

909 LEMOYNE ROAD
NORTHWOOD (LAKE TWP), OHIO 43619

**INDUSTRIAL BUILDING & BUSINESS
FOR SALE**

300,000± Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

LAKEWOOD GREENHOUSE



**VIEW
360° TOUR**

GENERAL INFORMATION

Sale Price:	\$2,900,000
Building Size:	300,000± sf of greenhouses
Number of Stories:	One
Year Constructed:	Multiple – 1940 - 2019
Condition:	Very Good
Acreage:	24.63 acres per Auditor
Land Dimensions:	Irregular
Closest Cross Street:	Woodville Road
County:	Wood
Zoning:	Agricultural/Commercial
Parking:	Ample
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

909 Lemoyne Road, Northwood, OH 43619

Industrial Building & Business For Sale

300,000±
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Glass/poly fiber/cinderblock
Structural System:	Steel/aluminum frame/block
Roof:	Pitched glass/flat rubber
Floors/Coverings:	Concrete/gravel
Ceiling Height:	8' – 24'
Heating:	Natural gas boiler or suspended gas
Air Conditioning:	In shop
Power:	480v/3-phase
Restrooms:	Multiple
Overhead Door:	Six
Truck Well/Dock:	Two
Sprinklers:	No
Signage:	No
Rail:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Arrange with listing agent

UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	3 wells tapped/City
Sanitary Sewer:	At street
Storm Sewer:	Onside detention & clean borrow pit lake

Comments:

- Retail shop section for seasonal sales built in 2019.
- 2-minute drive from I-280 at Woodville Road.
- Incredible infrastructure for a greenhouse that is impeccably maintained.
- Lake Township has income tax incentives available.
- The property is across from a high school, so marijuana cultivation WILL NOT be allowed.
- All shelving, heavy duty equipment (forklift, end loader, flat bed truck) NOT included in sale price.

2025 REAL ESTATE TAXES

Parcel #	Taxes	Land Valuation	Improvements Valuation	Total Valuation
H28-712-030101002000	\$13,657.08	\$218,900	\$294,900	\$513,800
H28-712-030101005000	\$834.00	\$90,500	\$0	\$90,500
H28-712-030101004001	\$84.52	\$4,800	\$0	\$4,800
Totals:	\$14,575.60	\$314,200	\$294,900	\$609,100

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

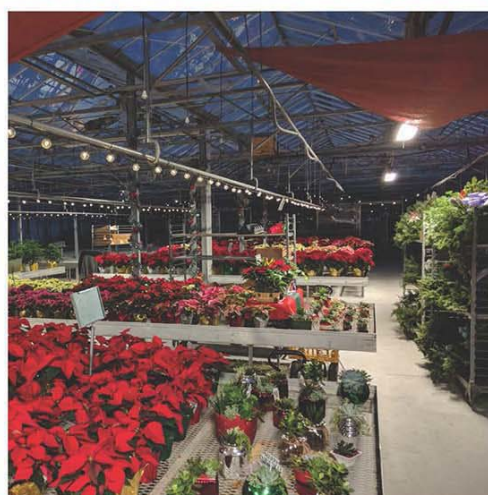
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

909 Lemoyne Road, Northwood, OH 43619

Industrial Building & Business For Sale

300,000±
Square Feet
AVAILABLE

LAKEWOOD
GREENHOUSE
EST. 1890



Lakewood Greenhouse, Inc.

909 Lemoyne Road
Northwood, Ohio 43619

Lakewood Greenhouse is a 15 acre site with close to 300,000 sq. feet of greenhouses and growing spaces, including a several acre lake.

UTILITIES:

- Natural gas and city water with 2" meter
- Electricity provided by First Energy
- Back up generator for outages

RETAIL GARDEN CENTER:

- 10,000 sq. feet of Dutch glass houses with all aluminum tray benching and cement walkways

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com



BUILDINGS:

- Front Brick Building with 6 offices
- **MAIN BOILER ROOM**
 - 60' x 75' Block construction
 - New galvanized deck and roof
 - 1-400 HP Fire Tube Boiler
 - 1-300 HP Fire Tube Boiler
 - 2-Hot water circulating pumps
- **PRODUCTION AND SOIL BUILDING**
 - 60' by 175' Block construction
 - Equipment-2 Bouldin Lawson 3 yards auto filling machines
- **REFRIGERATORS**
 - 2 block construction 30' by 50' by 12' high
 - All rolling racks for coolers
 - In good working order down to 34 degrees
- **SHIPPING FACILITY**
 - Canadian curved tempered glass gothic arch houses
 - Two bays 20' X 200'; 16' height gutters with basket systems
 - 6" cement floor
 - Top glass vents for ventilation and infrared heating
 - Two extended cement loading docks
 - Holds 200+ shipping racks
- **TRUCK AND STORAGE GARAGES**
 - 1 Garage 20' by 240' with 16' gutter
 - 1 Garage 20' by 150' container storage-pallet racking for all storage areas
 - 1 Polycarbonate storage 20' by 250'
 - Soil storage 14' by 250'
 - Large soil building 50' by 50' with aluminum Dynaglas clearspan 14' gutter height

MAIN RANGE:

- 17 assorted growing ranges all varying in between 10,000 sq. feet, 20,000 sq. feet, and up to one acre ranges
- 9 ranges with double poly all 20'-24' x 100'-150' in length - 4 ranges with cement floors
- 8 ranges all aluminum, glass construction approximately 4 acres
- 2 ranges with Dutch glass
- 4 ranges with aluminum and glass 36' to 42' all clear span gutter connected houses
- 1 range with acrylic 64' by 200'
- 4 ranges with polycarbonate 32' by 250'

IN GENERAL:

- Most ranges have rolling aluminum benching with overhead trolleys, overhead sprinklers, and chapin drip tube watering
- There are 3 ranges where crops can be grown on ground or floor
- Ranges have produced everything from perennials and year round holiday crops to spring flowering crops and hydrangeas
- All greenhouses are connected with common sidewalks for shipping carts
- Ranges are supplied with 3-110 gpm injectors and 40 gpm injectors
- Most ranges are equipped with additional gas heaters or can be run with hot water

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

909 Lemoyne Road, Northwood, OH 43619
Industrial Building & Business For Sale

300,000±
Square Feet
AVAILABLE



Soil shed

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

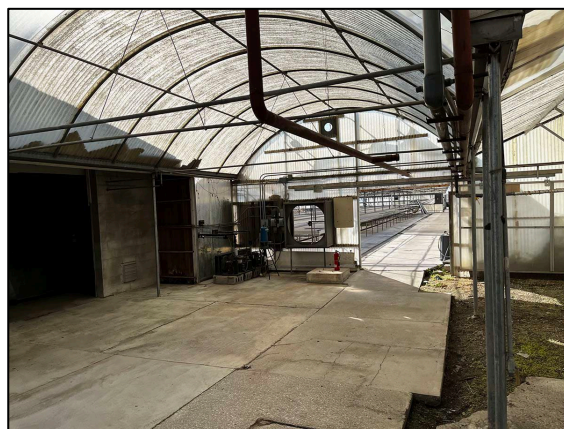
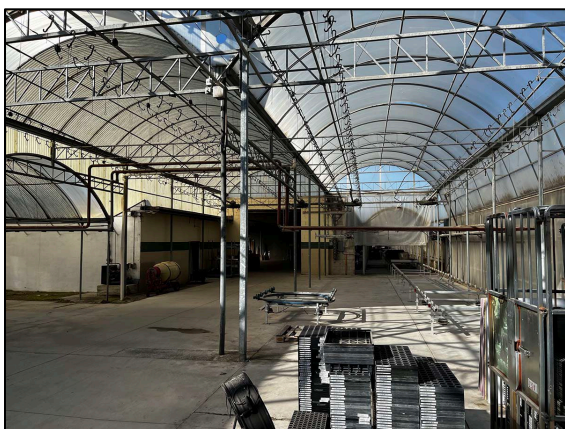
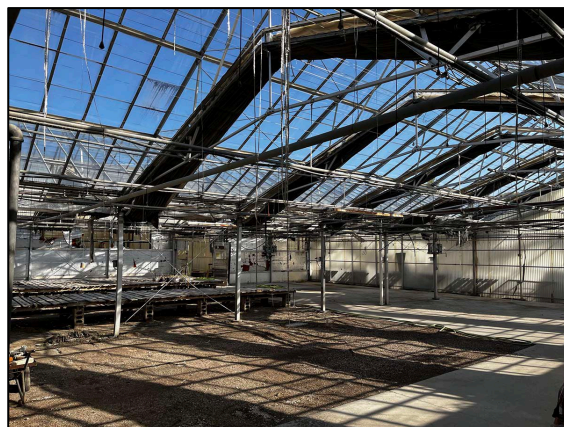
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

909 Lemoyne Road, Northwood, OH 43619

Industrial Building & Business For Sale

300,000±
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

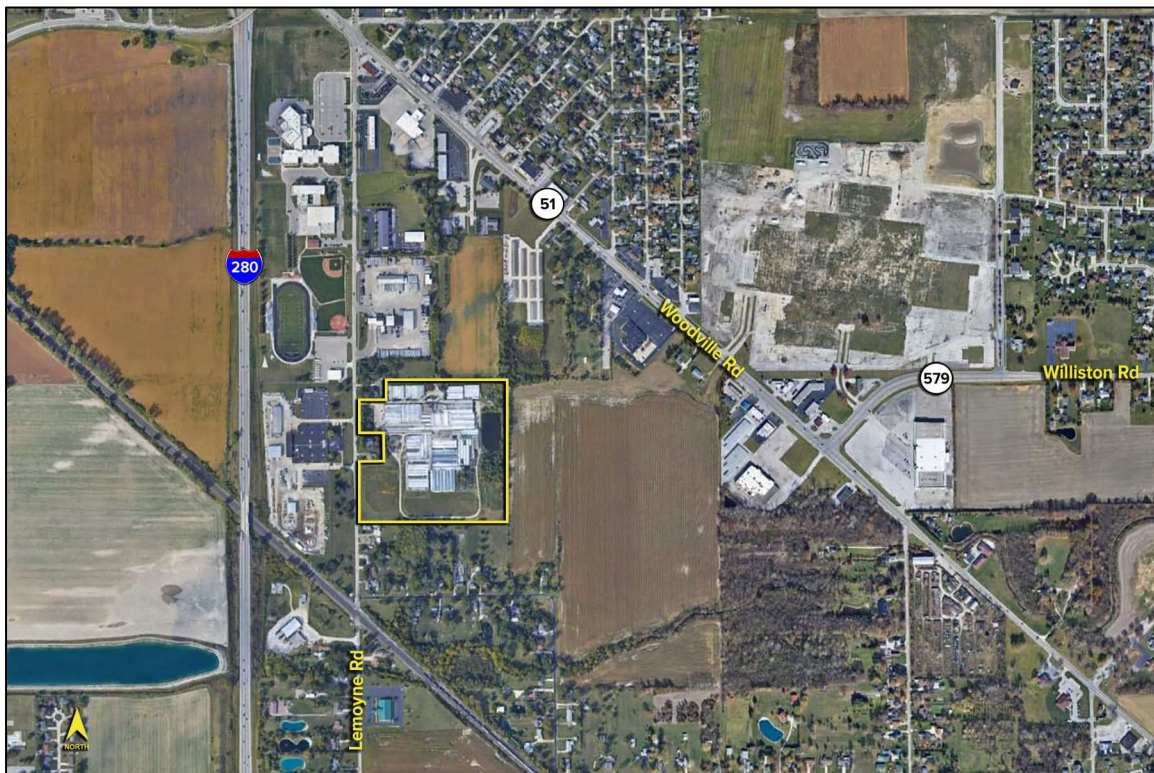
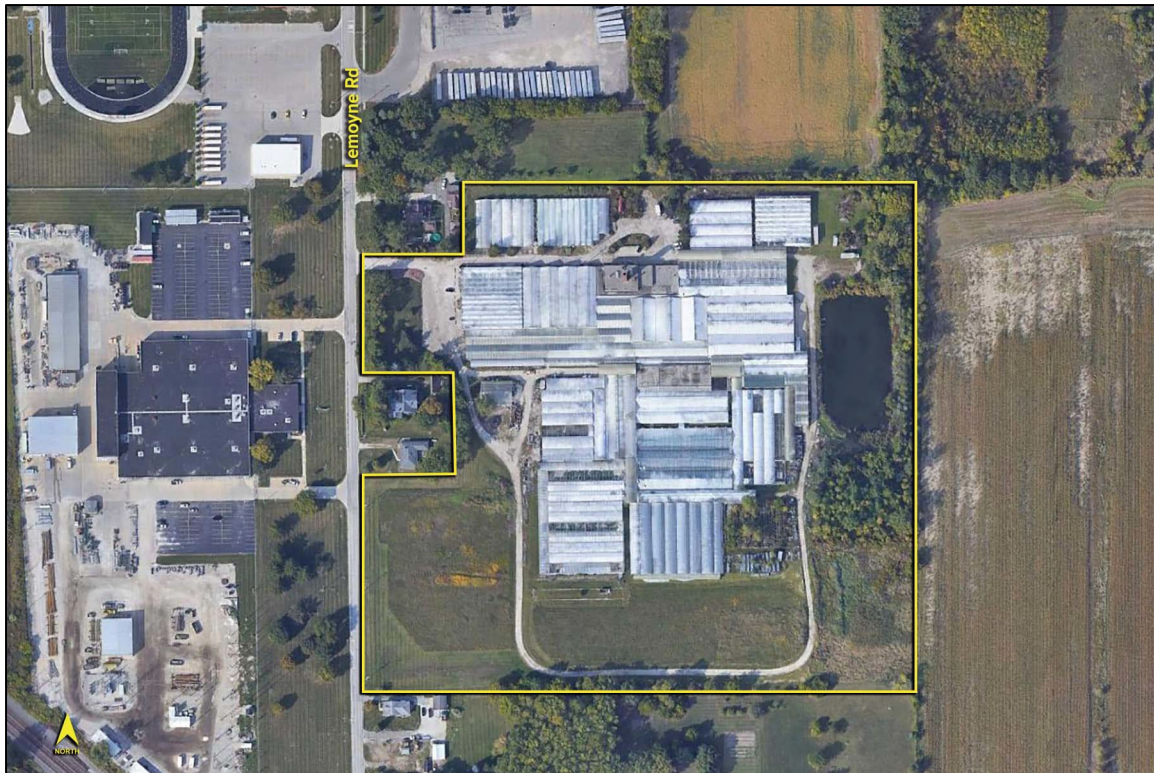
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

909 Lemoyne Road, Northwood, OH 43619

Industrial Building & Business For Sale

300,000±
Square Feet
AVAILABLE



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.