



Accelerating success.

Industrial space available.

101 Commerce Dr & 17254 County Road 25A
Botkins, Ohio 45306

Available	2/1/2027
Sale Price	\$4,250,000
Lease Rate	\$5.75/SF NNN
SF Acreage	50,000 SF 7.36 Acres

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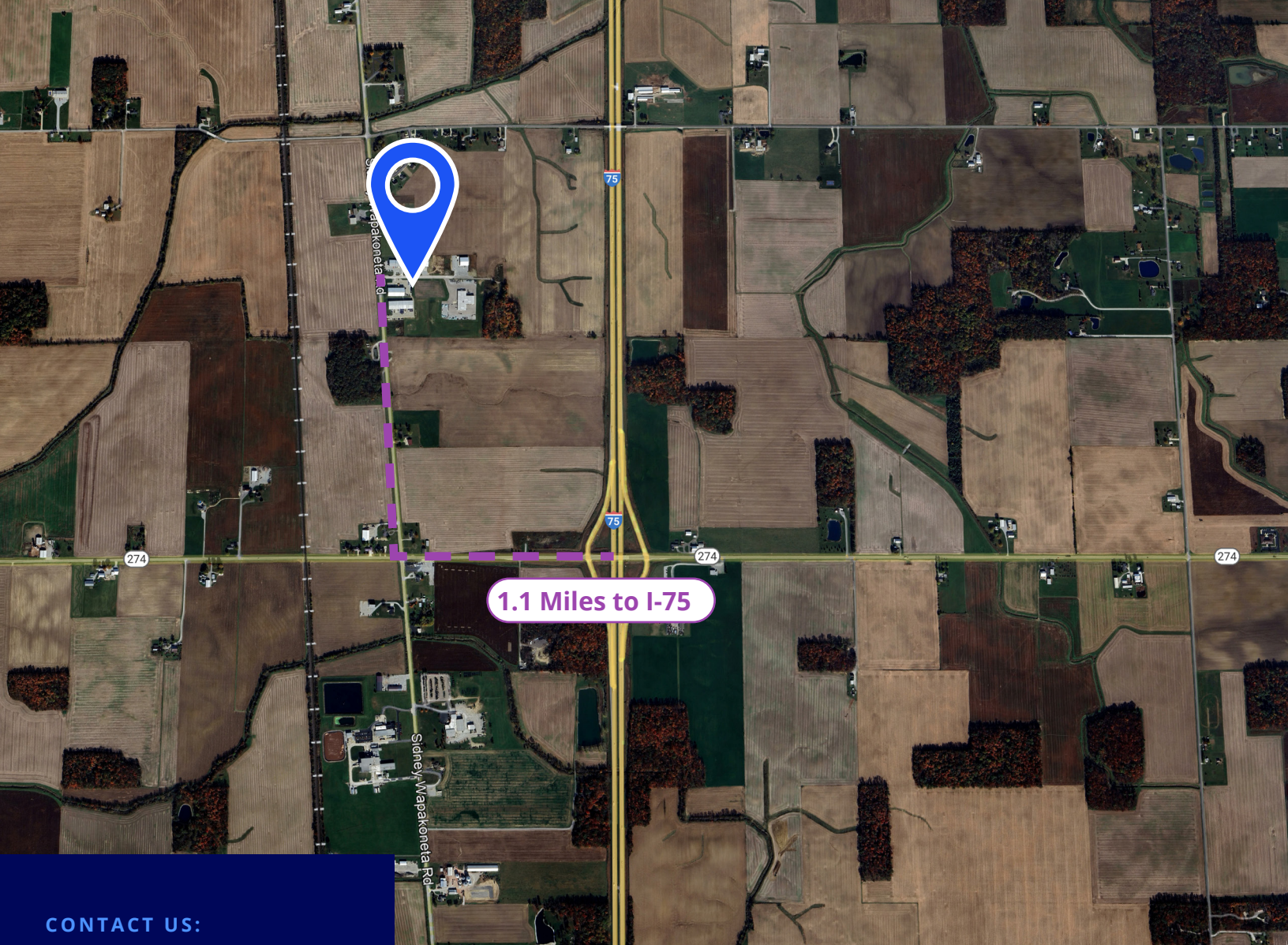
101 COMMERCE DRIVE

SQUARE FEET	20,000 SF
ACREAGE	4.09 Acres
YEAR BUILT	2018
DOCKS	Two (2)
DRIVE-INS	One (1)
POWER	480 Volt, 3 Phase Power
CLEAR HEIGHT	26' - 32'4"
SPRINKLER	Wet
OTHER	Hanging Gas Heaters

17254 COUNTY ROAD 25A

SQUARE FEET	30,000 SF
ACREAGE	3.27 Acres
YEAR BUILT	2019
DOCKS	Three (3)
DRIVE-INS	Three (3)
POWER	480 Volt, 3 Phase Power
CLEAR HEIGHT	16'8" - 24'
SPRINKLER	Wet
OTHER	Hanging Gas Heaters





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LOCATION OVERVIEW

Located in Botkins, Ohio (45306), the properties sit within a well-established industrial park in west-central Ohio, a region known for manufacturing, logistics, and food processing operations.

Botkins is home to several major industrial employers and offers a strong labor base supported by a business-friendly environment and long-standing industrial presence.

The site benefits from excellent regional connectivity, with close proximity to I-75, one of the Midwest's primary north-south transportation corridors, providing direct access to Dayton, Lima, Toledo, and broader Midwest markets. Its location supports efficient distribution throughout Ohio and neighboring states, making it well-suited for industrial, warehouse, or light manufacturing users seeking reliable infrastructure and strategic highway access.

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