

520 N. DUNBRIDGE ROAD  
BOWLING GREEN, OHIO 43402

INDUSTRIAL BUILDING FOR LEASE  
91,562 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## I-75 WOOD COUNTY WAREHOUSE



### GENERAL INFORMATION

Lease Rate:	\$6.50 PSF NNN
Available Space:	91,562 SF
Building Size:	91,562 SF (per Wood Co. Auditor)
Number of Stories:	2
Year Constructed:	1994 - Warehouse 2005 - Office
Condition:	Very good
Acreage:	9.46 AC
Land Dimensions:	Irregular – approx. 400' frontage
Closest Cross Street:	Woodbridge; ½ mile to I-75 at Wooster
County:	Wood
Zoning:	M-3 Business Park
Parking:	75 + spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS	
Office Space:	9,312 SF
Shop Space:	82,250 SF
Exterior Walls:	Tilt-up concrete
Structural System:	Steel deck; tilt-up
Roof:	EPDM + steel – Office Steel – Warehouse
Floors/Coverings:	Concrete
Ceiling Height:	22' clear; 24' to deck
Air Conditioning:	Rooftop units - Office
Power:	600 Amps, 480V, 3 phase Backup generator
Security System:	Yes
Restrooms:	Multiple sets
Overhead Doors:	(3) 11'9"x14', 10'x9', 7'9"x9'
Truck Well/Docks:	4 – electric doors
Sprinklers:	Yes – details on file Hydraulics dry system
Signage:	Monument and fascia
Rail:	N/A
Cranes:	No
Floor Drains:	Yes – in repair room
Air Compressor:	Yes
Heavy Haul Route:	Yes

### Comments:

- Tilt-up newer construction
- Professionally managed building
- ½ mile to I-75

BUILDING INFORMATION	
Current Occupant:	Nichols
Occupancy Date:	Q1 2026
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS	
Term:	5-10 years
Security Deposit:	Depends on credit
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN, CAM, insurance, taxes, and utilities 2025 NNN charges are \$1.93 PSF

2024 PAY 2025 REAL ESTATE TAXES	
Parcel Number:	B07-511-210000003001
Taxes:	\$81,961.20
Special Assessment:	\$1,049.10
Total Annual Taxes:	\$82,740.30

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Bowling Green – Northwest Water + Sewer
Sanitary Sewer:	Bowling Green – Northwest Water + Sewer
Storm Sewer:	Bowling Green – Northwest Water + Sewer

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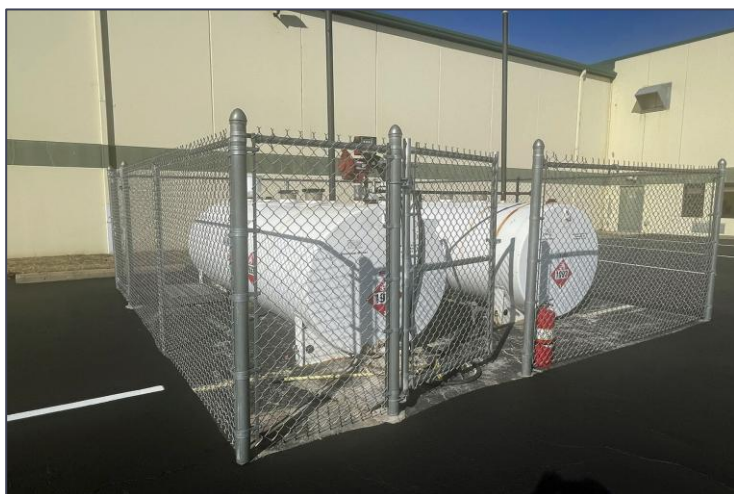
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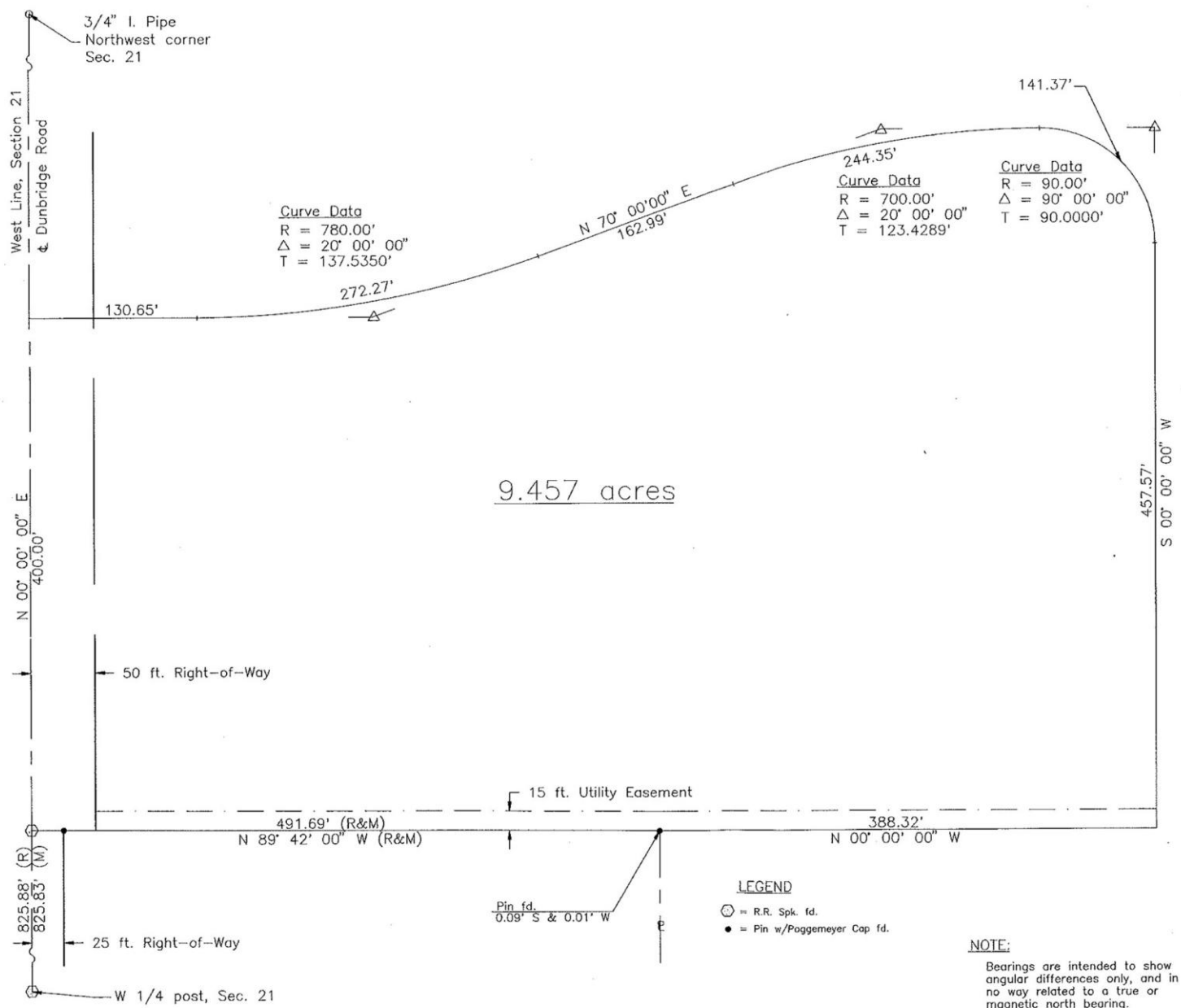
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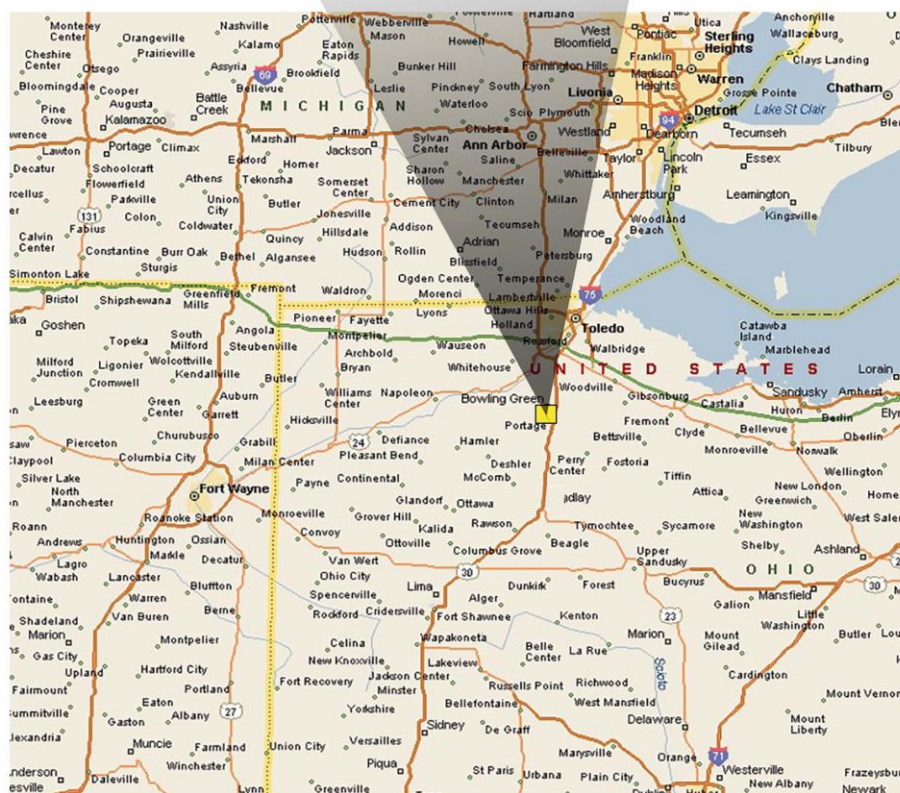
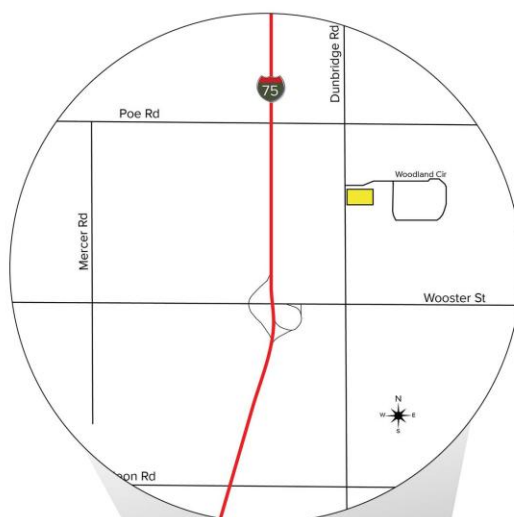


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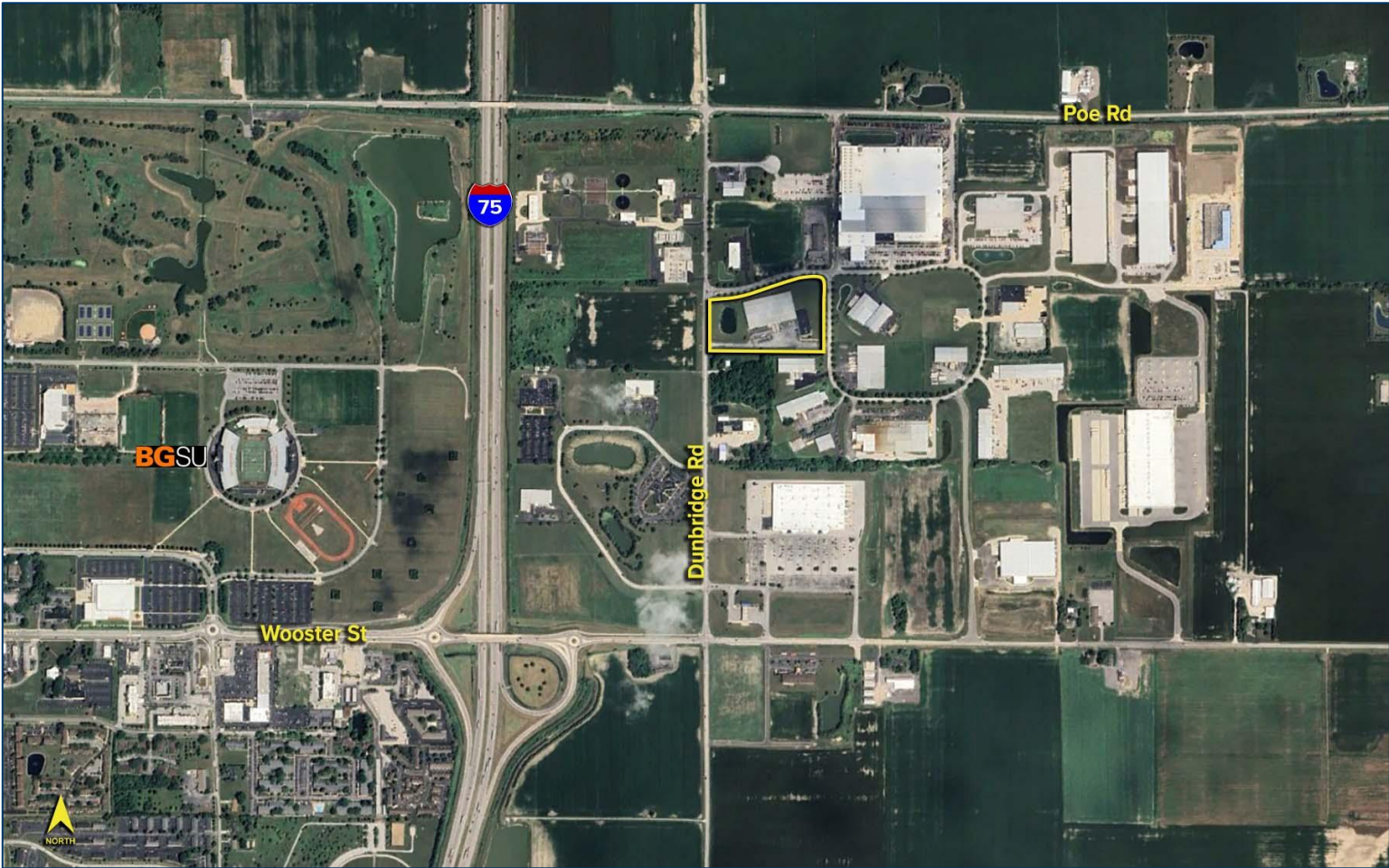
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Commercial Building For Lease

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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	1,288	\$56,621
3 MILE	23,881	\$43,316
5 MILE	34,258	\$60,774

TRAFFIC COUNTS (TWO-WAY)	
5,400	N. Dunbridge Road
4,230	E. Wooster Street/Bowling Green Road
5,000	E. Poe Road



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