

FOR SALE OR LEASE I-75 INDUSTRIAL SPEC BUILDING

Rocky Ford Industrial Park | Quarry Road, North Baltimore, OH 45872



**WORKFORCE
WITHIN
45 MINUTES
614,000**

SALE PRICE: 8,500,000 (\$85/SF)

LEASE RATE: \$7.00/SF NNN

BUILDING PROFILE



BUILDING SIZE
100,000 SF
(EXPANDABLE TO 150,000 SF)



ZONING
INDUSTRIAL



PARCEL #
F23-310-250000014000

PROPERTY OVERVIEW

BUILDING ENVELOPE COMPLETE – READY FOR FINAL BUILDOUT

New construction spec building offered as 100,000 SF on 7.5 acres. Class A steel frame construction, 32' clear height, 2 dock doors, 1 grade level door; expandable to 150,000 SF; additional 20+ acres available. 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. Property tax abatement in place.



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nrmk.com

Licensed Real Estate Broker

Newmark
1350 East 9th Street, Suite 105
Cleveland, Ohio 44114



Todd Dickerson
Principal Consultant
419.309.7708
todd@blackswampcre.com

Licensed Real Estate Agent

Comlink Realty
118 W. South Boundary St.
Perrysburg, OH 43551

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

PROPERTY DETAILS

Property Type	Industrial
Zoning	Industrial
Acreage	7.5
Annual Real Estate Tax	Call Agent
Parcel Number	TBD
Rail Access	Nearby
# of Car Parking Spaces	Built-to-Suit
# of Truck Parking Spaces	Built-to-Suit
# of Buildings	1
Freestanding	Yes

UTILITIES

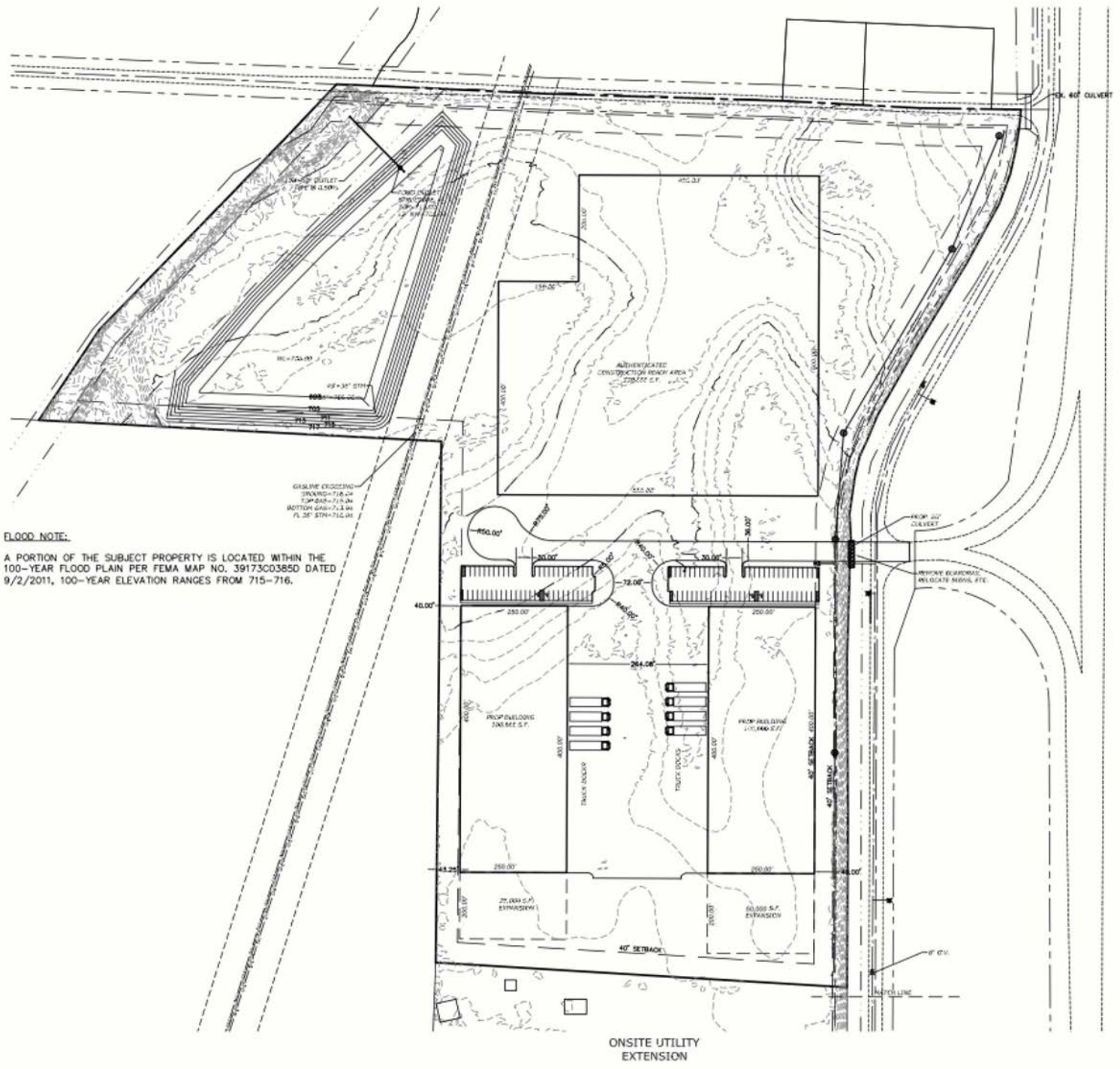
Power Provider	Hancock Wood Electric Co-Op
Gas Provider	KNG Natural Gas
Water/Sewer Provider	Village of North Baltimore

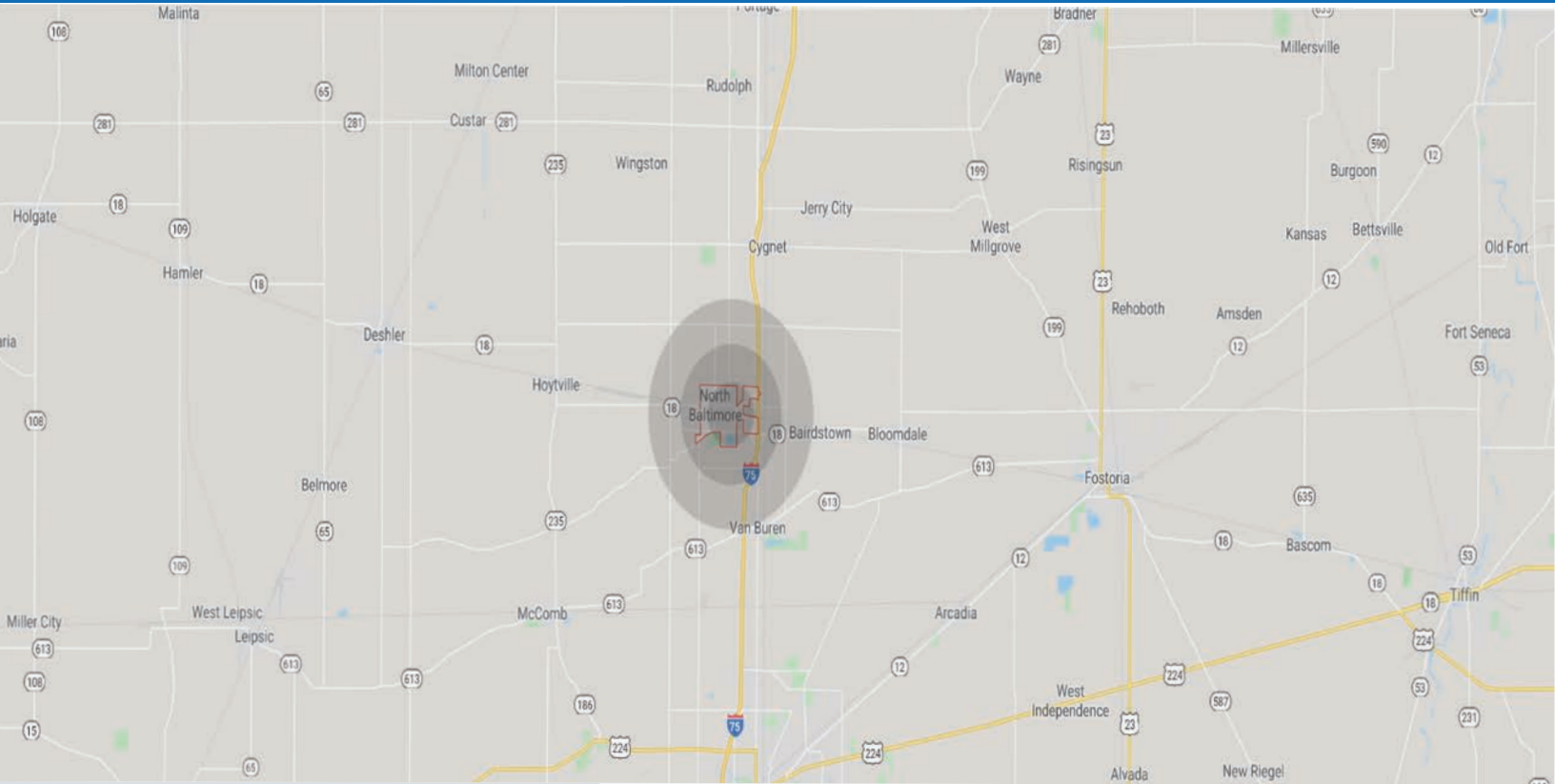
LEASE / SALE DETAILS

Available SF	100,000 SF (Expandable to 150,000 SF)
Lease Rate	\$7.00/SF
Lease Type	NNN
Sale Price	\$8,500,000 (\$85/SF)

BUILDING INFORMATION

Building Size	100,000 SF
Office Size	Built-to-Suit
Tenancy	Single
Construction Status	Under Development
Construction Description	Class A Steel
Roof System	Metal
Column Spacing	62 ft
Floor Thickness	Built-to-Suit
Clear Ceiling Height (Min)	32'
Clear Ceiling Height (Max)	32'
Lighting	LED
Heat System Description	Built-to-Suit
Restrooms	Built-to-Suit
# of Grade Level Doors	1+ Built-to-Suit
# of Dock High Doors	2+ Built-to-Suit
Number of Cranes	Built-to-Suit





POPULATION

Total Population
 Median age
 Median age (Male)
 Median age (Female)

1 MILES

1,090
 37.9
 31.6
 44.2

3 MILES

4,708
 37.9
 32.8
 43.1

5 MILES

7,778
 38.0
 34.3
 41.6

HOUSEHOLD & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILES

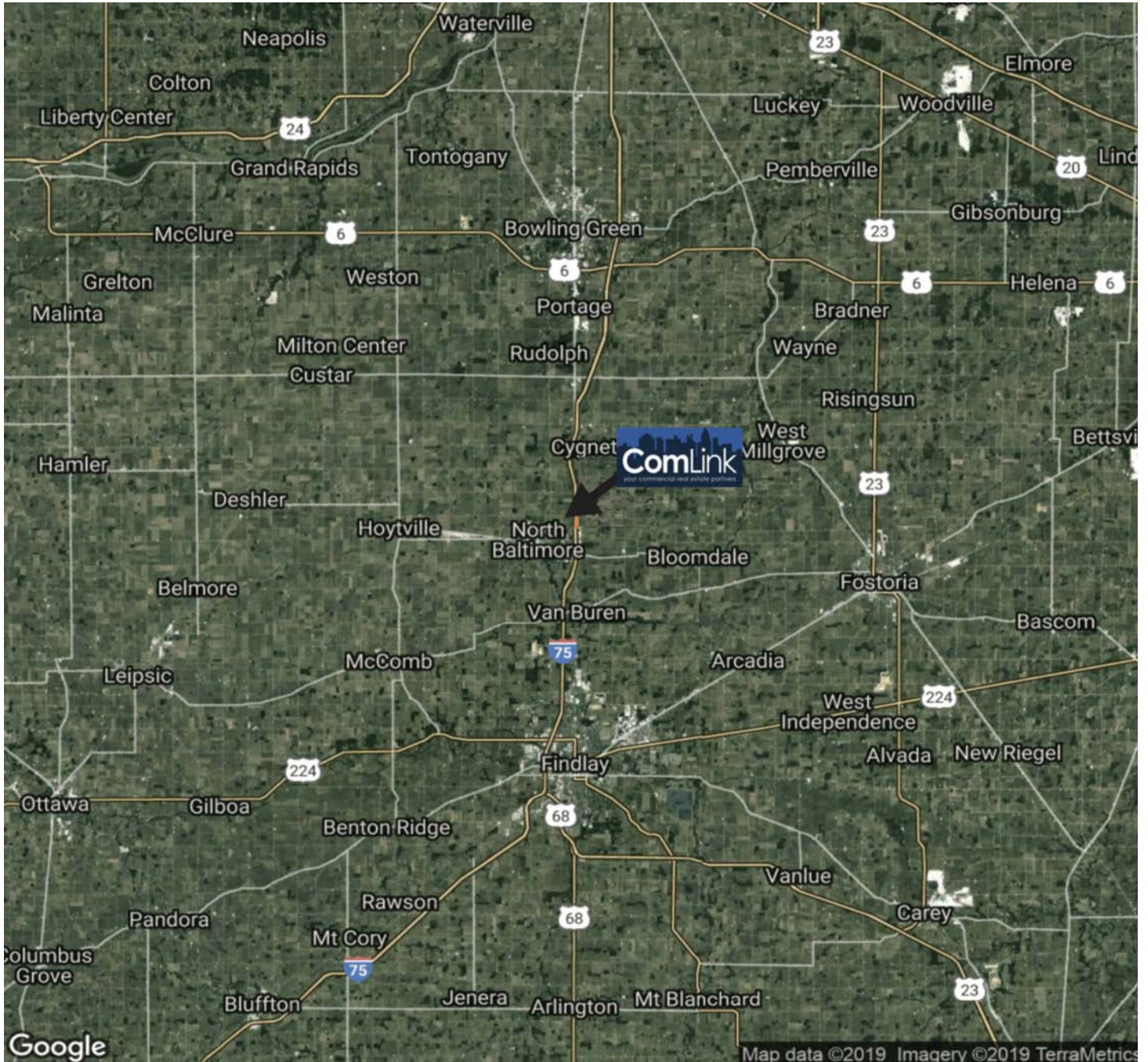
401
 2.7
 \$57,017
 \$130,845

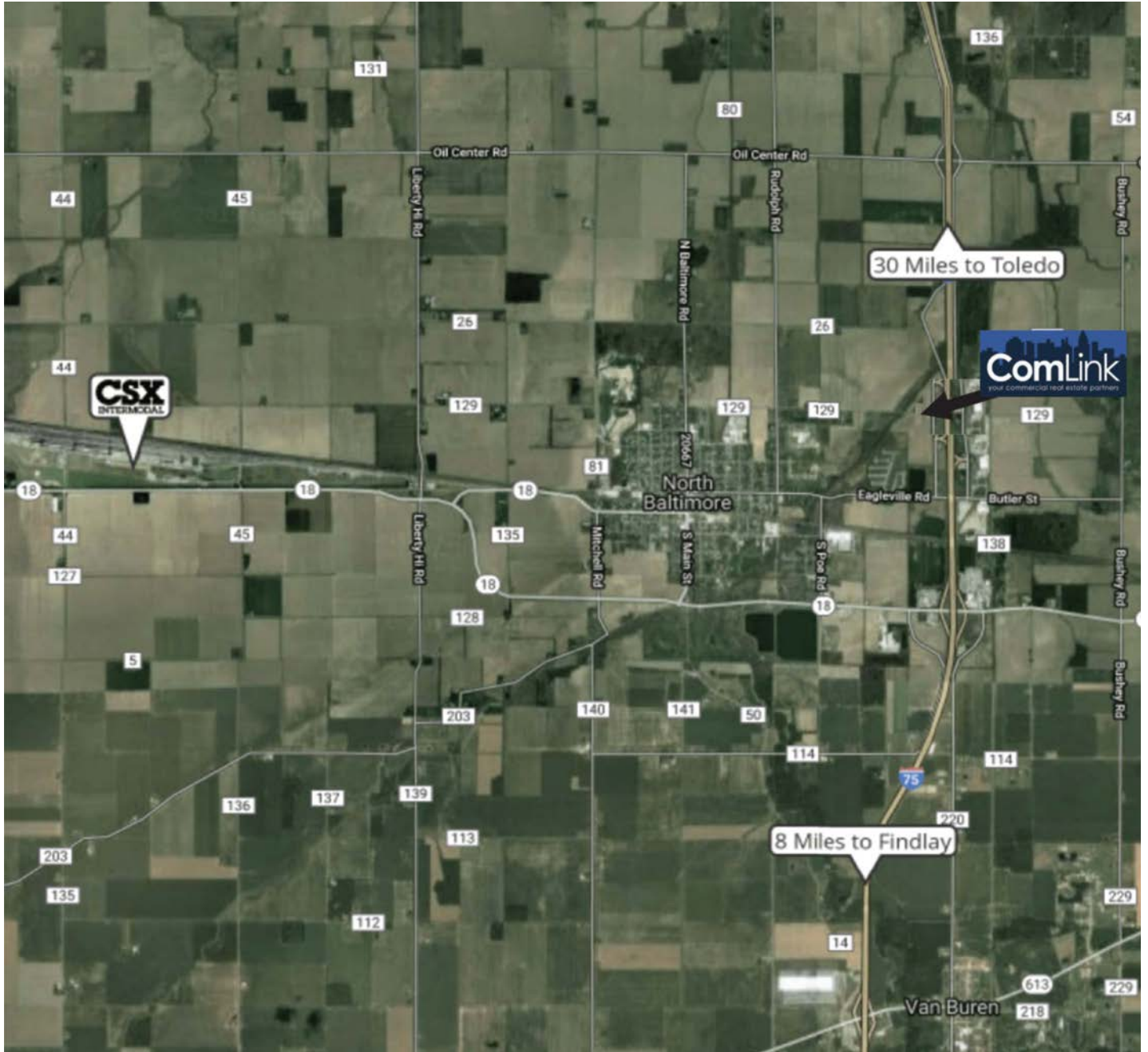
3 MILES

1,727
 2.7
 \$53,190
 \$137,652

5 MILES

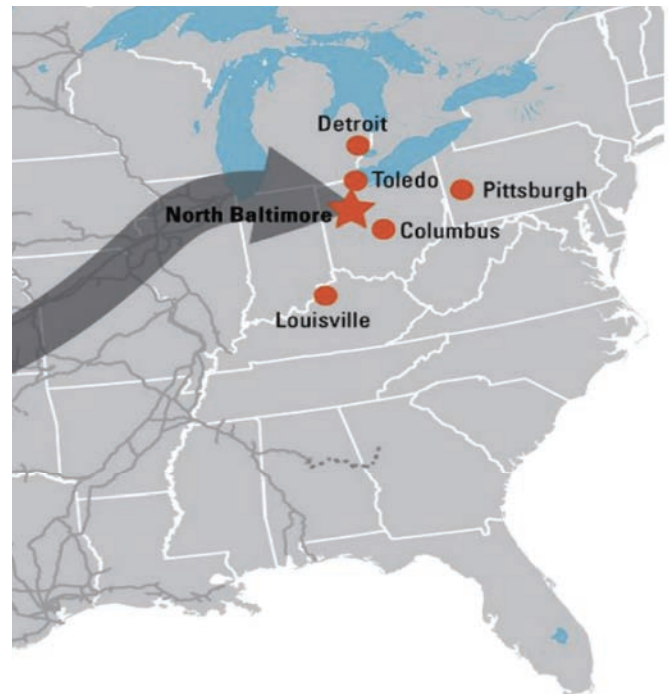
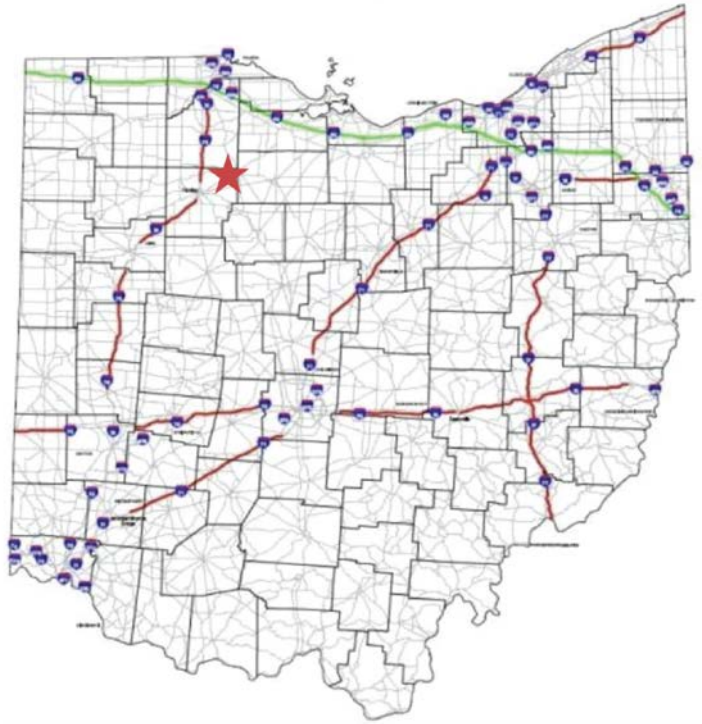
2,835
 2.7
 \$55,323
 \$139,811





CONSTRUCTION PROGRESS

- Zoning
- Entitlement
- Incentives
- All Due Diligence
- Land Closing
- Site Clearing
- Pad Construction
- Building Envelope
- Interior/Closeout
- Parking/Pavement
- Landscaping
- Building Completed



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nrmk.com
Licensed Real Estate Broker
Newmark
1350 East 9th Street, Suite 105
Cleveland, Ohio 44114



Todd Dickerson
Principal Consultant
419.309.7708
todd@blackswampcre.com
Licensed Real Estate Agent
Comlink Realty
118 W. South Boundary St.
Perrysburg, OH 43551