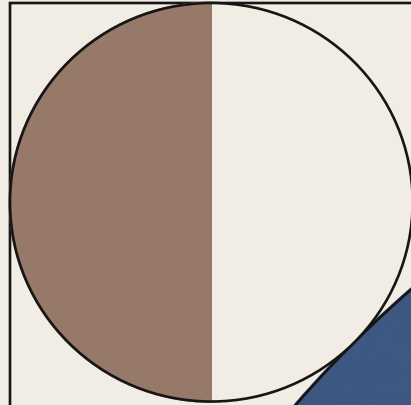




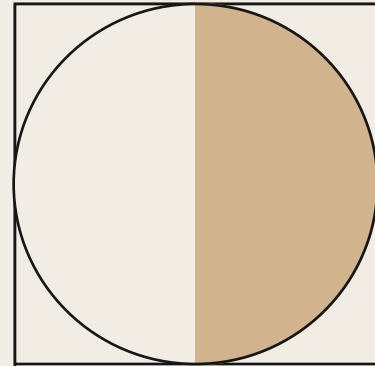
820 *Carpenter Road*

DEFIANCE, OHIO

CBRE

16,456 SF Opportunity For Sale

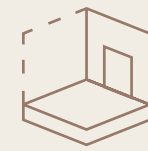




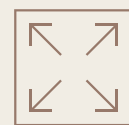
The Opportunity

This single-story regional distribution warehouse sits on 1.24 acres along the Carpenter Road commercial corridor, one of Defiance's most established commercial and industrial addresses anchored by Keller Logistics and Johns Manville. The building is ideally sized for a regional distribution operator or last-mile logistics provider looking to serve the Toledo-Fort Wayne corridor without the overhead of a large-bay big-box facility. The property's US-24 connectivity provides excellent proximity to a major four-lane highway, minimizing dwell time and maximizing route efficiency. The Carpenter Rd. corridor is home to a neighboring 130,000 SF regional distribution warehouse, car dealership, warehouse/storage, and retail service operations, illustrating its broad commercial utility. Other potential use opportunities include automotive supply & OEM support, overflow & flex warehousing for growing manufacturers, light manufacturing & assembly, e-commerce fulfillment, contractor services hub, and value-add investment opportunity.

\$950,000



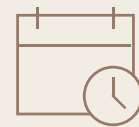
Building Size
16,456 SF



Lot Size
1.2 Acres



Stories
1



Year Built
1987



*Surface Parking
Lot Spaces*
Ample



Perfectly Positioned



820 Carpenter Road

DEFIANCE, OHIO

16,456 SF
Opportunity
For Sale

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