



AVAILABLE FOR LEASE | INDUSTRIAL

2090 E. 2ND STREET, BUILDING A | DEFIANCE, OH 43512

58,850 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group
Commercial Property Brokers, Managers & Investment Advisors

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Contact us for additional information!
rkgcommercial.com

2090 E. 2ND STREET, BUILDING A

Offering Summary

Lease Rate: **Available SF:**
\$5.00 SF/yr (NNN) 39,300 SF

Building Size: **Year Built:**
58,850 SF 1991

Lot Size: **Lease Term:**
5 Acres Negotiable

Property Overview

- Includes ample outside parking or trailer drop
- Heavy power
- 12 docks & 12 grade-level doors
- 24' clearance
- Class "A" office space available





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Property Details

Property Use Type Industrial	Zoning Industrial/Light Mfg.	Submarket Outside Metro Area	County Defiance
Office Size 2,800 SF	Construction Description Metal, Brick	# Of Floors 1	Tenancy Multiple
Roof System Standing Seam	Column Spacing 100.0	Ceiling Height 14 - 24 ft	Heat System Description Air rotation units; Co-ray Vac
Security Yes	Restrooms 4	Fire Suppression Description Yes	# Of Grade Level Doors 12: 4-20'x16'; 2-14'x16'; 6-16'x16'





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Property Details

of Dock High Doors

12 with levelers and seals

Secondary Property Type

Truck

Terminal/Hub/Transit

Condition

Good

Annual real estate taxes per

SF

\$.61

Parcel Nos.

J04-0185.0.001.00

Cross Streets

State Rte 281

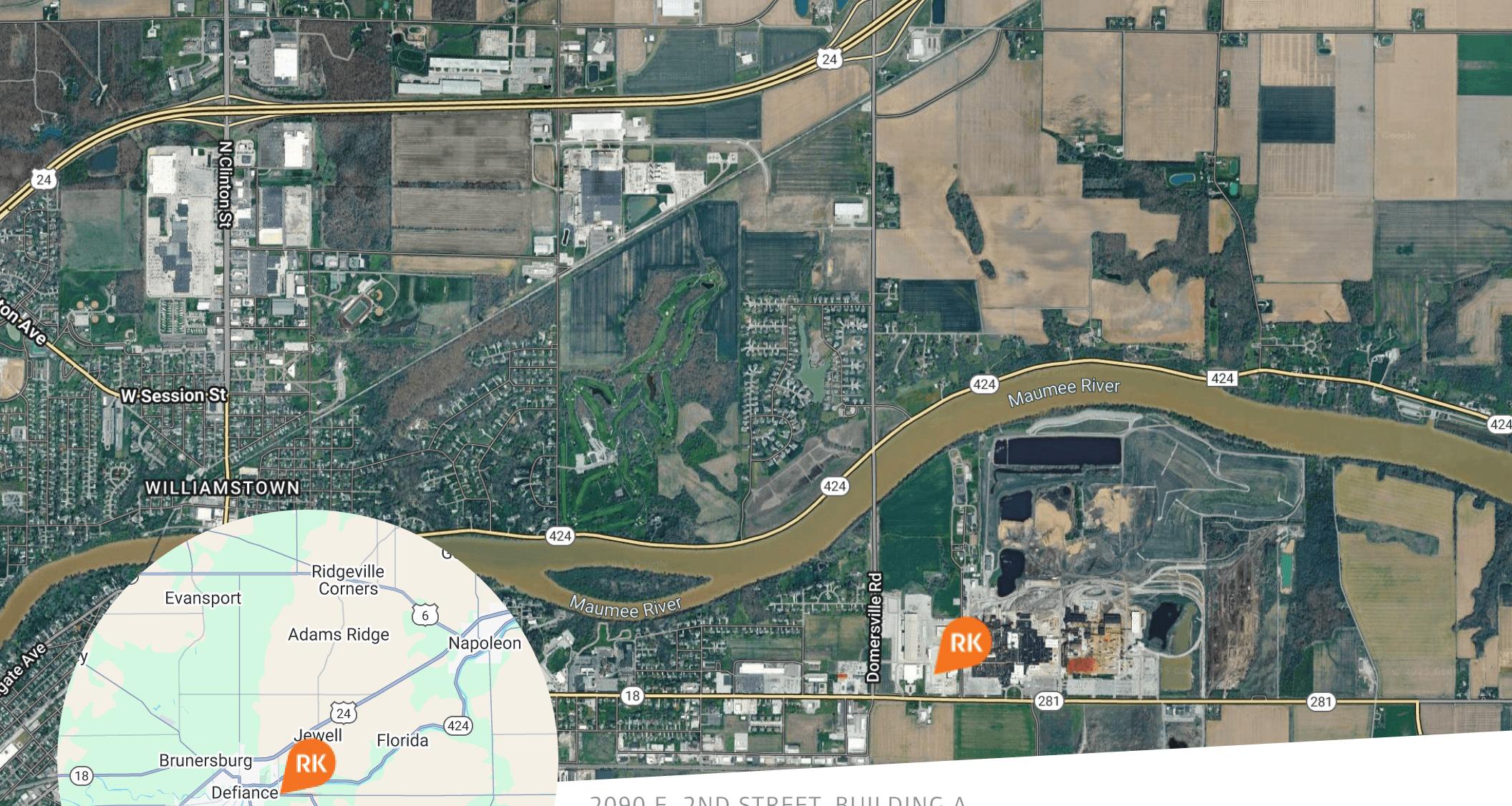
Nearest Highway

US24



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Location Benefits

- Great highway access, less than 2 miles from US 24 interchange
- Recognized industrial area
- 1 hour access to Fort Wayne and Toledo markets



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

**Service with a Warrior Spirit.
All in.**

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