

240 W. ANDRUS ROAD
NORTHWOOD, OHIO 43619

INDUSTRIAL BUILDING FOR LEASE
26,117 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

NORTHWOOD INDUSTRIAL



GENERAL INFORMATION

Lease Rate:	\$4.00/SF NNN
Available Space:	26,117 square feet
Building Size:	26,117 square feet
Number of Stories:	One
Year Constructed:	1921, 1963, renovated 1977
Condition:	Good
Acreage:	2.33 acres
Land Dimensions:	Irregular
Closest Cross Street:	Stroehlein Avenue
County:	Wood
Zoning:	R-OA-2
Parking:	Unstriped lot
Curb Cuts:	Three
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	2,100 square feet
Shop Space:	24,017 square feet
Exterior Walls:	Brick/metal/block
Structural System:	Steel block
Roof:	Flat, pitched shingle
Floors/Coverings:	Carpet/hardwood in office
Ceiling Height:	Up to 25'±
Basement:	Yes
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	480v/3-phase
Security System:	Yes
Restrooms:	Men's/women's
Overhead Door:	Seven
Truck Well/Dock:	Two separate truckwell exterior loading docks
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	Yes – 5-ton bridge
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Former AutoTronic Controls
Occupancy Date:	July 14, 2026
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Prorata share of CAM, RE taxes, utilities, insurance. Lawn/snow removal. Est. NNN = \$1.00/SF.
NNN expenses:	
Taxes -	\$9,600
Insurance -	\$6,000
Misc. Maintenance -	\$500
Management fee -	\$5,800
Total -	\$21,900

2026 REAL ESTATE TAXES

Parcel #	Taxes	Land Valuation	Improvements Valuation	Total Valuation
M50-300-860404002500	\$9,647.36	\$55,700	\$282,900	\$338,600
M50-300-860404004000	\$367.96	\$12,900	\$0	\$12,900
M50-300-860404005000	\$647.14	\$22,700	\$0	\$22,700
Totals:	\$10,662.46	\$91,300	\$282,900	\$374,200

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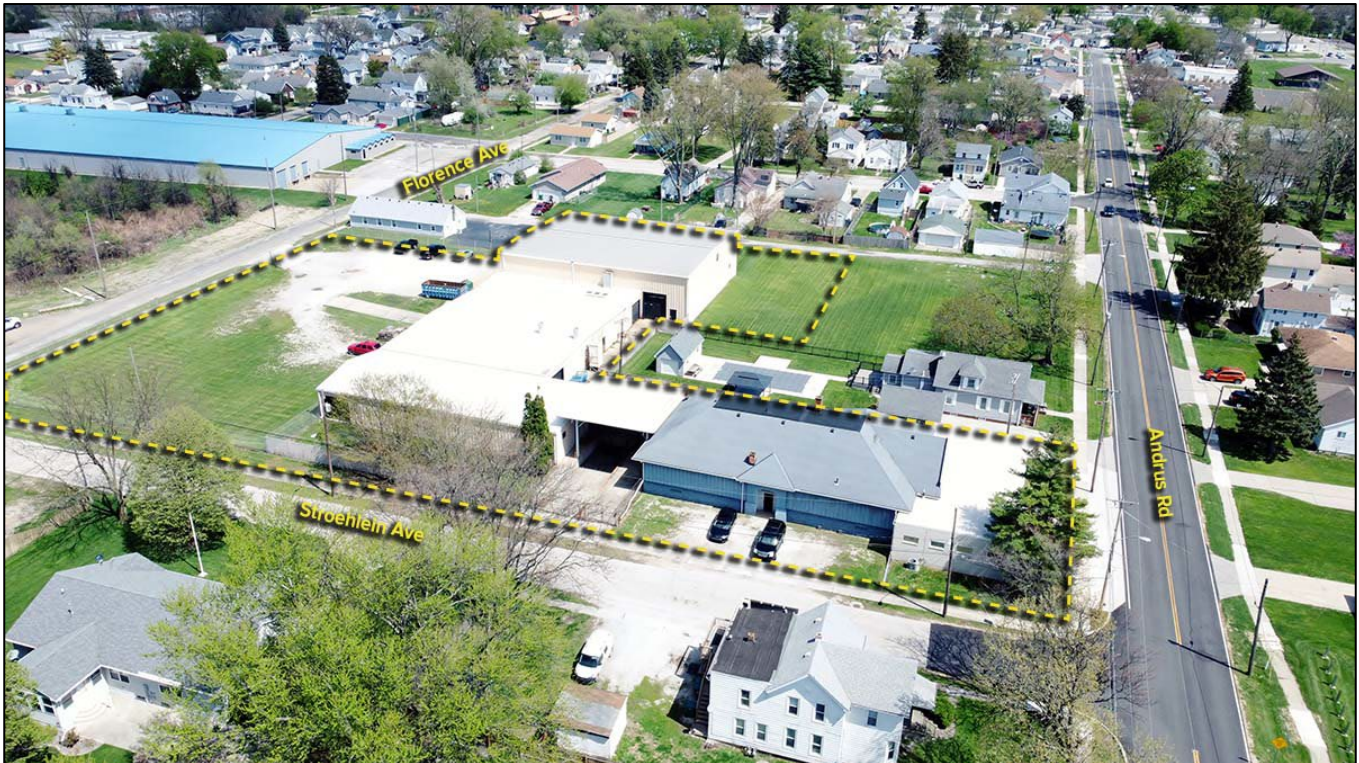
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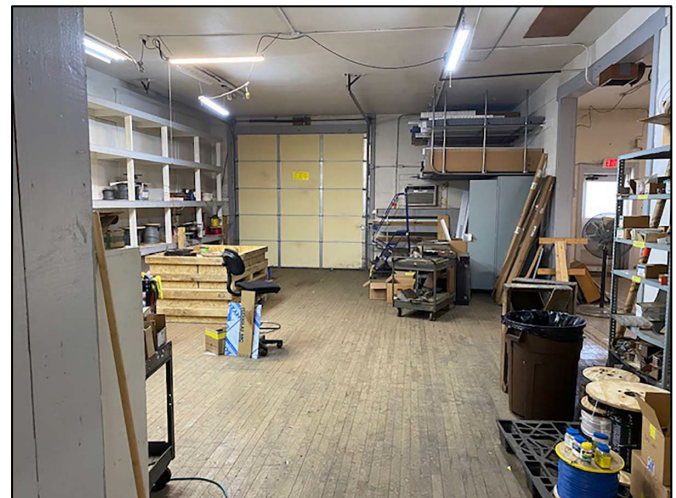
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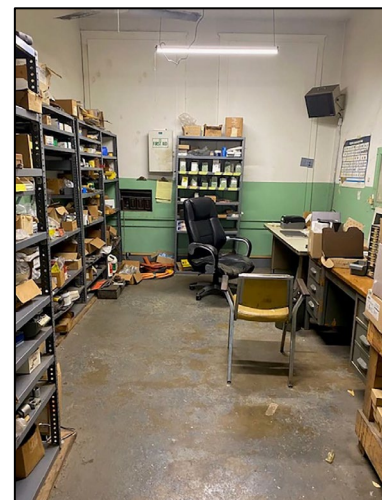
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Basement

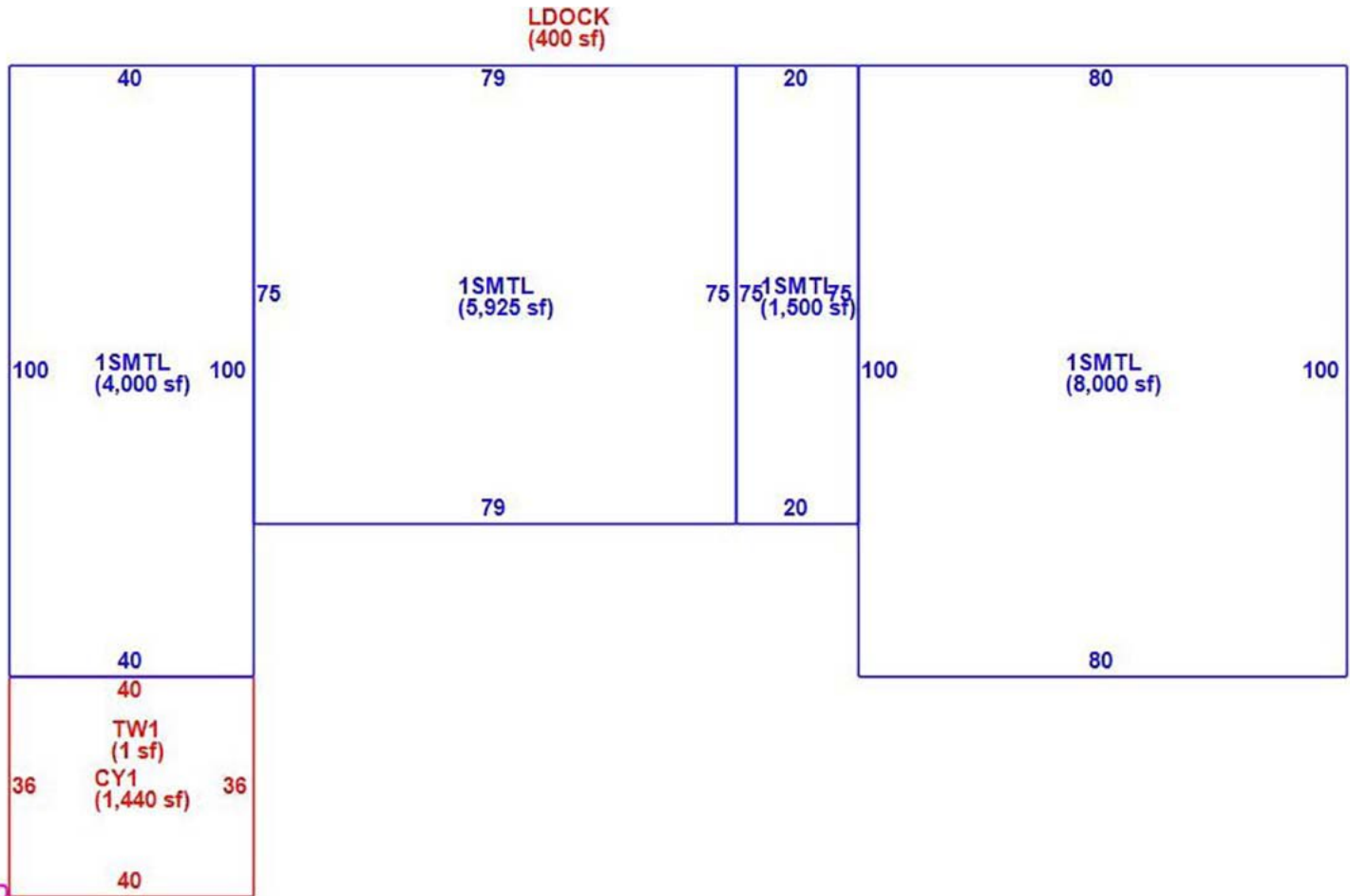


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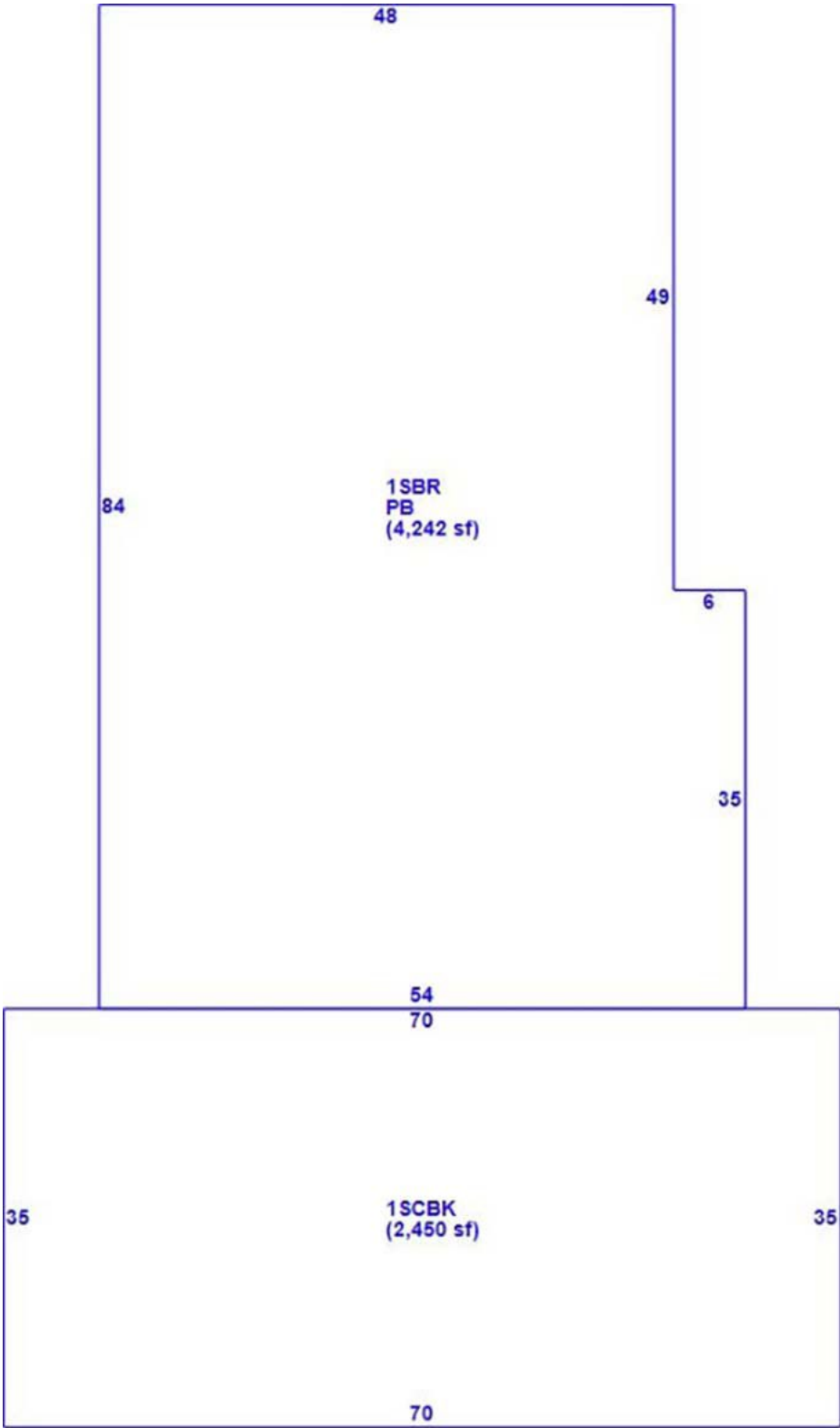
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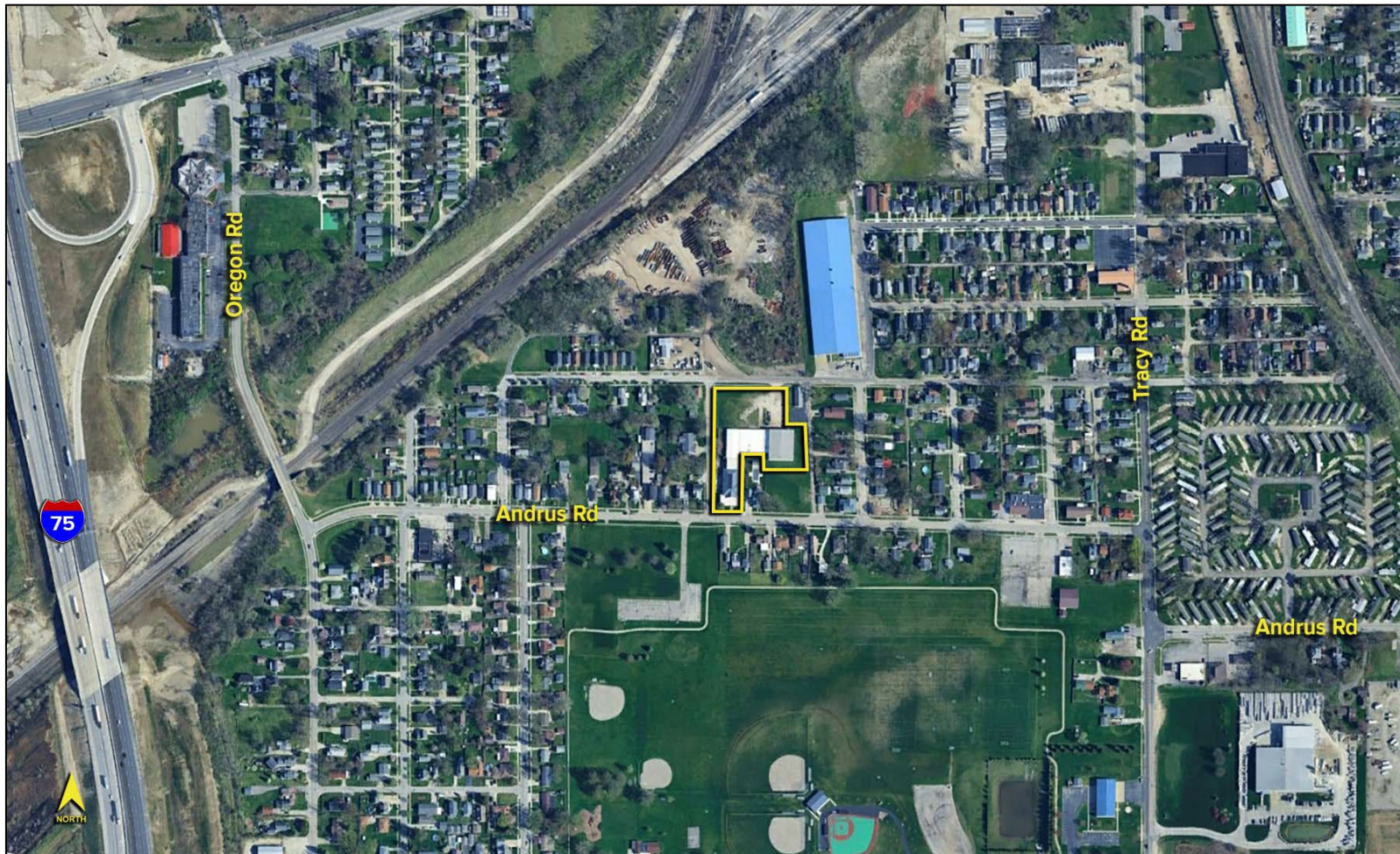
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Comments:

- Manufacturing facility .71 miles from I-75, less than 1 mile to Miami Street and both Wales Road exits on I-75.
- Situated on 2.33 acres.
- High bay shop is 8,000 square foot clear span with a 5-ton crane.
- Zoning and truck access questions should be directed to the City of Northwood - <https://www.northwoodoh.gov/departments/zoning/index.php>.

UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	Municipal
Sanitary Sewer:	Municipal
Storm Sewer:	Municipal

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