

909 LEMOYNE ROAD
NORTHWOOD (LAKE TWP), OHIO 43619

INDUSTRIAL BUILDING & BUSINESS
FOR SALE
300,000± Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

LAKWOOD GREENHOUSE



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:

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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

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LAKWOOD
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

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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, 20,00 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

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Soil shed

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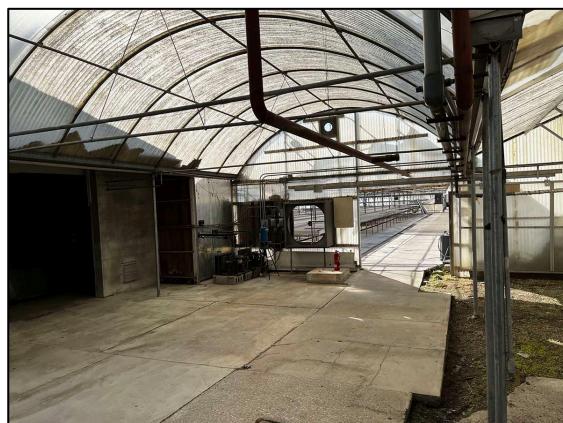
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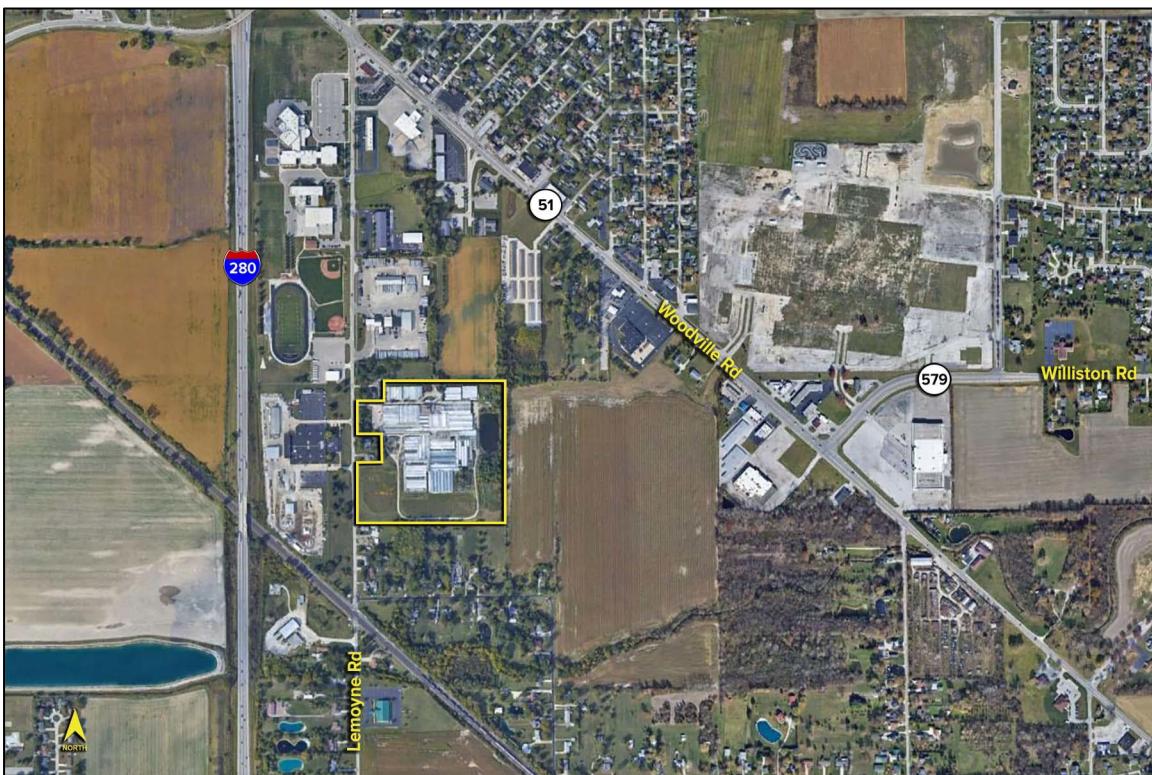
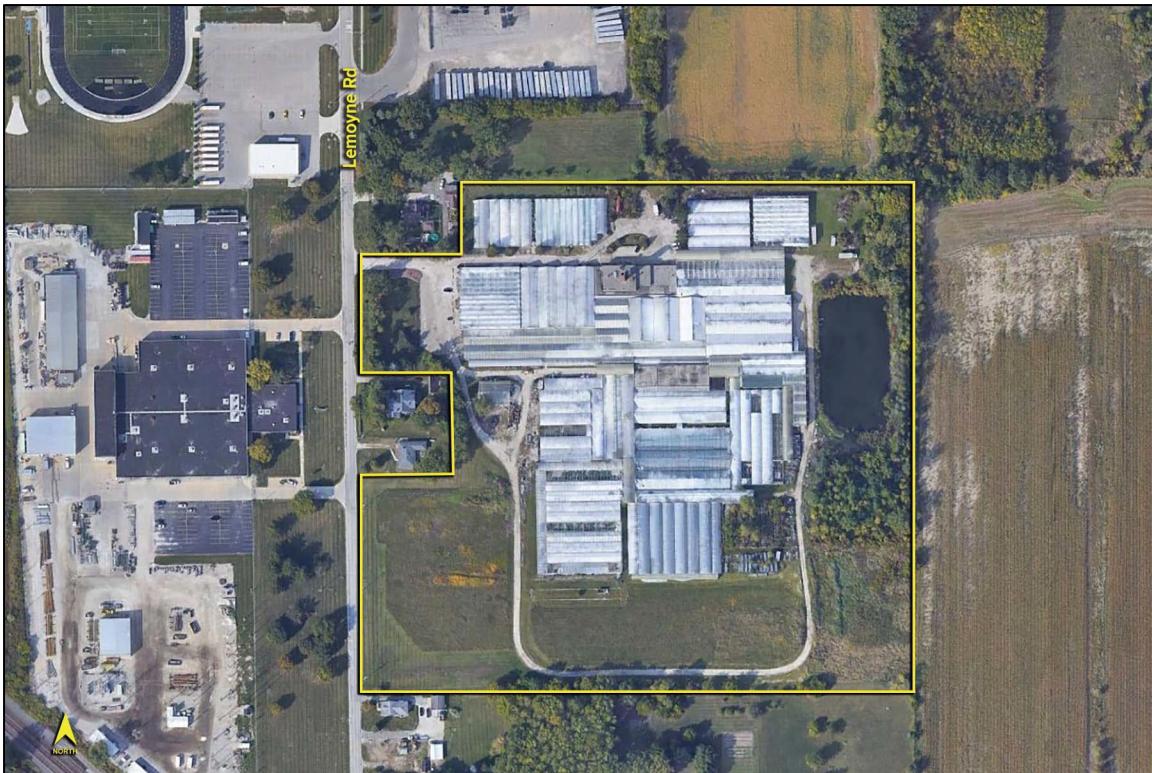
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