

458 SECOND AVENUE

TIFFIN, OH 44883

542,784 SF / 35.42 AC | FOR SALE

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BUILDING INFORMATION

BUILDING SIZE:	542,784 SF Warehouse: 524,050 SF Office: 18,734 SF
GROUNDS	35.42 AC
NUMBER OF BUILDINGS:	1 (multiple additions and connected structures)
PARKING:	Auto parking ~200 spaces, ~45 striped spaces in the front lot(s) and the remaining spaces are located along the western fence line. Trailer parking along the western fence line has 20 spaces.
CONSTRUCTION:	Floors: Concrete in manufacturing area; tile/carpet office area (floors run 6"- 8" in most areas. Some of the newer sections are 4".) Roof: Main Plant - Standing Seam Metal/office and older section - Rubber Walls: Metal and concrete block
CONSTRUCTION DATE:	1955, 1993 - Main plant and warehouse areas
PROPERTY CONDITION:	Good
CEILING HEIGHTS:	Original section and first addition: 14' and 17' Remainder of plant and warehouse sections built after 1993 are 22'
COLUMN SPACING:	40' x 50'
TRUCK LOADING:	20 dock doors total; only 14 operable Side loading / truck court depth 200' Six (6) total drive-in doors (4-14'x14', 1-16'x14' and 1-10'x10')
RAIL:	The Northern Ohio & Western Railway (NOW) is the local serving carrier. NOW interchnages cars with both CSX and NS, providing dual access to both long-haul rail carriers and competitiveness on rates with long-haul carriers.
HVAC:	6 Air rotation furnaces - 55,000 BTUs each. Approx. 30± years old. Retrofitted in early 2000s.
NATURAL GAS:	Columbia Gas
LIGHTING:	Fluorescent
POWER:	AEP - Two (2) Square D Power Zone 12,470 Volt Switches; Six (6) substations total. Five (5) are 480 V/3-PH and one (1) is 208v/480

SECURITY:	Burglar alarm system with third party monitoring that covers all entrances/exits, with cameras on key areas
RESTROOMS:	20 Restrooms (2 sets M/W) in office and 8 sets (M/W) in Plant
COMPRESSED AIR:	Five (5) 90 Horse Air Technology (Atlas Copco). Line pressure typically runs from 105-109
FIRE PROTECTION:	Sprinklers (ordinary hazard)
WATER:	City of Tiffin - 10" Main line that feeds risers throughout plant. Holding tank (150,000 Gallon) with diesel powered booster pump. 2.25" line that services restrooms and drinking water
ASSESSMENT:	\$1,007,440
TAXES:	\$33,138.42; \$0.06 PSF
FORMER USE:	Furniture manufacturing
ZONING:	Tiffin Parcel: M-2, Heavy Industrial Hopewell Twp Parcel: Currently unzoned and reverts to AG
TRANSPORTATION:	US 224 - 2.7 miles I-75 - 24.8 miles I-80/90 (Ohio turnpike) - 50.4 miles Seneca County Airport - 3.6 miles
PID #:	Q53020365740000, F23000374720000, Q53021179280000, Q53021185080000 Q53021185200000, Q53021191760000, Q53021191920000, Q53021192080000 Q53021192120000, Q53021192160000, Q53021192200000, Q53021192240000 Q53021192280000, Q53021194800000
LOCATION DESCRIPTION:	North Central Ohio with convenient access to Toledo (52.8 Miles), Cleveland (94.6 Miles), Columbus (89.4 Miles) and Findlay (25.8 Miles)
SEWER:	City of Tiffin/Ottawa Sewage Service
AIR CONDITIONING:	Office only
ASKING PRICE:	\$15,000,000 (\$27.63/SF)
MISCELLANEOUS:	<ul style="list-style-type: none"> Rare, larger manufacturing facility in desirable Tiffin, OH location Dust collection systems are included One parcel is located in the city of Tiffin. the other parcel is located in Hopewell Twp, which does not have zoning and reverts to AG. Development of the this vacant land will likely require annexation.

CORPORATE NEIGHBORS



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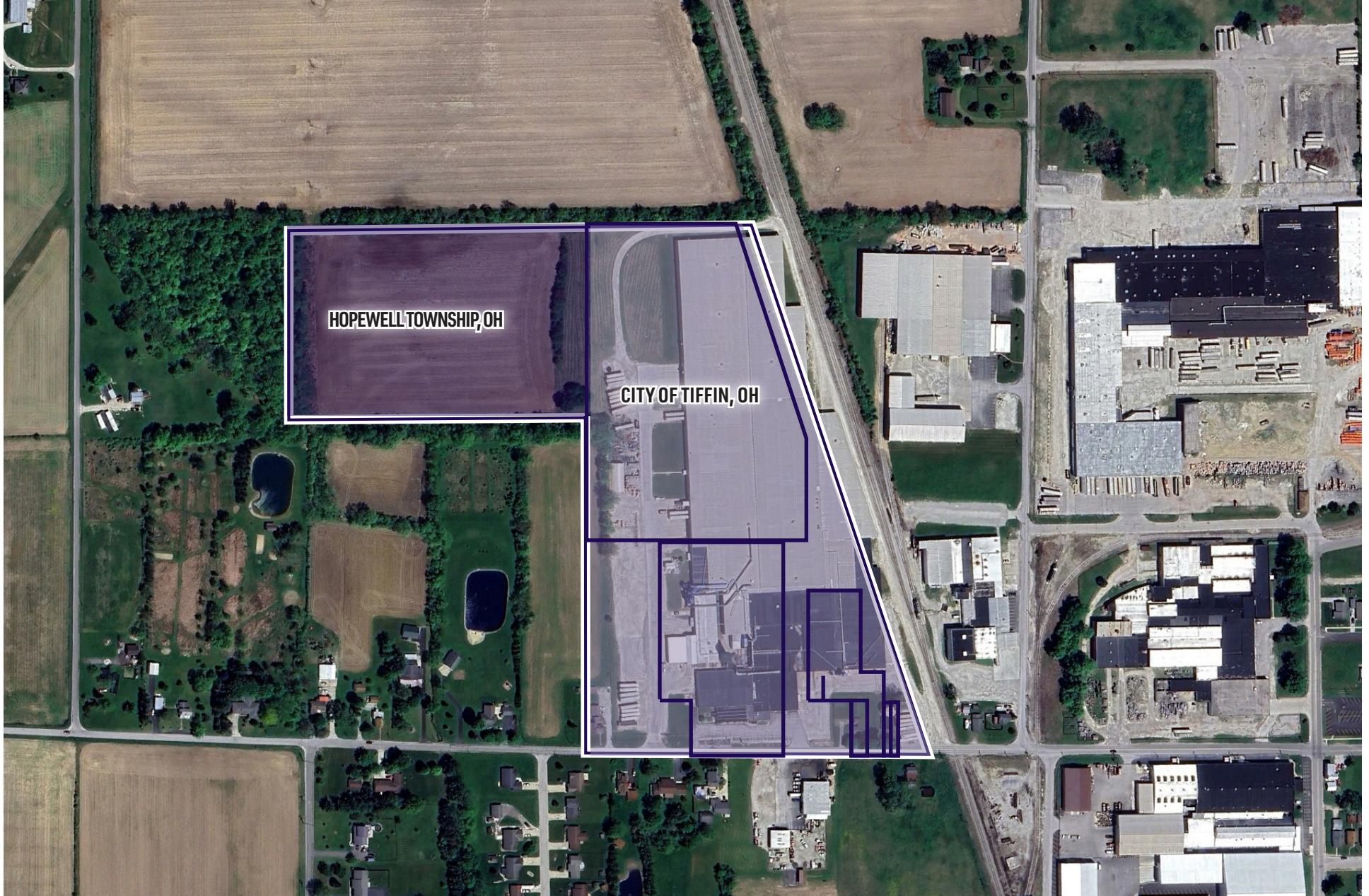
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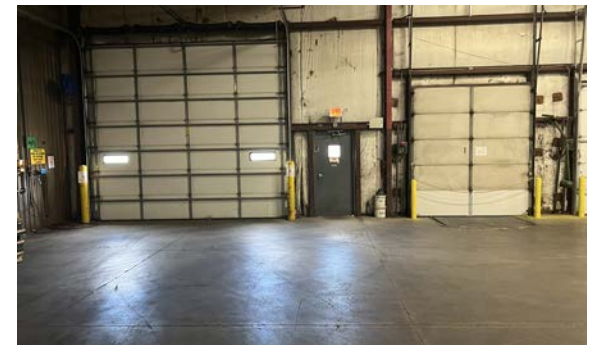
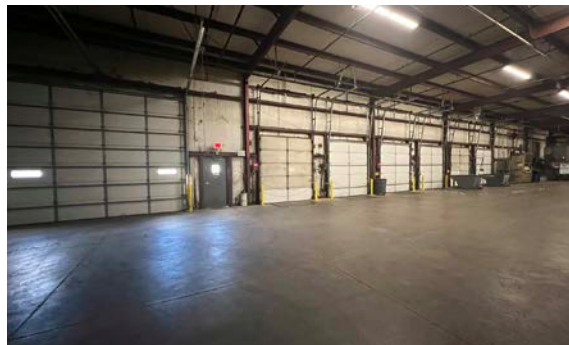
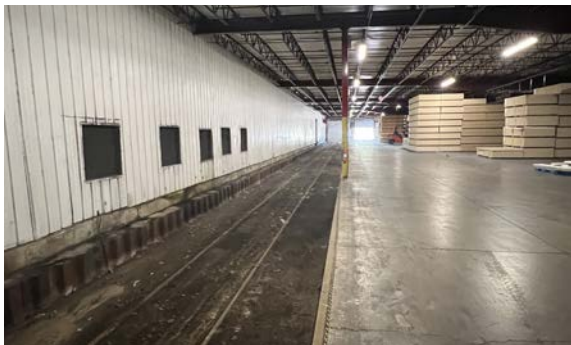
AERIAL



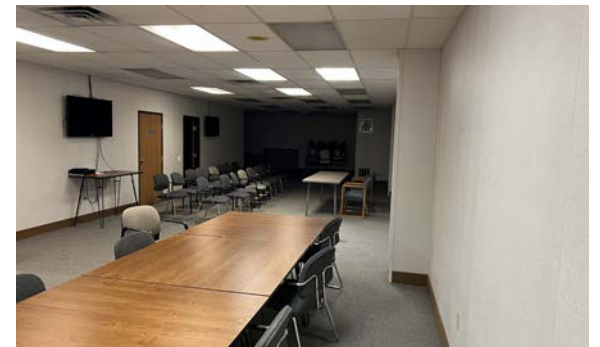
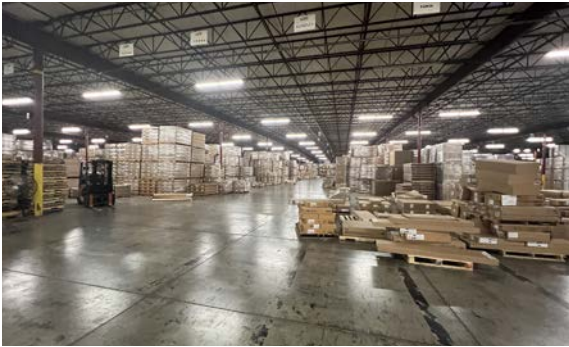
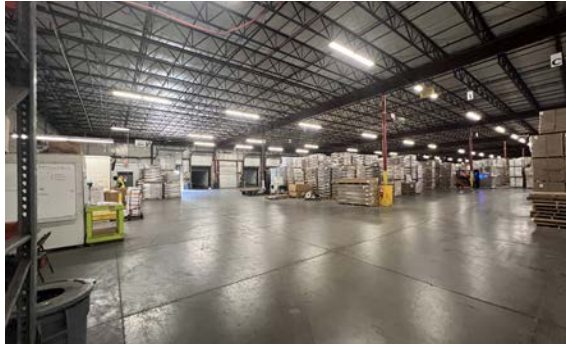
EXTERIOR PHOTOS



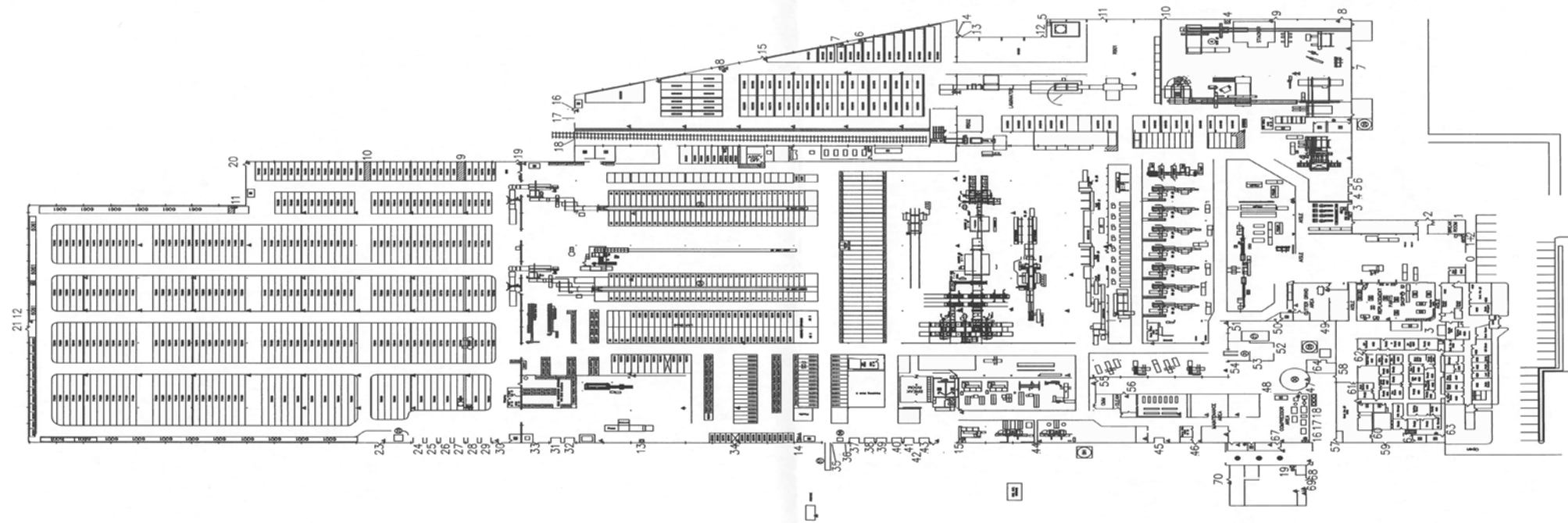
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



SENECA COUNTY, OHIO



POPULATION

55,062



LABOR FORCE

26,878



UNEMPLOYMENT RATE

5.1%



MEDIAN HOUSEHOLD INCOME

\$62,476



MEDIAN HOME VALUE

\$128,100



TOTAL BUSINESSES

1,036

CITY OF TIFFIN

The City of Tiffin is located in Seneca County. Tiffin is home to two private universities, and hosts employers ranging from manufacturing to healthcare. Located in northern central Ohio, approximately 50 miles from the border of Michigan with a population of 17,765 and employment of 8,760, a 0.54% growth in the last year. The starting wage for manufacturing in Tiffin is \$17.30/hour and average wage for manufacturing is \$20.19/hour.

LOCAL UNIVERSITIES

Tiffin University	1 Mile
Heidelberg University	2 Miles
Terra State Community College	17 Miles
University of Findlay	25 Miles
Bowling Green University	41 Miles
Owens Community College	45 Miles
University of Toledo	57 Miles
Spring Arbor University Toledo	57 Miles
Lourdes University	61 Miles

Location Demographics



For more information, please contact:



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