



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



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

Contact us for additional information!
rkgcommercial.com

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2090 E. 2ND STREET, BUILDING A

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

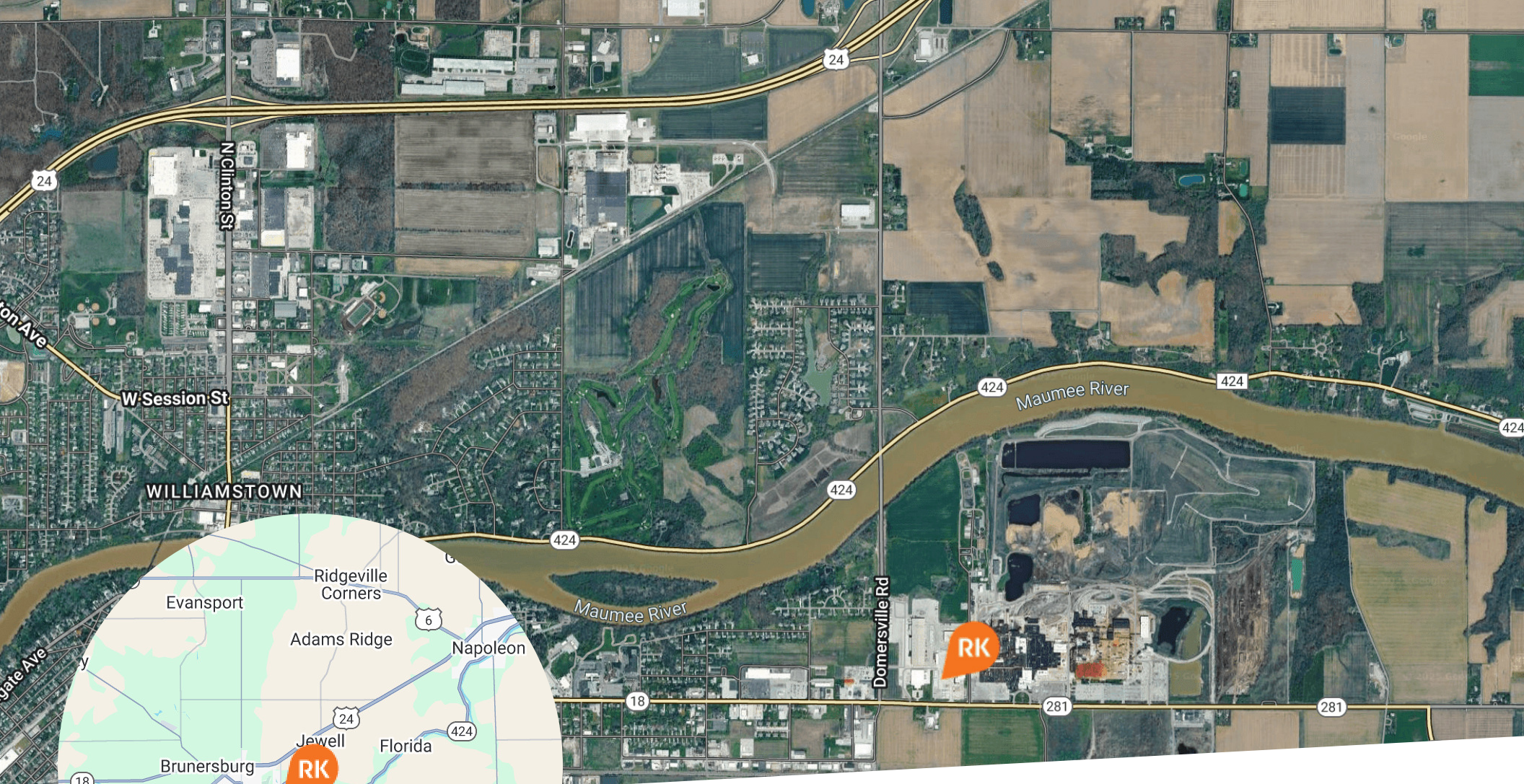
Cross Streets
State Rte 281

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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