



911 Spencerville Rd

Delphos, Ohio 45833

Property Highlights

- For Sale or Lease
- Located in region nationally recognized for industrial development with large new developments in the surrounding areas
- Lima(Allen County) ranked #3 for its size in the US by Site Selection magazine
- Strong regional labor workforce
- 16'-30' Clear Height
- Six dock doors

Offering Summary

Sale Price:	\$4,900,000
Lease Rate:	\$2.50/SF NNN
Building Size:	241,248 SF
Available SF:	241,248 SF
Lot Size:	12 Acres

Demographics	5 Miles	10 Miles	30 Miles
Total Households	4,594	10,985	111,616
Total Population	11,437	27,852	282,005
Average HH Income	\$83,701	\$89,994	\$87,826

For More Information

Mark Baringer

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Property Description

The property is a 241,248sf industrial building on 12 acres at the south edge of Delphos. This property can be used for manufacturing or warehouse/distribution. Clear height ranges from 16' up to 30'. This size of property is unique with the general lack of inventory in the region

Location Description

Delphos is a regional community located on US 30 in Allen County. Lima is 15 miles to the east, and Fort Wayne is 40 miles to the west. It has a strong manufacturing community, including Bunge North America, Vanamatic, Lakeview Farms Foods, Universal Pure, Killbros Equipment, K&M Tire and Krendl Machine.

Lima/Allen County are recognized by Site Selection magazine as one of the leading metro areas under 200,000 population in the US. Lima ranked #3 in 2024.

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Location Information

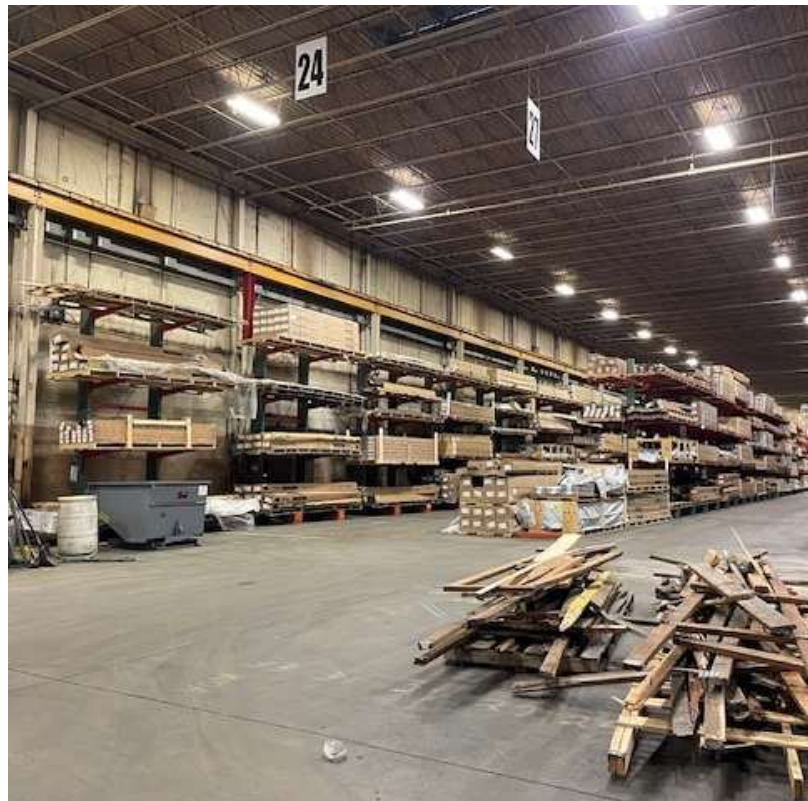
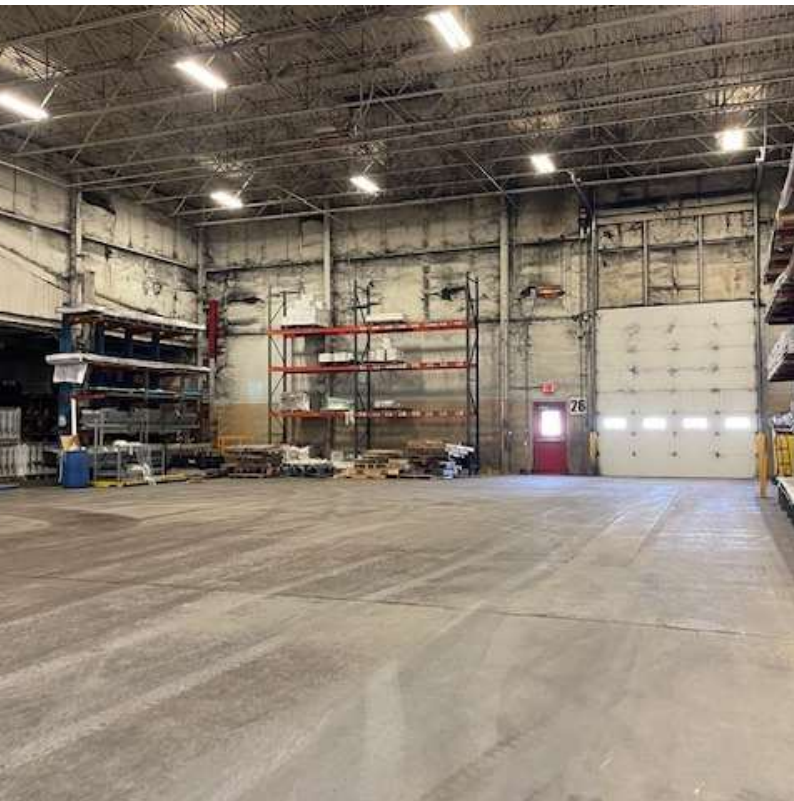
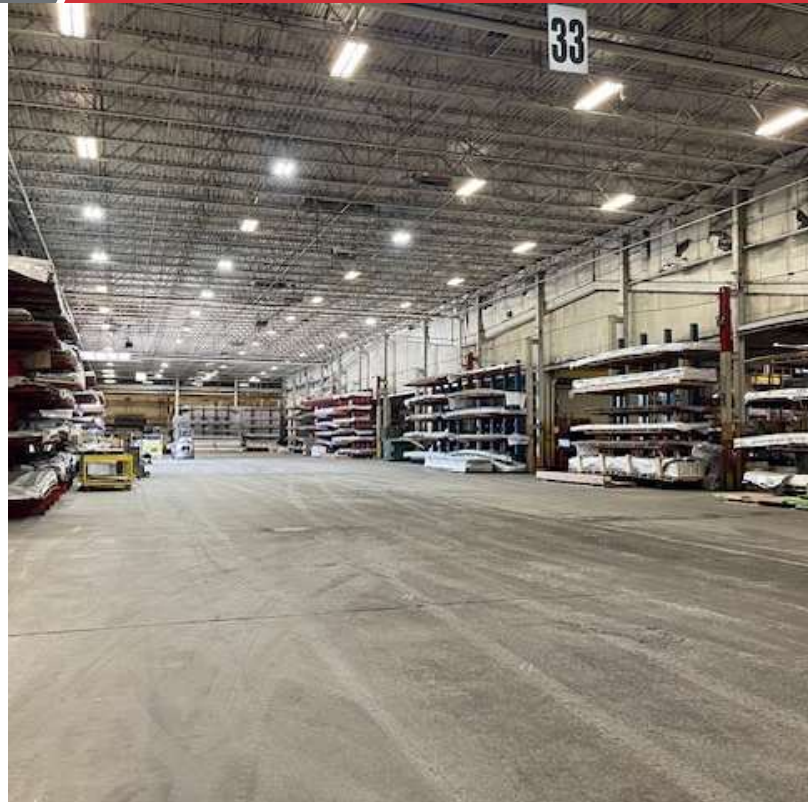
Street Address	911 Spencerville Rd
City, State, Zip	Delphos, OH 45833
County	Allen

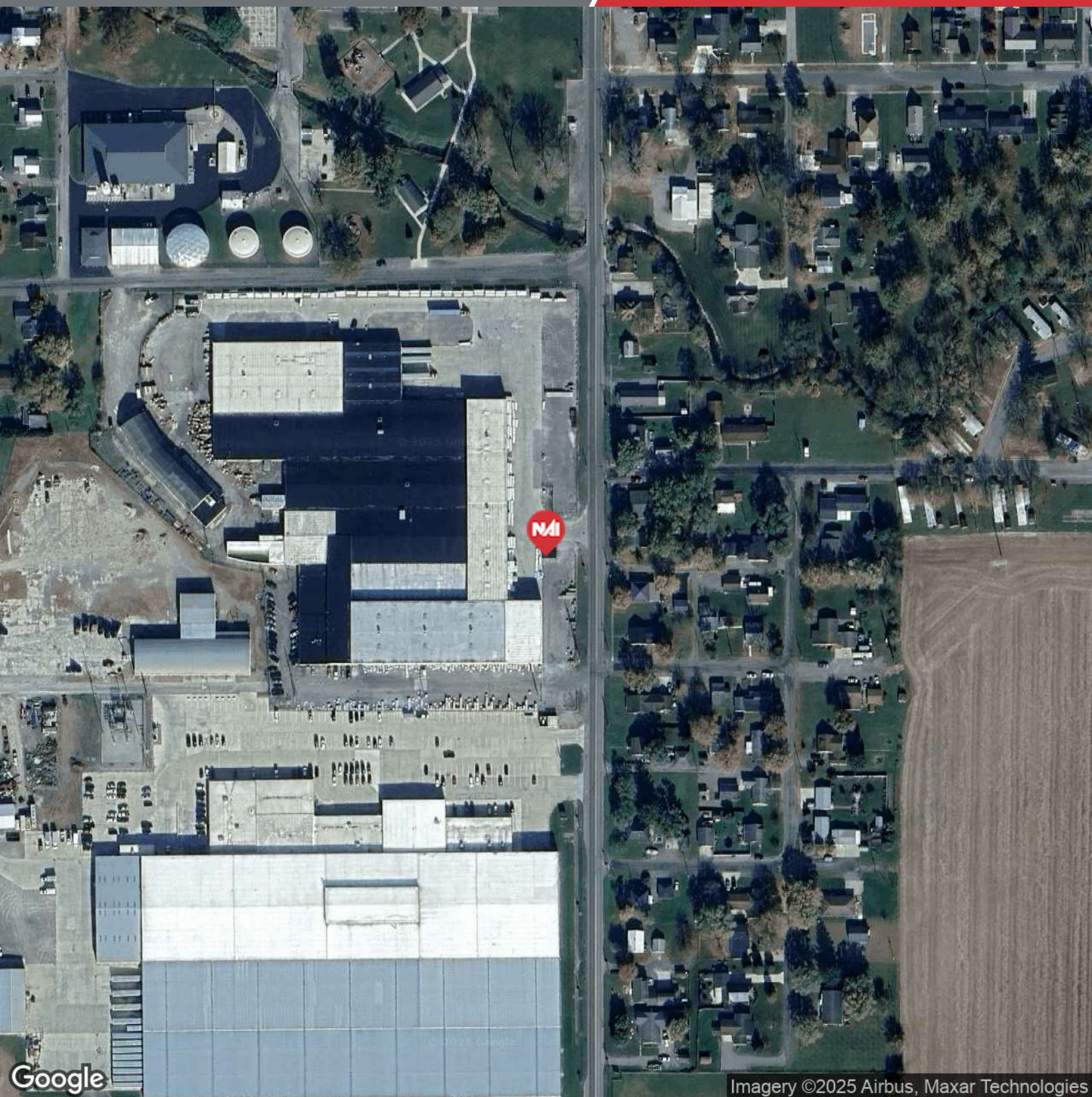
Building Information

Building Size	241,248 SF
Ceiling Height	30 ft
Minimum Ceiling Height	16 ft
Number of Floors	1
Docks	6

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-2
Lot Size	12 Acres
APN #	25301103001000

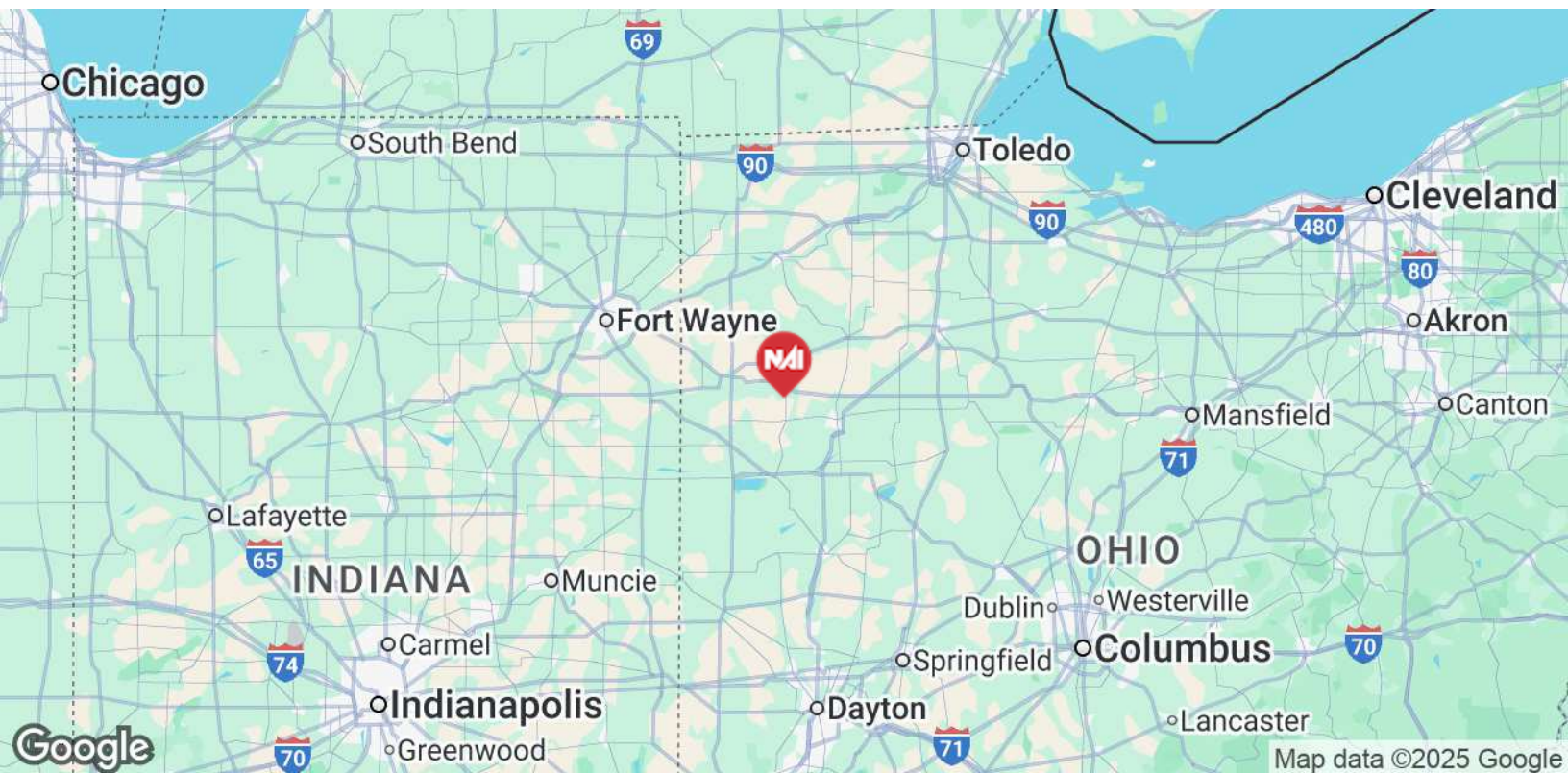


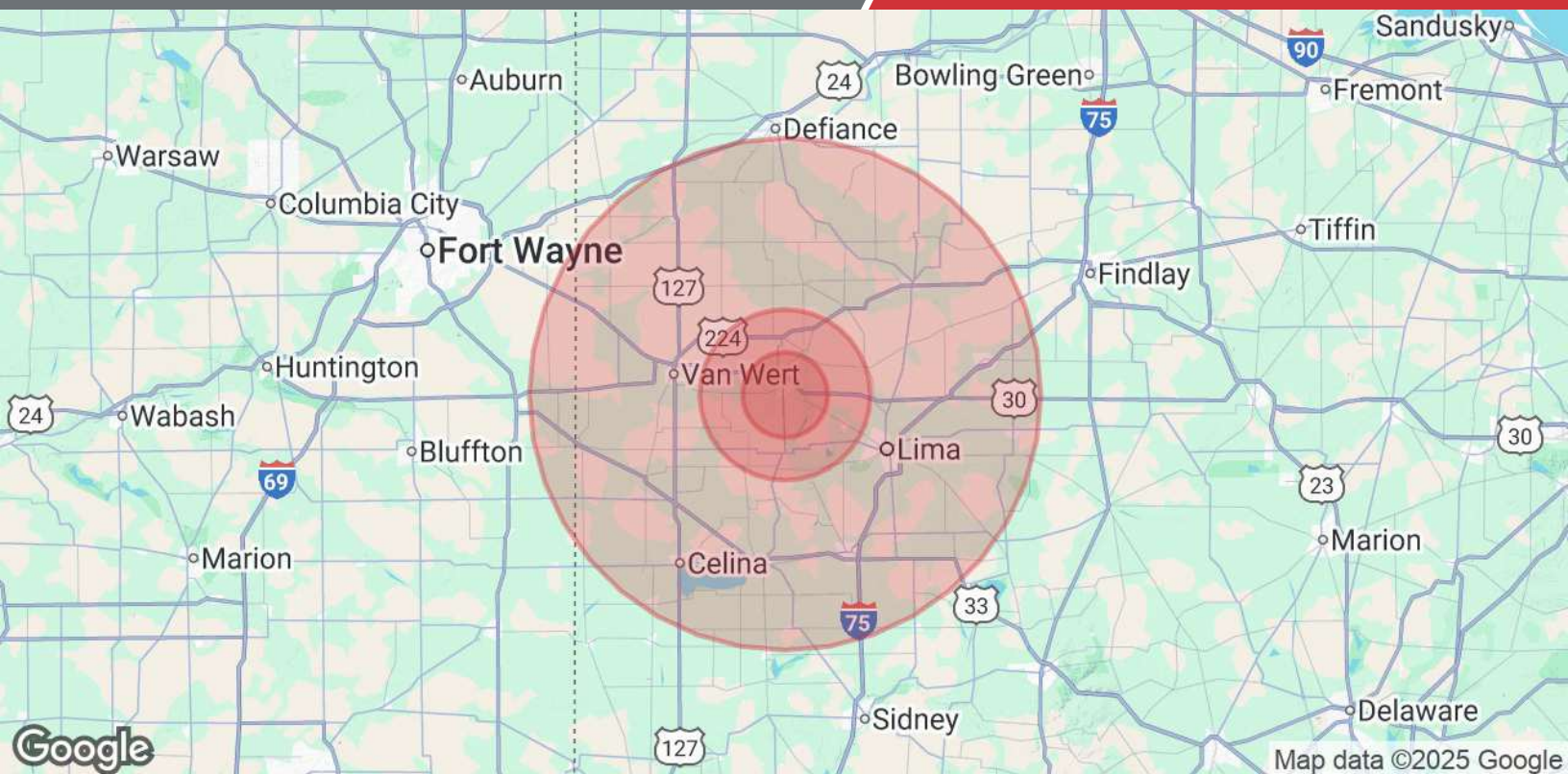


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Population	5 Miles	10 Miles	30 Miles
Total Population	11,437	27,852	282,005
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	43	42
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	4,594	10,985	111,616
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$83,701	\$89,994	\$87,826
Average House Value	\$201,633	\$230,012	\$202,649

Demographics data derived from AlphaMap



Mark Baringer

Senior Advisor- Industrial/Investment/Development

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point operating his own appraisal firm.

Mark has been recognized by CoStar "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer in 2022, out of 5,100 brokers in 43 countries.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance- Leadership Council
2024 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker
2022 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker
2021 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker
2021 CoStar PowerBroker-ToledoMarket-Top Sales Broker
2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries
2023 CoStar Lease of the Year-Toledo Market-