

Harmon Business Park - Defiance Ohio



SALE PRICE:

Price Negotiable - Will
Build to Suit; Lease;
Lease/Option-Purchase

LOT SIZES:

Divisible to the
Purchaser/Tenant's
Requirements

TOTAL LAND:

Approx. 45 acres in
park, with a 9 acre
Parcel along US 24

UTILITIES:

All Public

ZONING:

M-2 and M-3 Industrial

Property Overview

The Business Park is zoned M-2 Limited Industrial and will be served by all public utilities. Parcels from 9 Ac up to 43 Ac total are located along US 24. All parcels are for sale, and build to suit is offered by NAI Harmon Group. Lease, lease/option or purchase. NAI Harmon has developed and owns over 10,000,000 SF in 16 states. Join our new tenant APacking Group (80,000sf building).

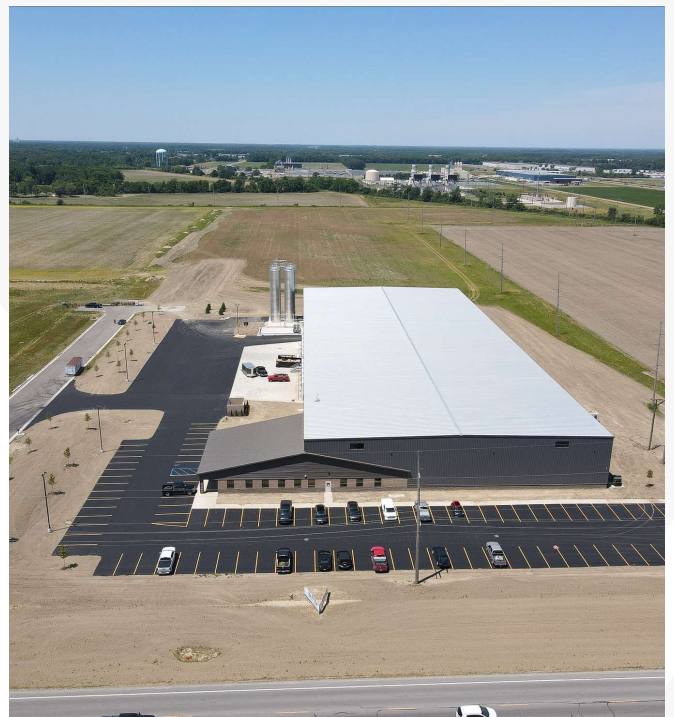
The property is in a Qualified Opportunity Zone through the Tax Cut and Jobs Act of 2017. State and local incentives available. Rail may be available depending on site.

Location Overview

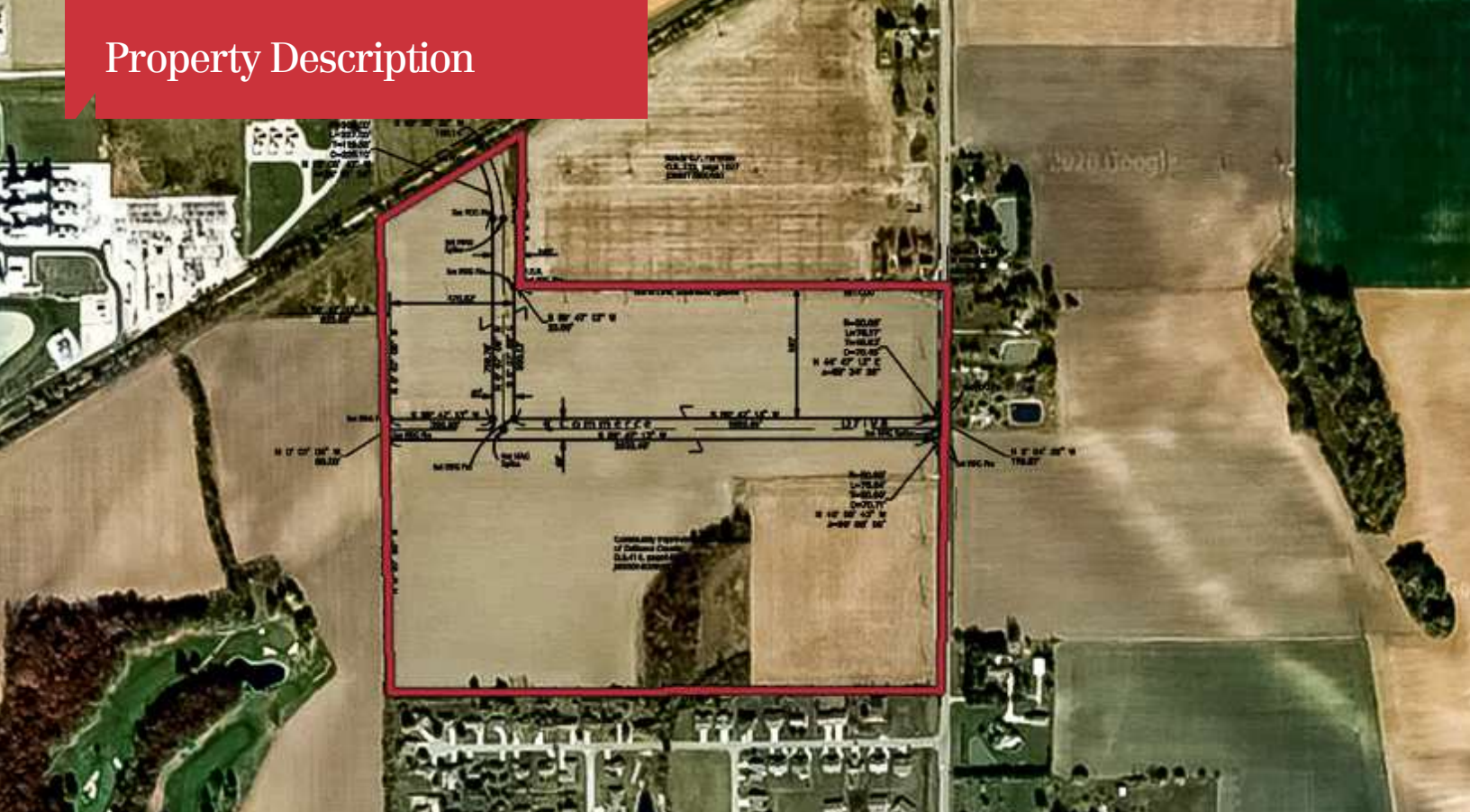
Defiance Ohio was ranked #10 in Site Selection Magazine's 2024 Top 100 Micropolitan Communities in the US. Defiance is the primary regional hub between Toledo and Fort Wayne, located on US 24. It is 30 minutes from I-475 (and I-75 access) in Toledo and I-469 (access to I-69) in Fort Wayne. The Ohio Turnpike (I-80/90) is 30 minutes north. The Port of Toledo, located on Lake Erie, is less than 50 miles away from the city of Defiance. Toledo Express Airport is less than 45 minutes away.

Property Highlights

- Strategically located off US 24 in NW Ohio- Quick access to I-75, I-69 and the Ohio Turnpike (I-80/90).
- Centrally located between Cleveland, Cincinnati, Indianapolis, Columbus, Detroit, and Chicago.
- Heavy electrical available with close proximity to First Energy substation.
- Large capacity public water and sewer through the City of Defiance.
- State and local incentives available
- Qualified Opportunity Zone through the Tax Cut and Jobs Act of 2017.
- Home to Defiance College. Northwest State Community College is ten miles north of the site and The University of Toledo is 50 miles away.
- Build to Suit available with NAI Harmon Group. NAI Harmon Group are national developers, builders, and owners as well as brokers. We have a portfolio of over 10,000,000 SF of industrial properties in 14 states.
- Join our newest tenant, APacking Group. APG is onshoring jobs from China with a \$49 million investment.



Property Description



Location Overview

The subject is located in the northeast section of the city, south of four-lane US 24 and west of Domersville Rd.

Defiance is a community that is progressive in its business atmosphere, business-friendly attitude, and a strong workforce. General Motors Powertrain, once one of the largest iron pouring foundries in the world, has been in Defiance since 1948. Johns Manville has multiple plants here. Many companies have their entrepreneurial roots in the city and are still located here. The city has a large retail presence for its size, being a regional hub for retail. Historically it has been the first location in Ohio for many different retail chains.

Defiance has both new elementary and junior high/high school buildings. There are two hospital campuses and a large medical community. It is also home to Defiance College, a four-year liberal arts college.

Sale Highlights

- Park land can be split to the desired size in the main park, zoned M-2 Limited Industrial, full utilities
- 9 acres available along US 24, M-3 General Industrial zoning.
- Qualified Opportunity Zone through Tax Cut and Jobs Act of 2017. State and local incentives available.
- Rail spurs available on some sites
- 82,000sf Spec Building is leased to APacking Group (APG), with a \$49 million investment.

Industrial Sale Or Build To Suit

HARMON
BUSINESS PARK
of DEFIANCE

SOLD FOR MIXED
DEVELOPMENT

APG

24

- 95 ACRE STATE-OF-THE-ART INDUSTRIAL PARK
- IMMEDIATE ACCESS TO THE HIGHWAY
- ONSITE RAIL ACCESS AVAILABLE

LOW OUR FIRST TENANT APG



9 Acres

Approx. 43
Acres

NAIHarmon Group

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Location Maps



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Map data ©2024 Google

Map



DECKED Ohio

First Federal Bank

Keller Logistics Group

UPS Customer Center

Johns Manville

APG Defiance plant

GM Powertrain Defiance Foundry

Advantage Powder Coating Inc

Johns Manville

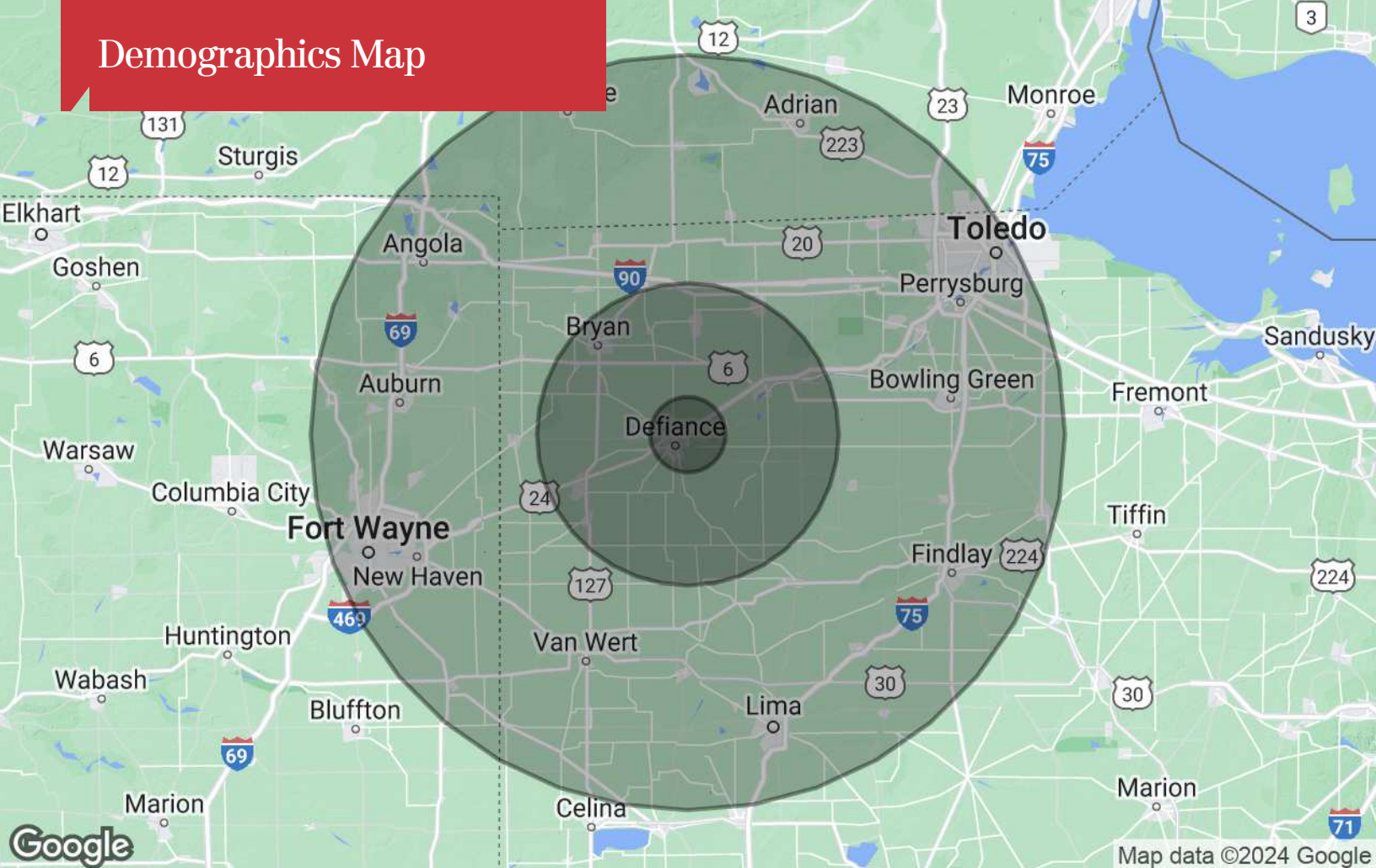
Johns Manville

SITE

Google

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Demographics Map



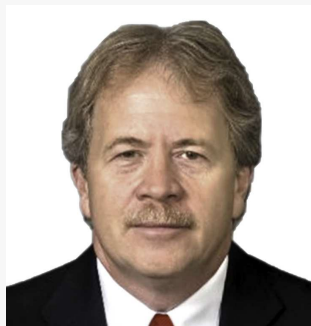
Population

	5 Miles	20 Miles	50 Miles
TOTAL POPULATION	18,598	110,776	921,726
MEDIAN AGE	38.5	39.2	38.1
MEDIAN AGE (MALE)	34.7	37.6	36.7
MEDIAN AGE (FEMALE)	41.6	40.7	39.4

Households & Income

	5 Miles	20 Miles	50 Miles
TOTAL HOUSEHOLDS	7,350	43,263	342,725
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$54,628	\$56,297	\$61,926
AVERAGE HOUSE VALUE	\$119,074	\$130,307	\$156,454

* Demographic data derived from 2020 ACS - US Census



Mark Baringer

Senior Investment Advisor

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy, Defiance/Ayersville- Leadership Council Member
Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2021 CoStar Power Broker - Toledo Market- Top Sales Broker

2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2022 Ohio President's Sales Club Pinnacle of Performance

2021 Ohio President's Sales Club Pinnacle of Performance

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

Education

The University of Toledo, Majoring in Real Estate

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 local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 “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, out of 5,100 brokers in 43 countries.



Dallas Paul

Principal, Broker

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)

Education

Bachelor of Science from Kansas State University

Professional Background

Dallas Paul has over 30 years of experience in commercial real estate and development. As the Senior Vice President of Dillin Corp, Dallas was instrumental in creating a joint venture between Dillin Development and Hill Partners. Working closely with Hill Partners to facilitate the leasing process, Dallas was vital in the launch of the Levis Commons Town Center. He also spearheaded the hotel and entertainment district projects at Levis Commons, valued at over \$50 million. As the Director of Real Estate for The Andersons, Dallas helped to pioneer what is now Arrowhead Park. Currently, the park occupies over 4 million square feet of office and warehouse space while employing over 23,000 people. Dallas took the Andersons General store concept (160,000 square feet) to the Columbus, Dayton and additional Toledo markets. In 2013, Dallas joined Industrial Developers LTD/NAI Harmon Group as a Principal, and Principal Broker.

Currently, as the Principal Broker for NAI Harmon Group, he is focusing on several major multi-use developments in the Northwest Ohio area. Dallas has been involved in over 200 million dollars in transactions.