

Available For Lease

1901 Innovation Avenue | Rossford, Ohio

Only 26,000 SF Remaining | Newly Constructed Warehouse Space

**PROPOSED
EXPANSION BTS,
178,500 SF**

Building Expenses

Real Estate Taxes	\$.60/SF
Insurance	\$.11/SF
CAM	\$.43/SF
Total Expenses	\$1.14/SF

[CLICK HERE FOR DRONE VIDEO](#)

Lease Rates

Warehouse: \$7.50/SF NNN | Office: \$14.50/SF NNN

Highlights For Remaining Space



**32-Foot
Clearance Height**



**Docks
3 Docks**



Great Location

- Adjacent To UPS Facility
- Near FedEx Facility



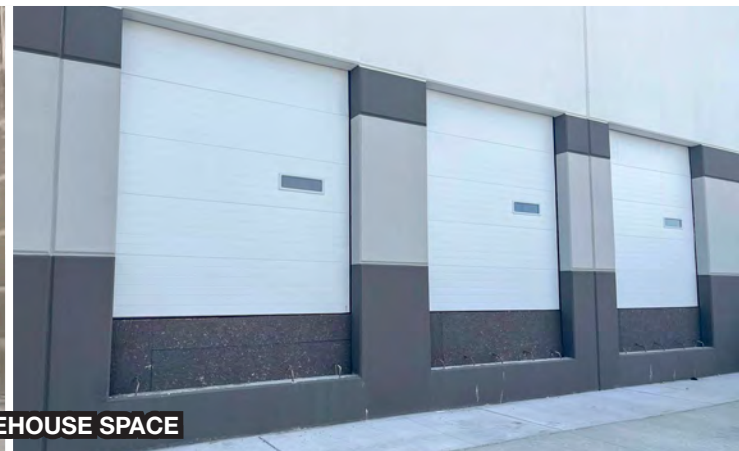
Freeway Proximity

Located at The 4-Way Buck Road, I-75 Interchange



TERRY COYNE
Vice Chairman
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Licensed Real Estate Broker

Terry **COYNE**.com



Power
480 Volt, 1000 Amp, 3-Phase



Office
Built-to-Suit



Lighting
LED



Sprinkler System
ESFR



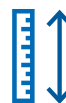
Truck Trailer Parking
70 Spaces



Automobile Parking
190 Surface Spaces

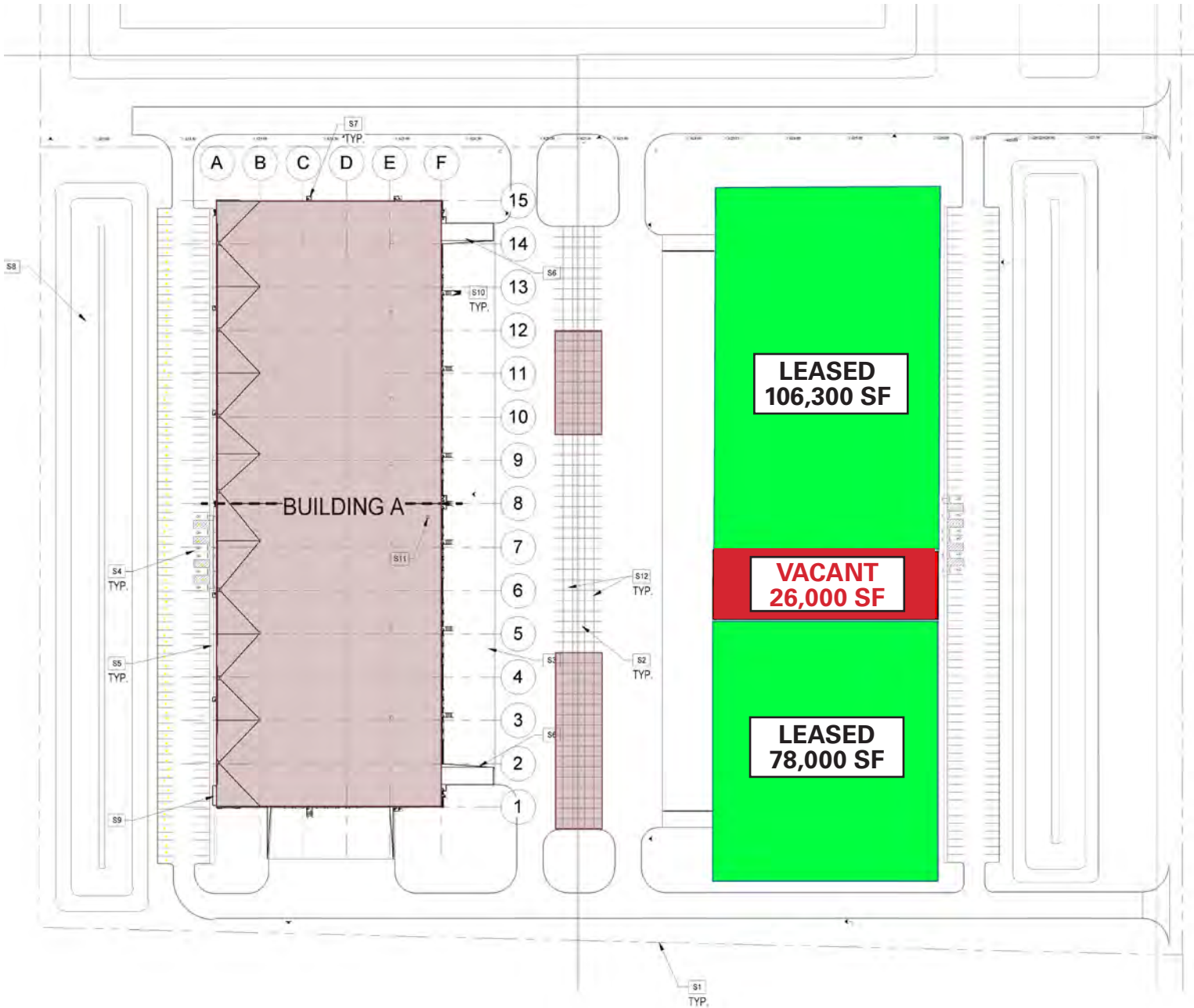


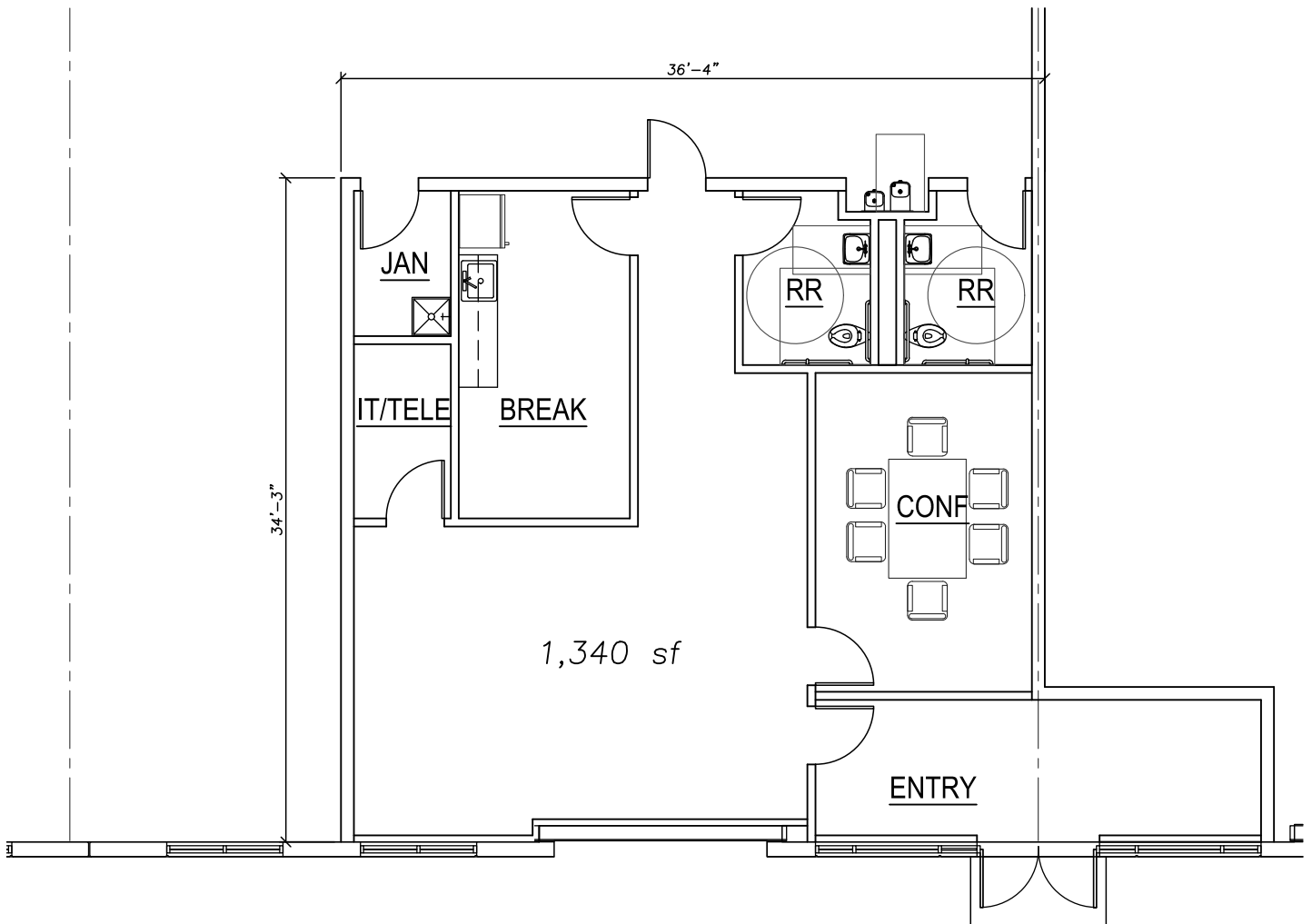
50' x 50'
Column Spacing

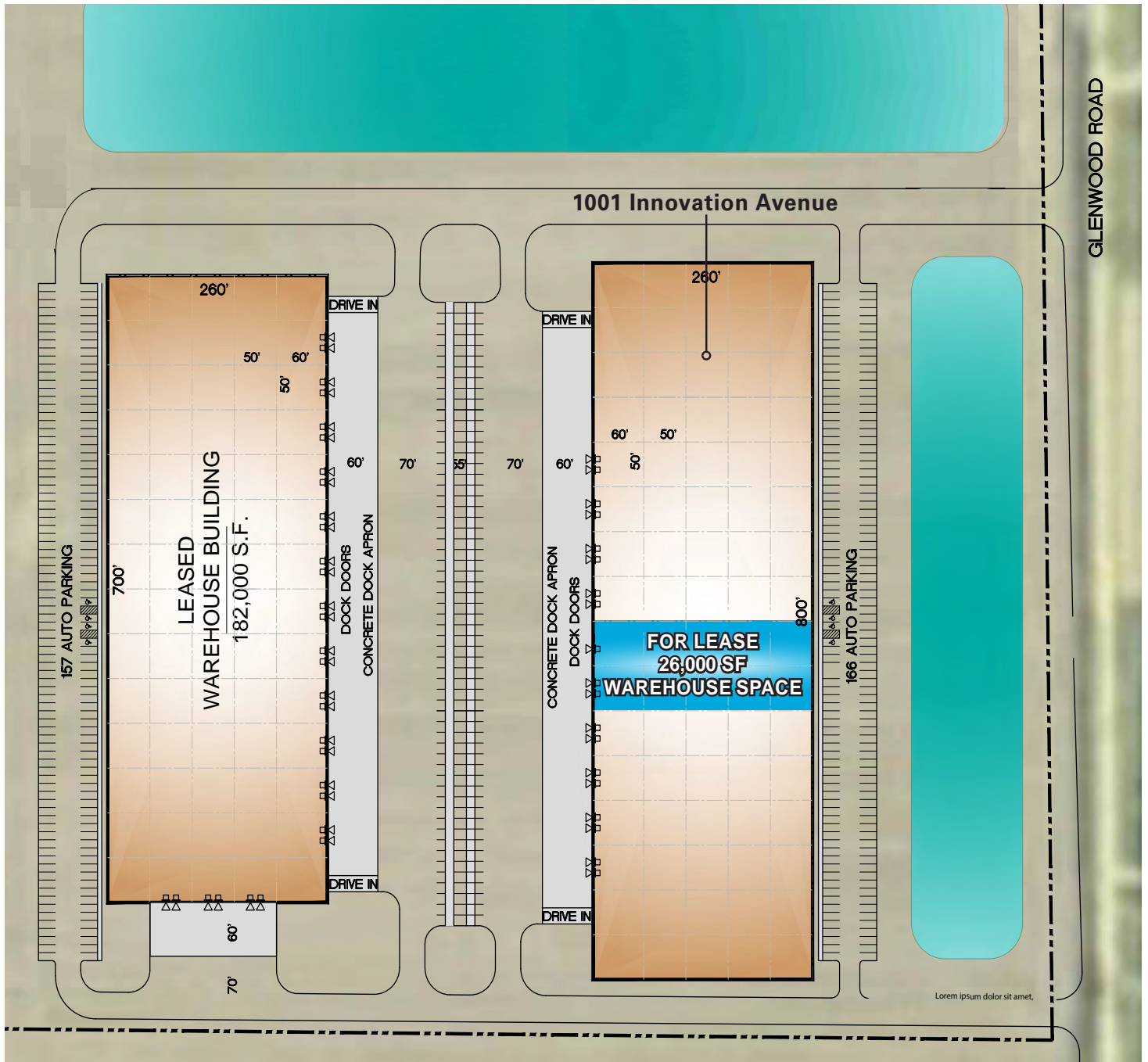


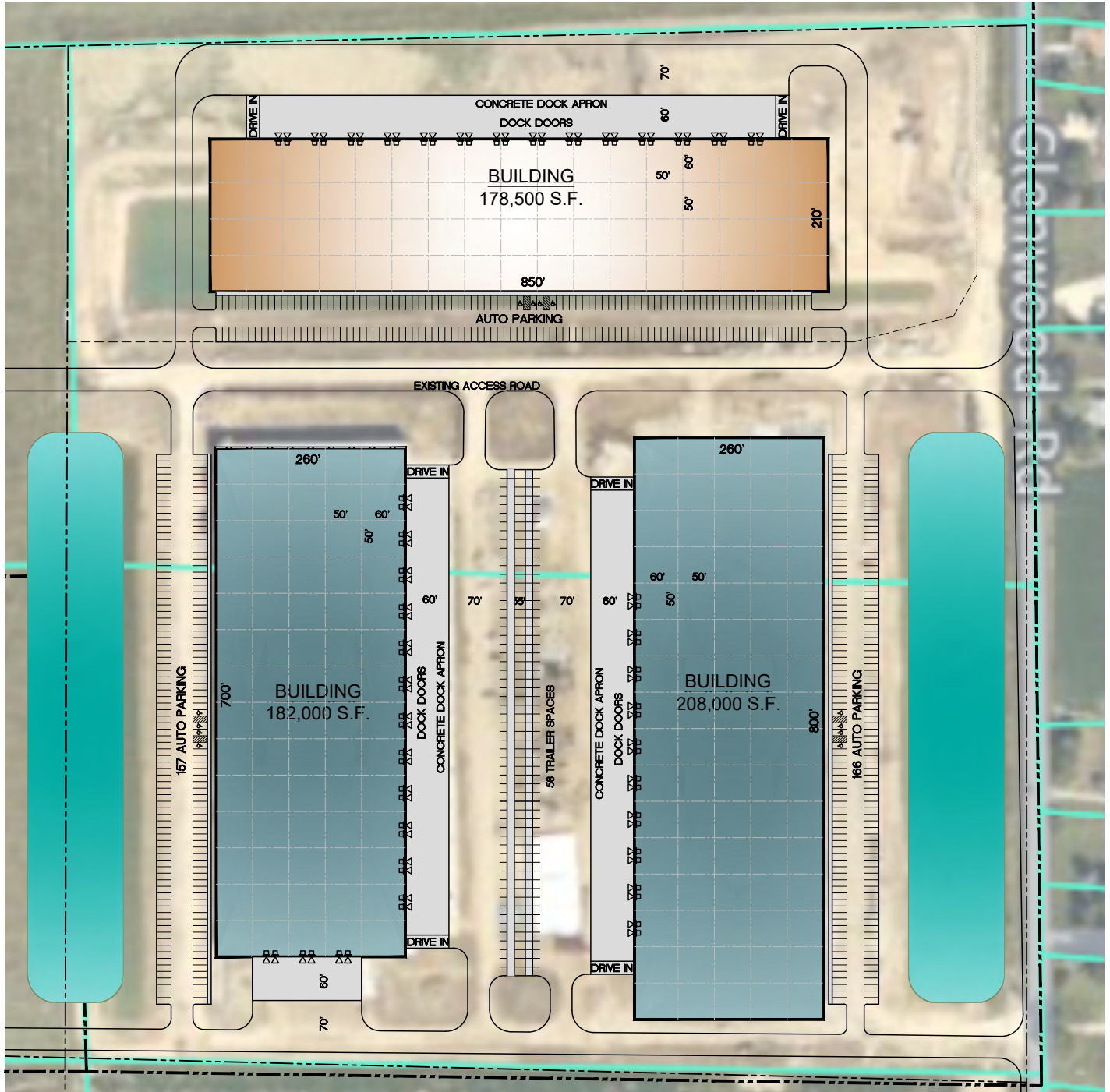
60' X 50'
Bays On Dock Side of Building

26,000 SF TOTAL AVAILABLE









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Exterior Photos



















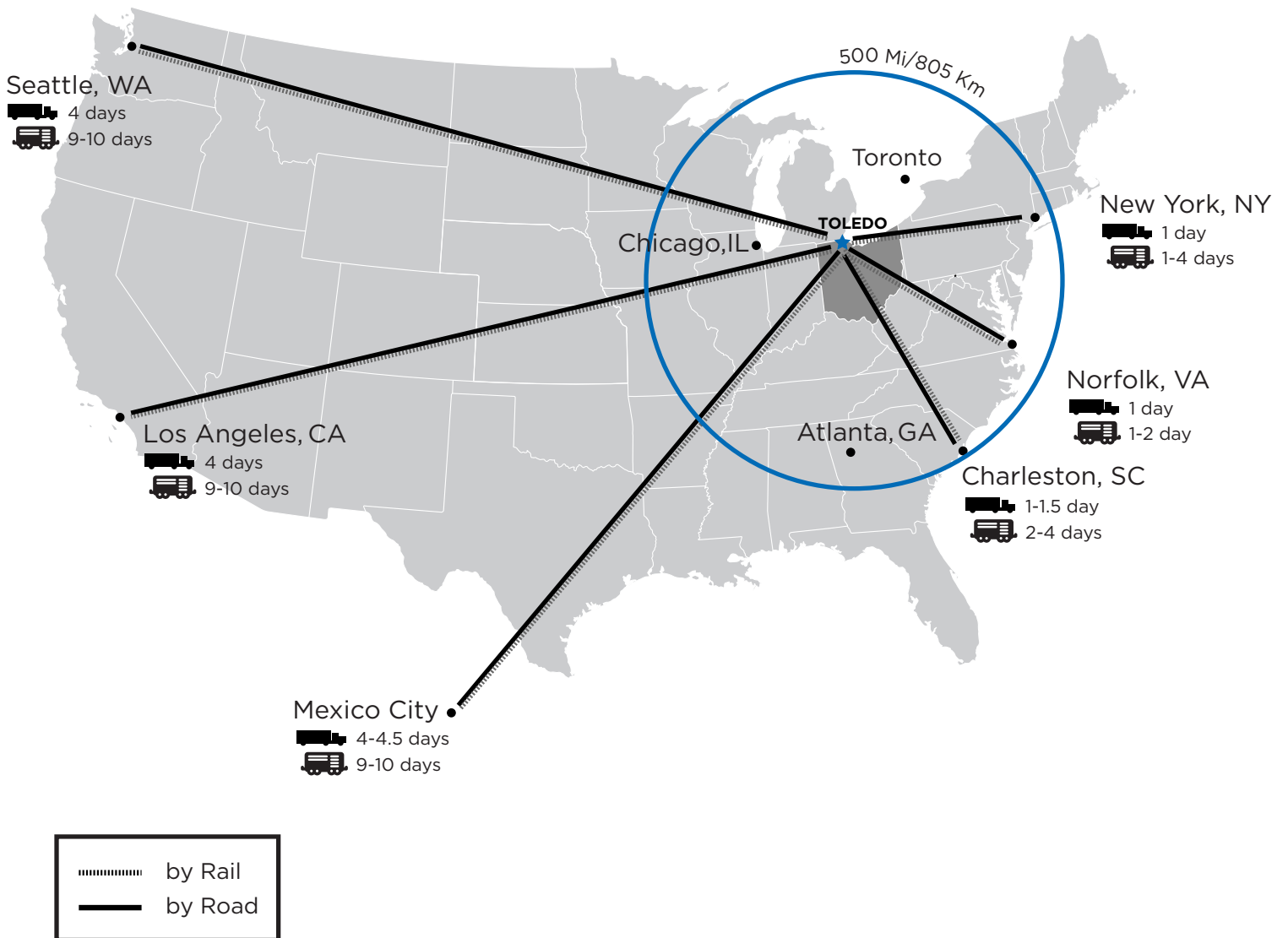


Innovation Avenue

FOR LEASE
26,000 SF
WAREHOUSE
SPACE



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 557,777 Population	 25% High School Diploma	 \$53,297 Median Household Income	 59.5% White Collar	 16% Services
 Median Age	 33% Some College	 \$30,507 Per Capita Income	 24.5% Blue Collar	 5.4% Unemployment Rate
 228,463 Households	 29% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$44,164 Median Disposable Income		 15% Spend 7+ hours commuting to and from work per week	 18,200 Total Businesses	 301,536 Total Employees





1901 INNOVATION AVENUE is under construction. This site has been vetted and the environmental, surveys and due diligence are complete.

