



New Industrial Building Harmon Business Park

Defiance, Ohio 43512

Property Highlights

- 70,000 SF state of the art industrial facility expandable to 100,000 SF. Can be divided or food grade.
- Close access to the US-24 exit. Excellent regional location
- Strong workforce drawing from a 45 minute radius
- Local and State Incentives Available; Federal Opportunity Zone
- Defiance is ranked #14 in the top 100 Micropolitan areas in the US by Site Selection Magazine
- Some specifications can be changed to suite Tenant's needs

Property Overview

This is a 70,000 SF spec building ready for occupancy at the end Q2/beginning Q3 2026. It can be expanded to 100,000 SF, and additional land is available. Tenant build out requests can be accommodated during construction. There is 2,000 SF of office space which can also be expanded.

Offering Summary

Lease Rate:	TBD
Building Size:	70,000 SF
Available SF:	70,000 to 100,000SF
Lot Size:	8.07 Acres

Demographics

	5 Miles	15 Miles	30 Miles
Total Households	8,981	25,511	94,121
Total Population	21,450	61,963	235,711
Average HH Income	\$92,615	\$92,617	\$93,798

[VIDEO](#)

For More Information

Mark Baringer

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Lease Rate	TBD
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Location Information

Street Address	25940 Commerce Drive (Spec Building)
City, State, Zip	Defiance, OH 43512
County	Defiance
Cross-Streets	Domersville Rd

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-2 Limited Industrial
Parking	TBD

Building Information

Building Size	70,000 SF
Available	70,000-100,000SF
Office Space	2,000 SF
Construction	32 ft
Clear Height	32 ft
Docks	6
Grade Doors	1
Power	480v/3-Phs 800 amps- Can be increased
Sprinklers	ESFR



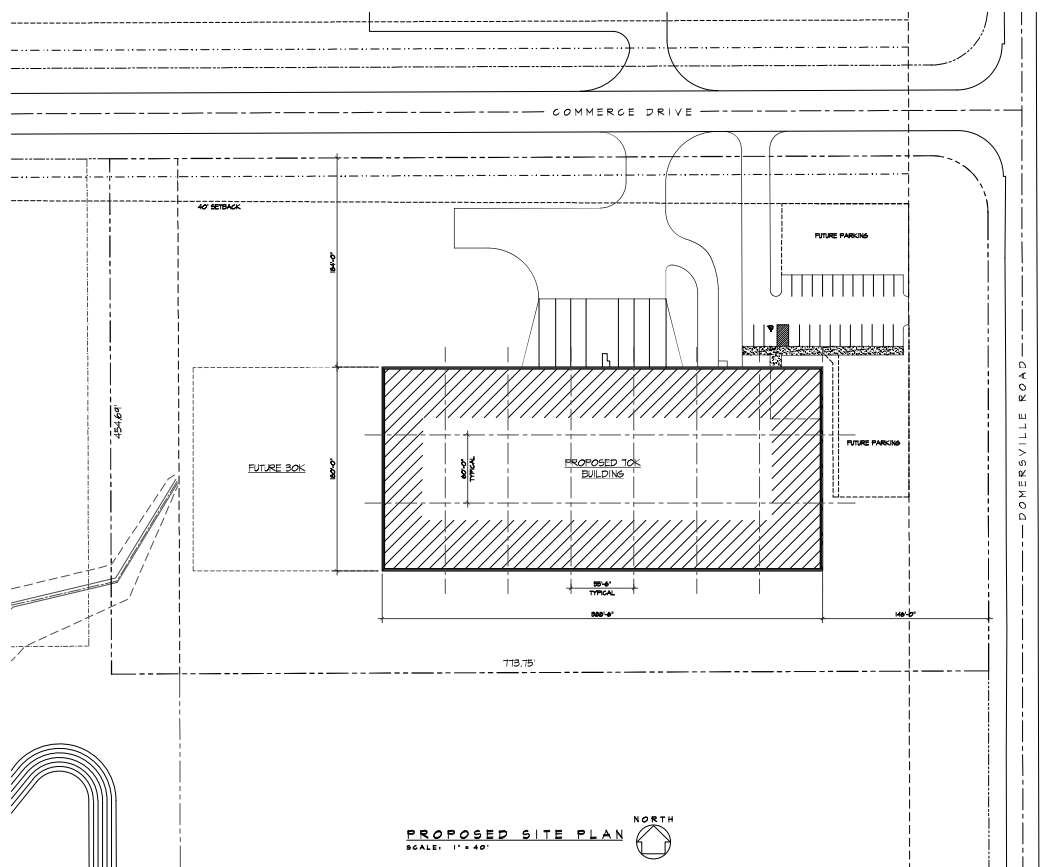


Location Description

Defiance is located on the US-24 corridor as a regional hub between Toledo and Fort Wayne, IN. Defiance is a county seat and economic hub for the six county area. State Routes 15, 66, 18 and 281 also intersect in Defiance, and I-80/90 Ohio Turnpike is twenty minutes away. It is home to two major health systems, Promedica and Mercy Health, as well as a four year liberal arts college. It is a unique community with both medical and education workforce.

Defiance has a strong manufacturing and entrepreneurial base, with several new companies entering the market . First Quality Paper just announced a new \$945 million project in Defiance on the 1,100 acre mega-site with over 400 new jobs. Other large economic wins include the Tessenderlo Kerley's multi-million dollar liquid fertilizer plant; Decked's recent 150,000 SF expansion and the location of Titan Mechanical into Defiance. General Motors, Johns Manville and MEC are the largest employers currently in Defiance, each having a long time presence.

Defiance is home to two major health system campuses, Promedica and Mercy Health, as well as a four year liberal arts college. It is a unique rural community with both a medical and education workforce. It is also a regional retail presence for Northwest Ohio. The Northtowne Mall includes Hobby Lobby, Ollie's, Marshalls, Dunhams and Family Farm & Home. Walmart and Meijer are located along US 24, as are Menards and Lowes.



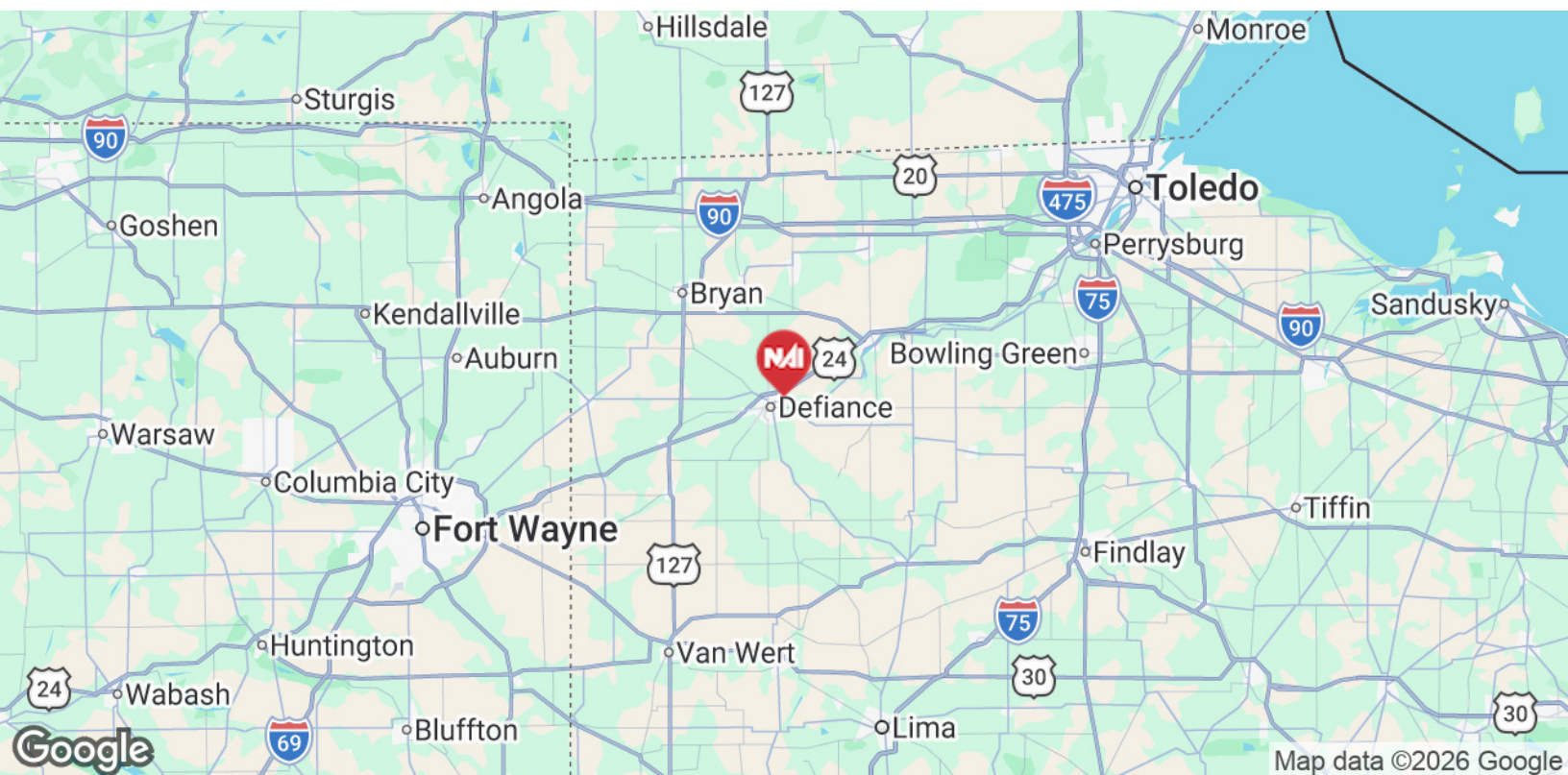
COGER/SHAMBERGER
ARCHITECT, INC.
419-537-9769 FAX 419-537-4599
4427 TALMADGE ROAD SUITE II
TOLEDO, OHIO 43623

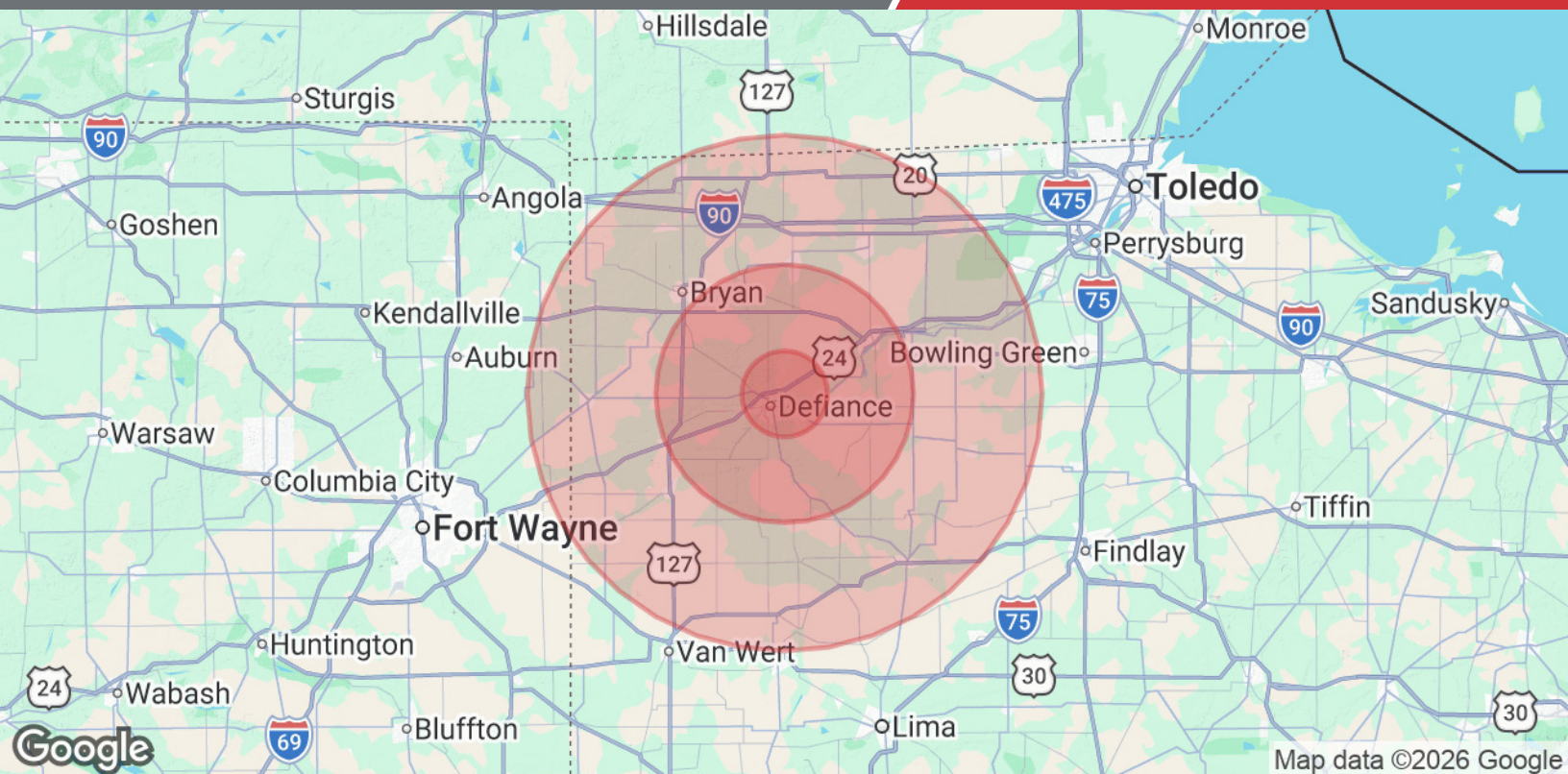
DEFAUNCE SPEC SOUTH
CEH REAL PROPERTY HOLDINGS, LLC
DONERSVILLE RD. & COMMERCE DR. DEFAUNCE, OHIO 43302
PRELIMINARY SITE PLAN

DATE:
1/13

PS1
25-24







Population	5 Miles	15 Miles	30 Miles
Total Population	21,450	61,963	235,711
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	42
Households & Income	5 Miles	15 Miles	30 Miles
Total Households	8,981	25,511	94,121
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$92,615	\$92,617	\$93,798
Average House Value	\$183,964	\$184,215	\$198,901

2020 American Community Survey (ACS)



Mark Baringer

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Professional Background

As a Vice President with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark worked for SunTrust Bank in Florida, an independent MAI firm in Northwest Ohio, and operating his own appraisal firm.

Mark has been recognized by CoStar "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market.

Memberships

Northwest Ohio REALTORS® (NWOR)

National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy, Defiance- Leadership Council

CoStar Power Broker-Toledo Market-Top Industrial Leasing Broker- 2021, 2022, 2024, 2025

CoStar Power Broker-Toledo Market-Top Sales Broker- 2021

NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries- 2022

CoStar Lease of the Year-Toledo Market-2023