

1769 EAST BROADWAY
NORTHWOOD, OHIO 43619

INDUSTRIAL BUILDING FOR SALE OR LEASE
219,188 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

TRUMP INDUSTRIAL PROPERTIES/G-2000



GENERAL INFORMATION

Sale Price:	\$12,000,000
Lease Rate:	\$5.50/square foot gross \$400.00 per acre per month for outdoor storage yard.
Building Size:	219,188 square feet
Number of Stories:	1
Year Constructed:	1954, 1955 and 1968
Condition:	Good
Acreage:	72.29 acres - Irregular
County:	Wood
Closest Cross Street:	Andrus Road
Zoning:	Heavy Industrial
Parking Spaces:	Large paved parking area
Curb Cuts:	2
Street:	2 lane. 2 way



**100 Ton Lifting Capacity
Throughout the Premises Inside & Out**

For more information, please contact:

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SIGNATURE ASSOCIATES
Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS

Shop Space:	219,188 square feet
Exterior Walls:	Glass and steel
Structural System:	Steel framing & columns
Roof:	Membrane
Floors:	Concrete – 8" thick in most areas
Ceiling Height:	See comments
Basement:	No
Heating:	In office only
Air Conditioning:	No
Power:	600 amp, 600V subpaneled down to 400V, 3 phase, 400 amp, 250V, 3 phase, 1220 V
Security System:	Yes – 24-hour surveillance
Restrooms:	In office only
Overhead Door:	See comments
Truck Well/Dock:	As needed
Sprinklers:	No
Signage:	No
Rail:	Former interior rail spur 383' within building – see Comments
Cranes:	4 – see Comments
Floor Drains:	No
Survey Available:	Yes
Environmental Report Available:	Yes

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Toledo & Northwestern Water & Sewer District
Sanitary Sewer:	City of Toledo
Storm Sewer:	City of Toledo

BUILDING INFORMATION

Current Occupants:	G-2000
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	By appointment only

LEASE DETAILS

Term:	Negotiable
Security Deposit:	One month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant responsible for real estate taxes, building insurance, snow removal, landscaping, janitorial and general repairs/replacements.	

2025 REAL ESTATE TAXES

Parcels:	M50-812-290000009000 M50-812-320000021001
Total Taxes:	\$19,509.44
Land value:	\$354,000
Improvement value:	\$342,400
Total value:	\$696,400



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Comments:

- Unique Northwest Ohio property in a strategic location.
- 219,188 square foot crane facility with potential rail access on 72.29 acres in Wood County.
- Interior rail spur is approximately 383'.
- Located 1.75 miles from I-75 and I-280.
- Sections of roof replaced in 2008/2009.
- Environmental information on file.
- An approximately 400,000 sf concrete pad, 12" thick, is located on north side of property.
- Access to low-cost landfill natural gas.
- Contiguity to Norfolk Southern and CSX.
- In close proximity to transmission gas pipelines.
- For additional information on G-2000, Inc. click www.q2000inc.com.

Bay 1	Bay 2
<ul style="list-style-type: none">▪ 57,600 square feet (100' x 576')▪ Clearance : 27' bottom of the truss / 37'6" bottom of the roof deck▪ Bay Spacing: 24' x 100'▪ Office Area: 48' x 21'▪ Rail Pit: 384' x 20'▪ Cranes: 30-ton and 20-ton Northern crane with 17'9" underhook▪ Overhead Doors: 2 – 16' x 14'; 1 rail door	<ul style="list-style-type: none">▪ 57,000 square feet (100' x 576')▪ Clearance: 27' bottom of truss/37'6" bottom of roof deck▪ Bay Spacing: 24' x 100'▪ Office Area: None▪ Rail Pit: None▪ Crane: 15-ton Northern crane
Bay 3	Bay 4
<ul style="list-style-type: none">▪ 23,600 square feet (100' x 236')▪ Clearance: 20' bottom of truss/26' bottom of roof deck▪ Bay Spacing: 47' x 60'▪ Overhead door: 1 – 16' x 14'	<ul style="list-style-type: none">▪ 15,840 square feet (264' x 60')▪ Clearance: 29' bottom of truss; 39' bottom of roof deck▪ Bay Spacing: 24' x 60'
Bay 5	Bay 6
<ul style="list-style-type: none">▪ 23,232 square feet (264' x 88')▪ Clearance: 29' bottom of truss/39' bottom of roof deck▪ Bay Spacing: 24' x 88'▪ Crane: Foundation in place for adding a crane	<ul style="list-style-type: none">▪ 18,792 square feet (261' x 72')▪ Clearance: 36' bottom of truss/45' bottom of roof deck▪ Bay Spacing: 261' x 72'▪ Overhead Door: 1 – 16' x 14'
Bay 6	Note
<ul style="list-style-type: none">▪ 22,440 square feet (264' x 85')▪ Clearance: 29' bottom of truss/39' bottom of roof deck▪ Bay Spacing: 24' x 85'▪ Crane: 20-ton P&H crane with 20' underhook	<ul style="list-style-type: none">▪ 50-ton fork truck may be leased separately, or landlord may provide service on a per-job basis.

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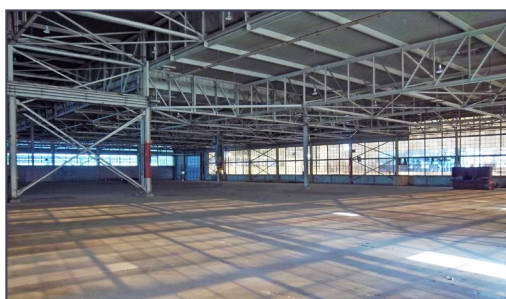
Bay 1



Bay 1



Bay 2



Bay 3



Bay 4



Bay 5



Bay 6



Bay 7



100-Ton Capacity

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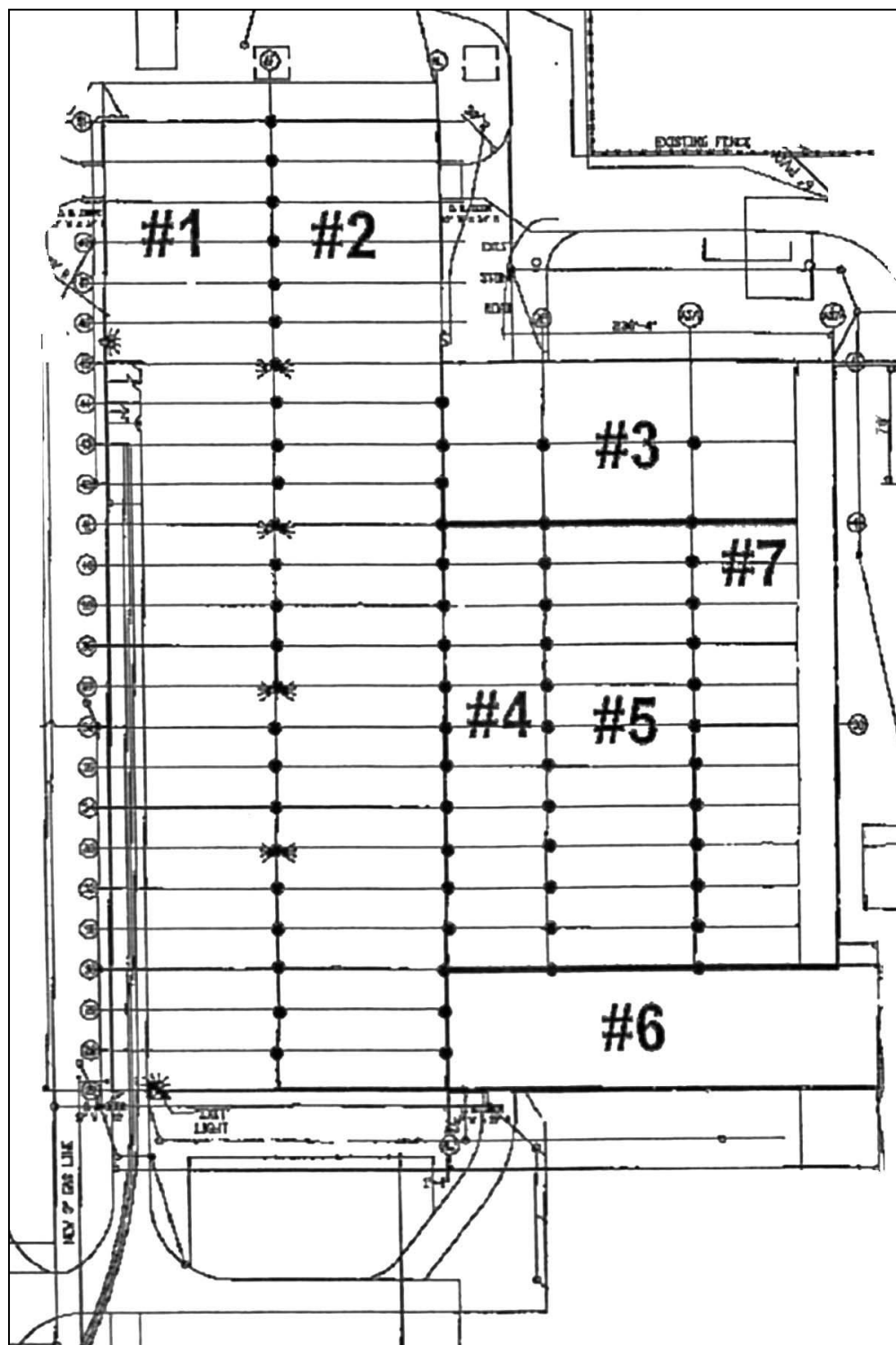
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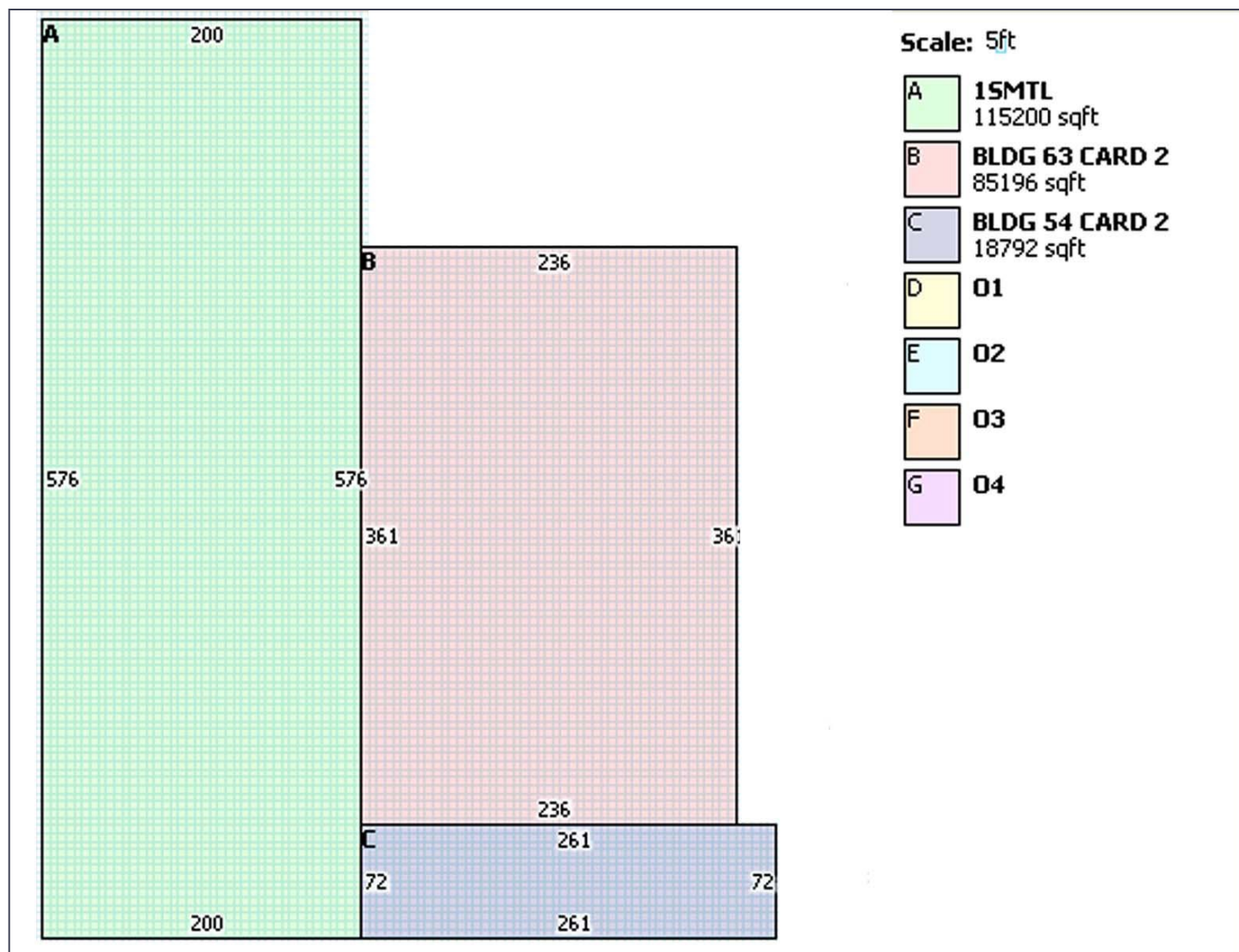
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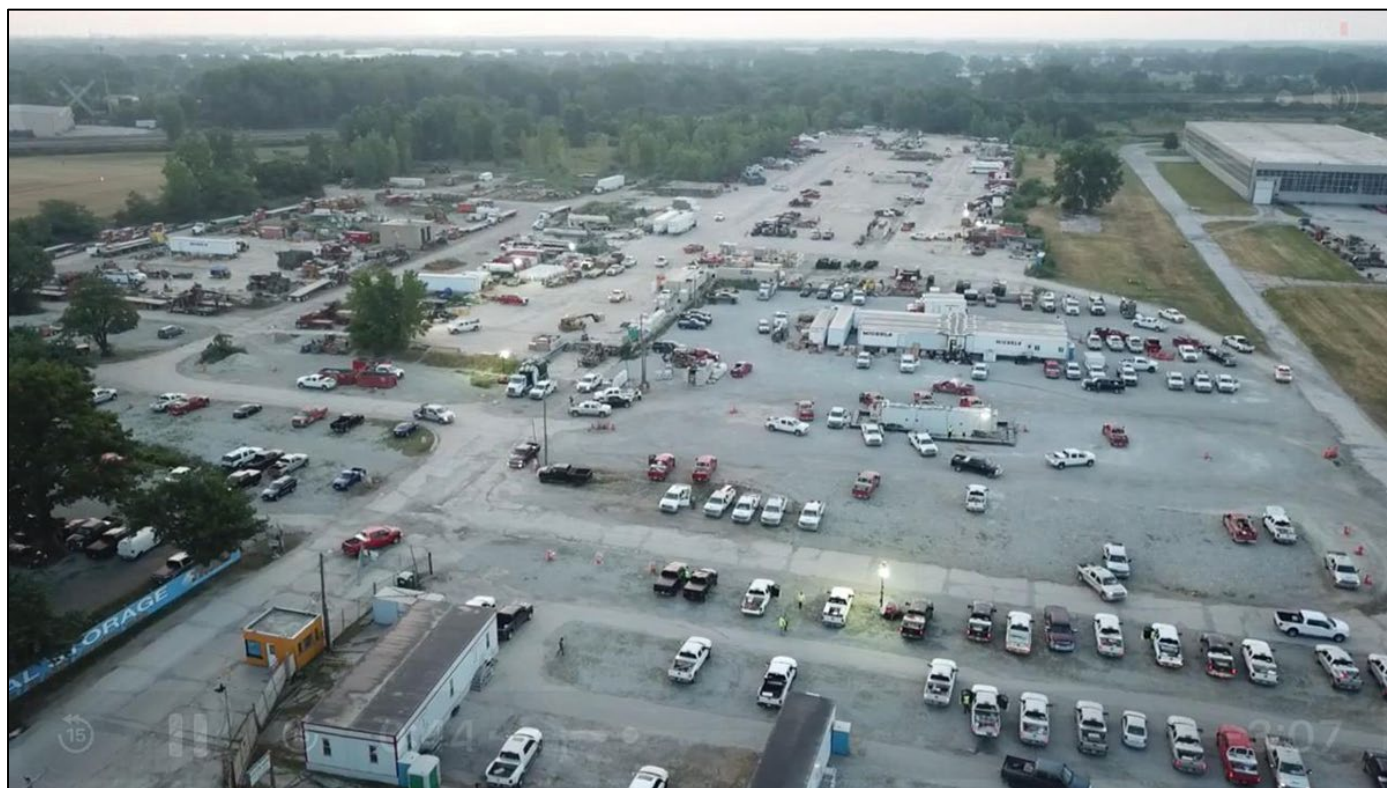
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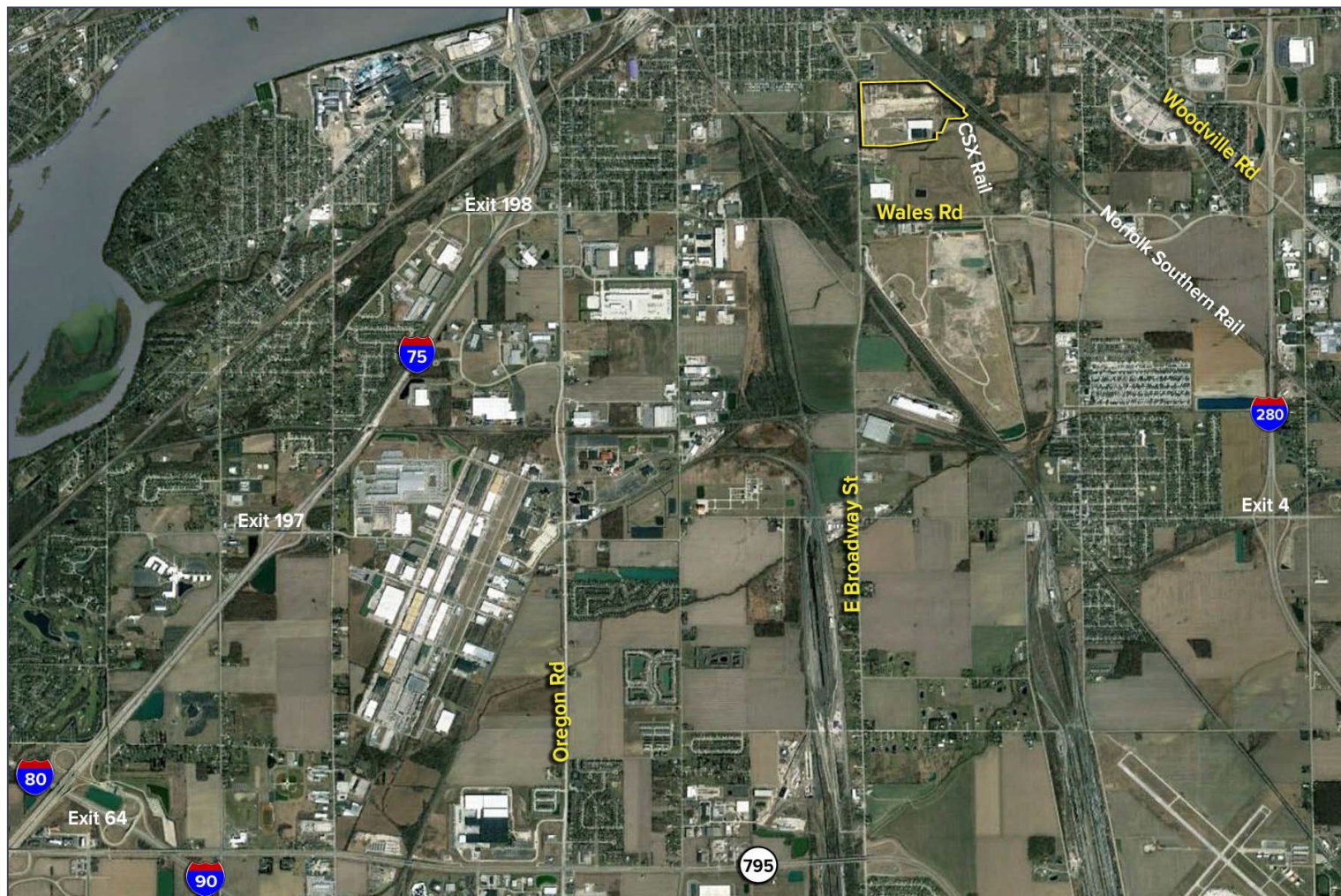
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STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



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