For Sale & Lease 29,226 SF | \$2,750,000 Industrial Space



850 Carpenter Rd

Defiance, Ohio 43512

Property Highlights

- Recently Renovated Throughout
- 9,000sf of New Office Space
- 20,000sf of Warehouse with Grade OH Doors
- · Fenced Side Yard with Parking, 4 Acres Total

Property Overview

Fully renovated office and warehouse building. Approximately 9,000sf of office with over 20,000sf of warehouse space. Flexible uses for this space. Currently used for office, customer service and warehouse space. Past use has included showroom and wholesale. There is a fenced side yard and adjacent vacant lot. High visibility location.

Offering Summary

| Sale Price: | \$2,750,000 |
|---------------|--------------------|
| Lease Rate: | \$8.95 SF/yr (NNN) |
| Available SF: | 29,226 SF |
| Lot Size: | 4 Acres |

For More Information

Mark Baringer



O: 419 960 4410 x317 mbaringer@naitoledo.com | OH #SAL.0000272275

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| Sale Price | \$2,750,000 | |
|-----------------------------|--------------------|--|
| Lease Rate | \$8.95 SF/Yr | |
| Location Information | | |
| Street Address 850 Carpente | | |
| City, State, Zip | Defiance, OH 43512 | |
| County | Defiance | |
| Building Information | | |
| Building Size | 29,226 SF | |
| Number of Floors | 1 | |
| Year Built | 1975 | |

Property Information

| Property Type | Industrial |
|------------------|------------------------------|
| Property Subtype | Flex Space |
| Zoning | M-3 |
| Lot Size | 4 Acres |
| APN # | I060013A00900; I060013A00801 |
| Lot Depth | 0 ft |

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Location Description

Defiance is located in Northwest Ohio between Toledo and Fort Wayne, and is the regional economic hub for the area. Defiance is home to two health system campuses and Defiance College, a four year liberal arts college. It is an area leader in manufacturing, logistics and economic development, and a regional draw for retail and shopping.

The subject is located on the north side of Defiance at the corner of Carpenter Rd at Stadium Drive. The corner location has excellent visibility. This is an Industrial area adjacent to UPS, Johns Manville Plant #8, Keller Logistics and Defiance Truck Sales. It has close proximity to US 24 and SR 66.

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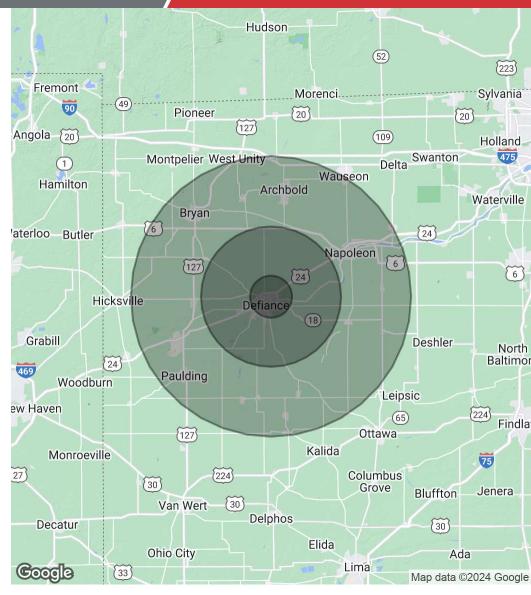


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| Population | 3 Miles | 10 Miles | 20 Miles |
|----------------------|------------------|--------------------|--------------------|
| Total Population | 12,654 | 31,214 | 98,777 |
| Average Age | 39.9 | 42.2 | 42.2 |
| Average Age (Male) | 38.1 | 40.5 | 40.7 |
| Average Age (Female) | 40.4 | 43.0 | 43.3 |
| II 1 1 0 I | 0.171 | 10 101 | 00101 |
| Households & Income | 3 Miles | 10 Miles | 20 Miles |
| Total Households | 3 Miles 5,911 | 10 Miles 14,061 | 20 Miles 44,090 |
| | | | |
| Total Households | 5,911 | 14,061 | 44,090 |

2020 American Community Survey (ACS)



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