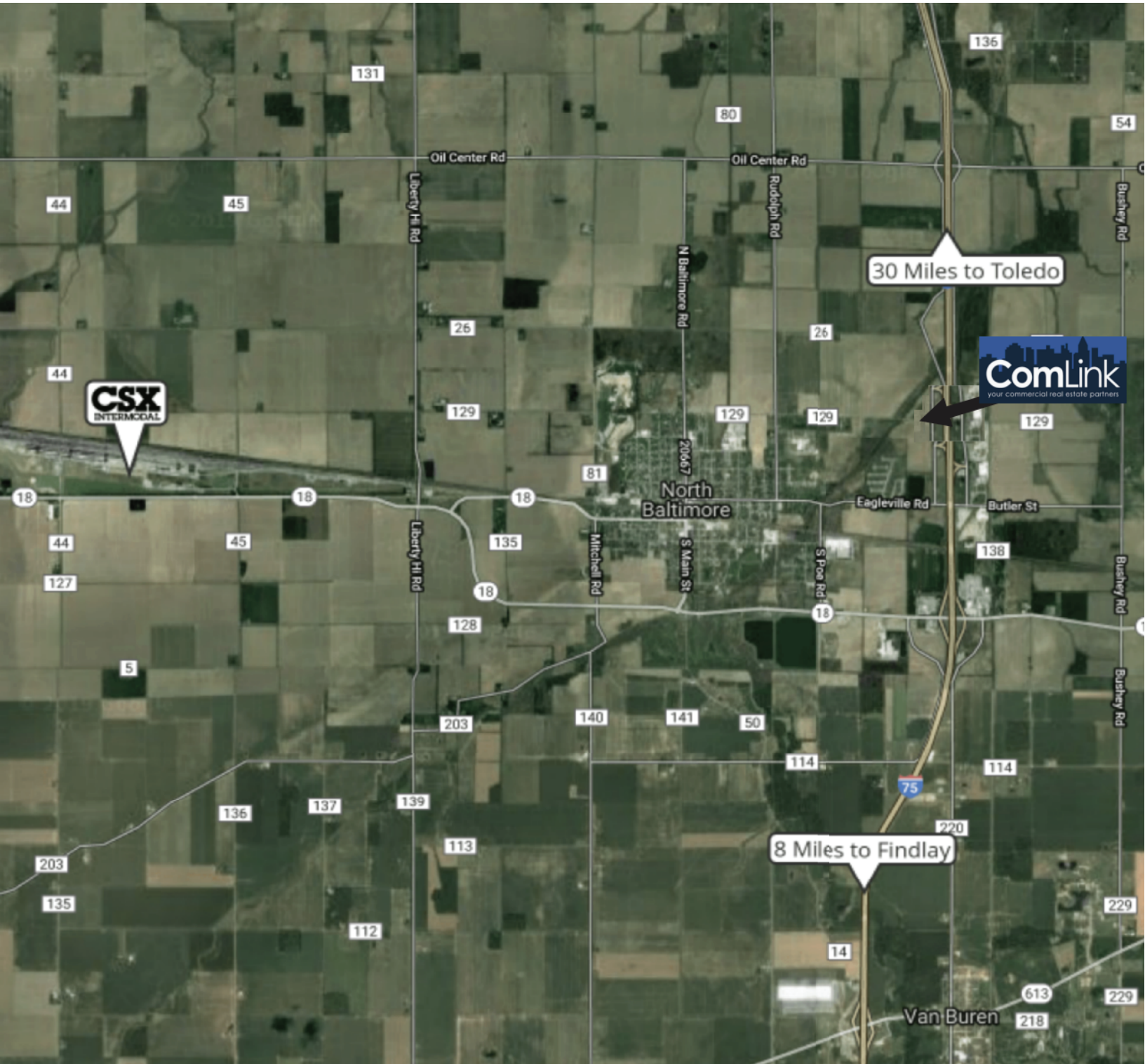


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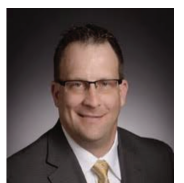


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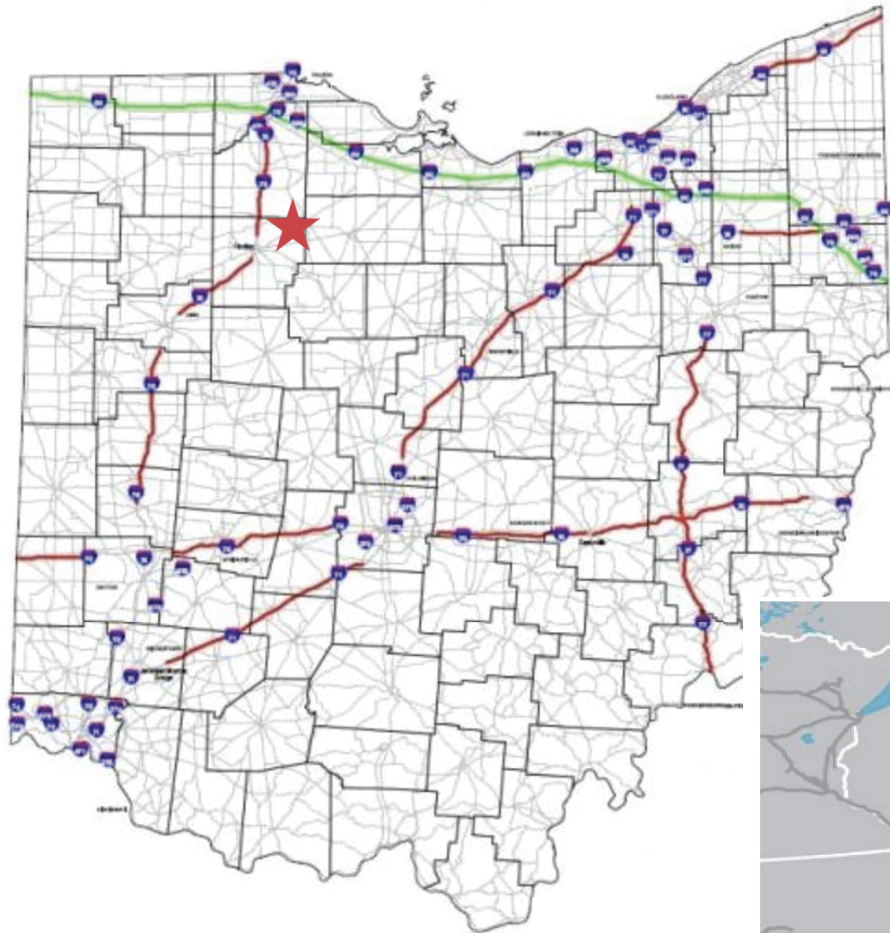


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