



## Toledo MSA - Industrial Warehouse For Sale Or For Lease

1001 E. Lutz Rd.

Archbold, Ohio 43502

### Property Highlights

- State-Of-The-Art facility, 28'-32' clear height
- Close to I-80/90 Ohio Turnpike exit
- Convenient access to I-75 and other interstates
- NS rail spur into building, with exterior siding
- Foreign Trade Zone- Can be manufacturing or food grade

### Property Overview

This state-of-the-art facility offers a unique opportunity for your warehouse, distribution, or manufacturing needs. Lease options from 430,000 SF to 772,000 SF with multiple layouts. The entire 1,420,000 SF building is also for sale, with a short-term partial leaseback by the Seller.

### Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	\$5.00 SF/yr (NNN)
Lot Size:	70.5 Acres
Available SF:	1,420,000 SF (SALE) 430,000-770,000 SF (LEASE)

### For More Information

#### Mark Baringer

O: 419 438 5839  
mbaringer@naitoledo.com

#### Chad Ackerman

O: 419 960 4410 x352  
cackerman@naitoledo.com



### Property Description

This state-of-the-art facility offers a unique opportunity for your warehouse, distribution, or manufacturing needs. The 1,420,000 SF building is for sale with a partial short-term owner leaseback. There are current lease options from 430,000 SF to 772,000 SF. The property provides rail into the building with an additional exterior siding. Close to I-80/90 Ohio Turnpike and centrally located between metropolitan areas. Located in the Toledo MSA and in a Foreign Trade Zone.

### Location Description

Archbold is located in Fulton County in Northwest Ohio, 30 miles west of Toledo. It is south of the I-80/90 Ohio Turnpike, with easy access to I-75 and other interstates. It is the location of both national companies and Archbold based manufacturers with national and international reach. These companies include Sauder Woodworking, ConAgra, Sauder Manufacturing, Sanoh America, Frozen Specialties, and Archbold Furniture. Historically, workforce numbers in Archbold exceed the community population, drawing from a six-county area.

Northwest State Community College, located just south of Archbold, provides talent pools for various employers.

Archbold (and Fulton County) is a designated Foreign Trade Zone.

## Location Information

Building Name	Erie Distribution Center
Street Address	1001 E. Lutz Rd.
City, State, Zip	Archbold, OH 43502
County	Fulton
Market	Archbold Industrial
Sub-market	Archbold Rural
Cross-Streets	County Rd 22 and E. Lutz Rd.

## Building Information

Building Size	1,420,156 SF
Ceiling Height	32 ft
Minimum Ceiling Height	28 ft
Office Space	38,038 SF
Number of Floors	1
Year Built	1995
Year Last Renovated	1999
Column Space	60 x 60
Construction Status	Existing
Condition	Good
Roof	Pitched Metal Roof
Foundation	Reinforced Concrete, 7"-11"
Exterior Walls	Steel
Mezzanine	Yes
Dock Doors	61
Grade Level Doors	8

Sale Price	Subject To Offer
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Lease Rate	\$5.00 SF/Yr NNN
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## Property Information

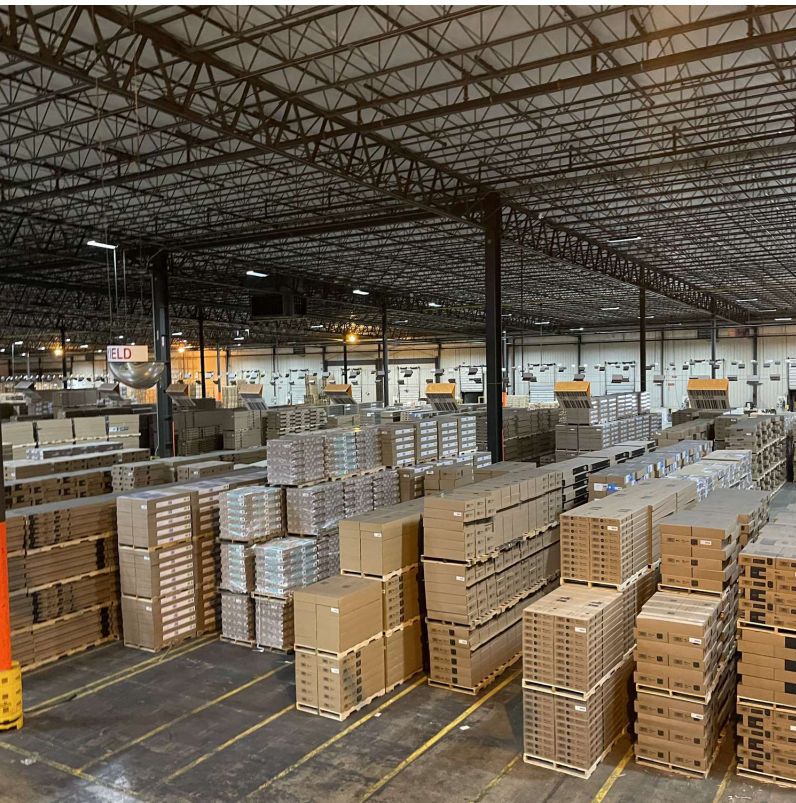
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-2, General Industrial
Lot Size	70.5 Acres total
APN #	17-034375-04.000 17-034375-05.000 17-034375-06.000
Rail Access	Yes

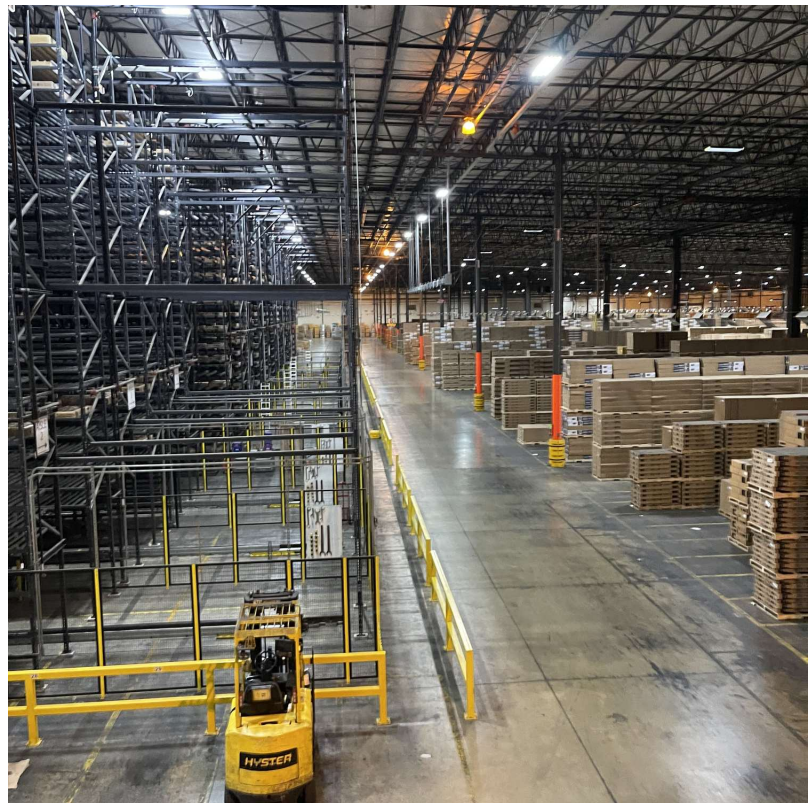
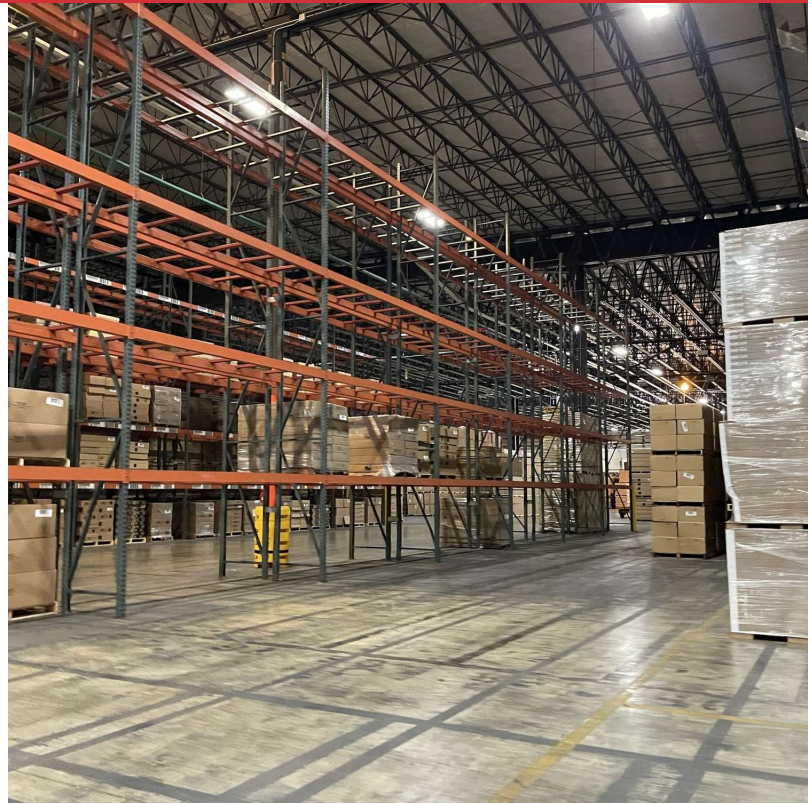
## Parking & Transportation

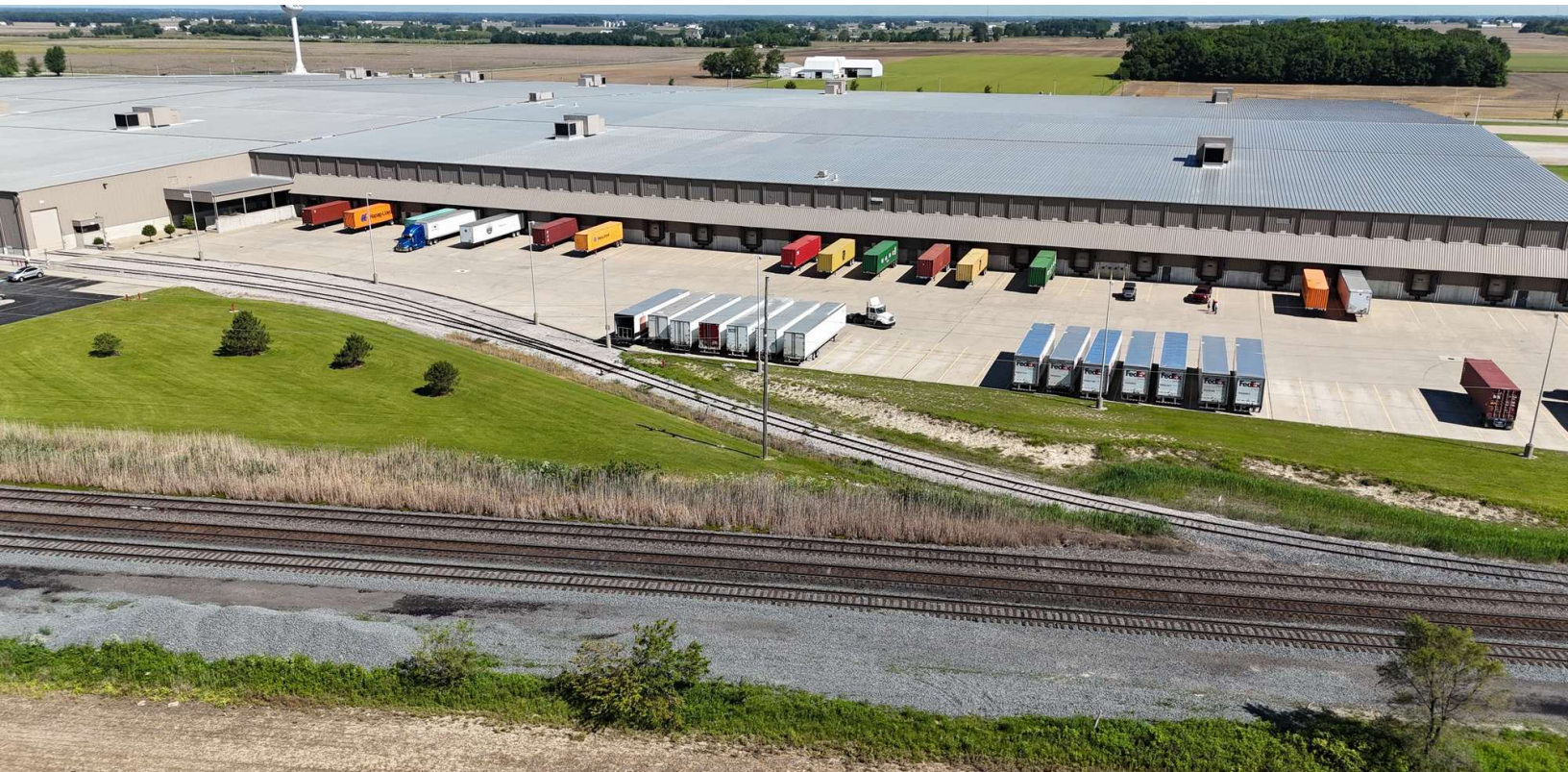
Parking Type	Surface
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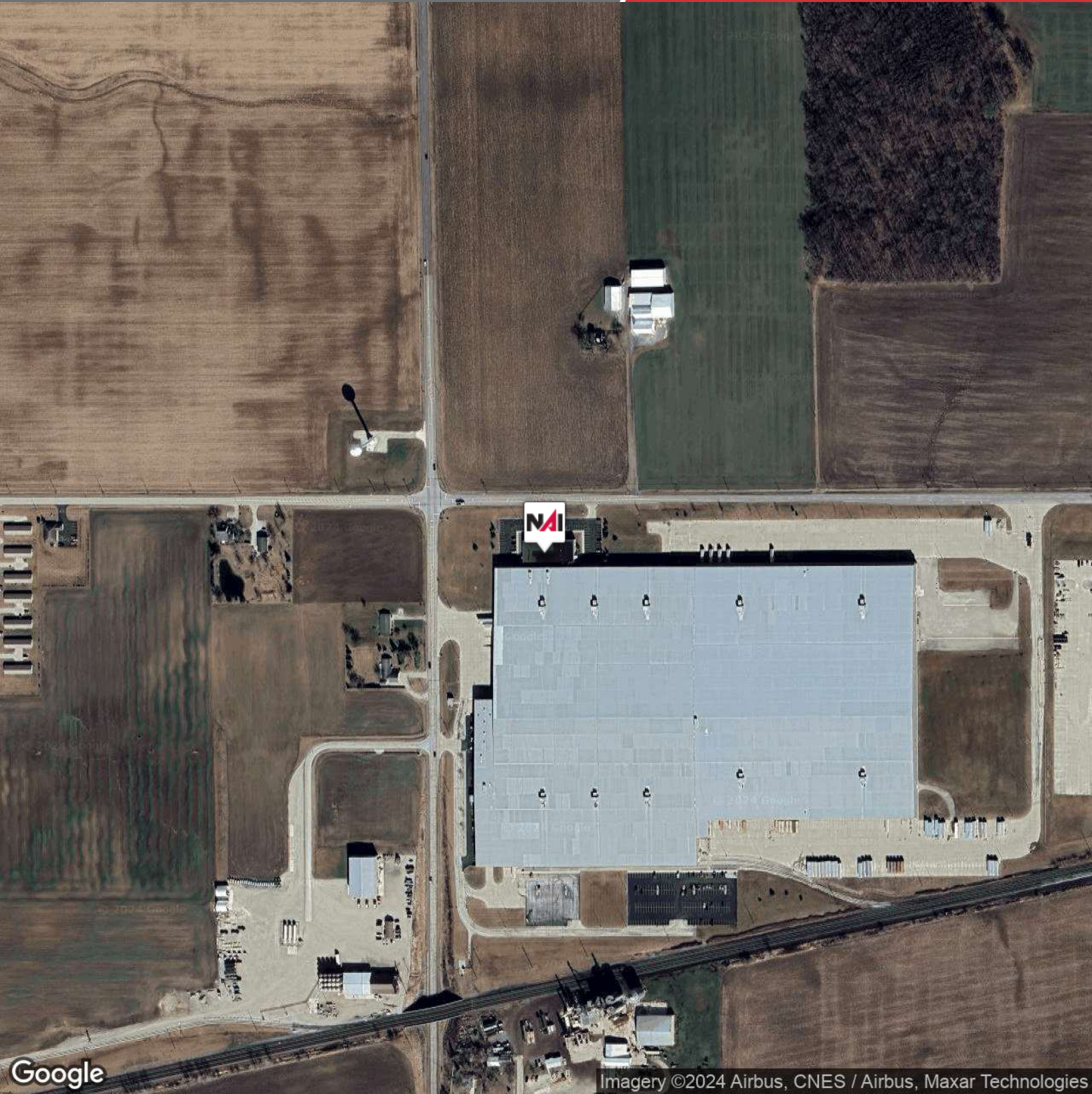
## Utilities & Amenities

Elevators	Passenger elevator to mezzanine
Number of Elevators	1
HVAC	Roof mounted
Restrooms	Multiple
Gas / Propane	Yes



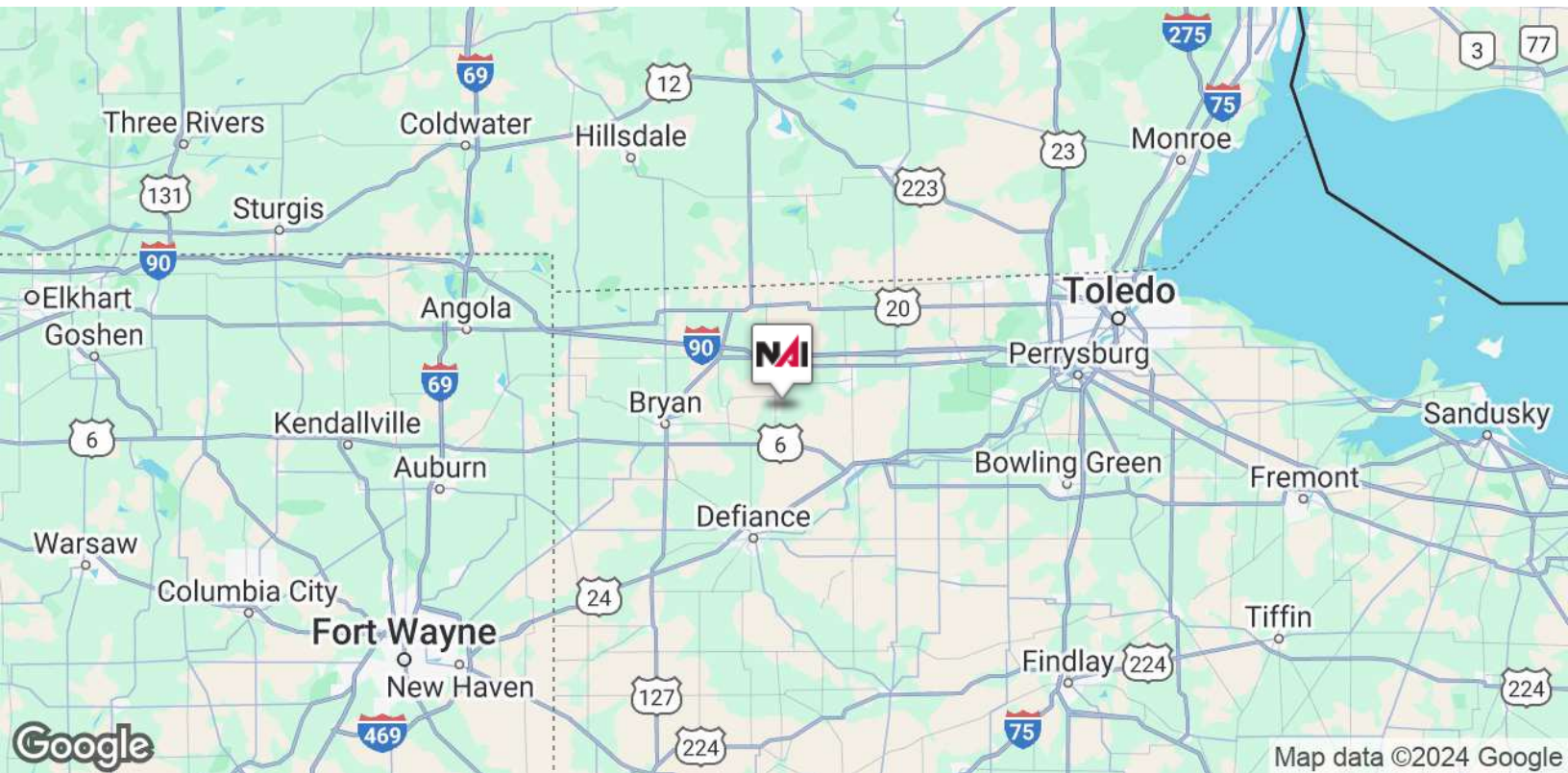




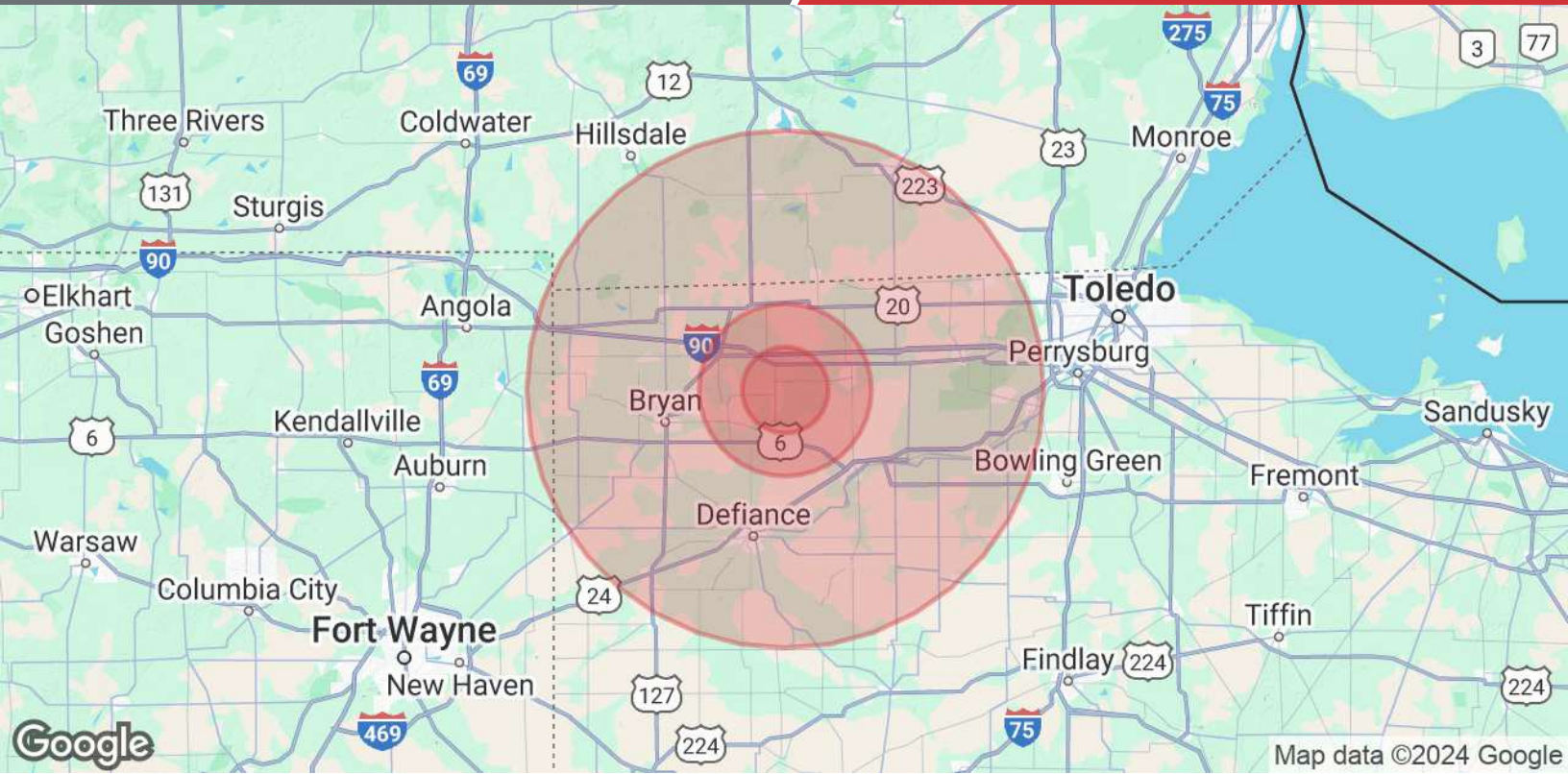


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4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com







<b>Population</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>30 Miles</b>
Total Population	7,750	28,166	281,422
Average Age	43	41	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	43
<b>Households &amp; Income</b>	<b>5 Miles</b>	<b>10 Miles</b>	<b>30 Miles</b>
Total Households	2,908	10,279	106,265
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$103,292	\$94,526	\$94,578
Average House Value	\$216,476	\$201,516	\$212,290

Demographics data derived from AlphaMap



**Mark Baringer**

Senior Advisor- Industrial/Investment/Development

mbaringer@naitoledo.com

Direct: 419.438.5839 | Cell: 419.438.5839

OH #SAL.0000272275

**Professional Background**

As a Senior Advisor 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 served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 “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. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

**Education**

The University of Toledo, Majoring in Real Estate

**Memberships**

- Northwest Ohio REALTORS® (NWOR)
- Ohio Association of REALTORS® (OAR) and National Association of REALTORS® (NAR)
- International Council of Shopping Centers (ICSC)
- Lifewise Academy, Defiance/Ayersville- Leadership Council Member
- 2022 CoStar Power Broker-Toledo Market- Top Industrial Leasing Broker
- 2021 CoStar Power Broker-Toledo Market- Top Sales Broker
- 2021 CoStar Power Broker-Toledo Market- Top Industrial Leasing Broker
- 2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries
- 2023 CoStar Lease of the Year-Toledo Market- Dana Corp/Napoleon



## Chad Ackerman

Commercial Sales and Leasing Agent

cackerman@naitoledo.com

Direct: 419.960.4410 x352

### Professional Background

With nearly a decade of experience in real estate, Chad has built a solid reputation as a dedicated and knowledgeable professional. Starting his career in the bustling market of New York City, Chad honed his skills in the residential sector, developing a keen eye for property potential and a deep understanding of client needs.

Today, Chad has seamlessly transitioned to the commercial real estate arena, working on a range of deals in Northwest Ohio from retail leases to industrial sales.

Chad's commitment to excellence, combined with his extensive network and strong negotiation skills makes him a trusted advisor for all of your commercial real estate needs.

### Education

Baldwin - Wallace University

### Memberships

Northwest Ohio REALTORS® (NWOR) Ohio Association of REALTORS® (OAR) National Association of REALTORS® (REBNY) Real Estate Board of New York (NJAR) New Jersey Association of Realtors