

326 INDUSTRIAL PKWY, BOWLING GREEN

OFFICE/WAREHOUSE PROPERTY FOR LEASE



LOCATION

Address: 326 Industrial Pkwy
Bowling Green, OH 43402

Name of Property: Maintenance Building

City-Mailing Address: Bowling Green

Municipality/Township: Center

Zip Code: 43402

Market Area:

County: Wood

Closest Cross Street: N. Main St

PHYSICAL DESCRIPTION

Total Sq Ft of Building: 17,750

Number of Stories: one

Sq Ft of Available Units:

Unit 3 – 2,250 SQ FT

Unit 6 – 1,800 SQ FT

Building Plans Available: Partial

Zoning: M-2 General Industrial

Restricted Uses:

Lot Dimensions:

Acreage: 2

Year Constructed/Renovated: 1992

Site Plan Available: Yes

Survey Available:

Condition: Good

Type of Street:

Parking Spaces: 40

Curb Cuts:

Public Transportation Available: N/A

Recent Major Maintenance: N/A

PRICE INFORMATION

Unit 3 – 2,250 SQ FT

\$6.00/SF = \$1,125.00/MO + NNN

Unit 6 – 1,800 SQ FT

\$6.50/SF = \$975.00/MO + NNN

UTILITIES TO THE BUILDING

Electric: Bowling Green

Gas: Columbia Gas

Sanitary Sewer: Bowling Green

Storm Sewer: Bowling Green

Water: Bowling Green

Special Features:

For more information please call:

STEVE GREEN, BROKER sgreen@meccabg.com

MARK REMEIS, BROKER mremeis@aaagreen.com



1045 North Main
Suite 7B
Bowling Green, Ohio 43402
419 353 5800
F 419 353 0016
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PHYSICAL DESCRIPTION CONT.

Exterior Walls: Steel

Structural System: Steel Building

Roof: Steel/Asphalt Shingle

Floors: Concrete

Floor Coverings: Carpet

Freight Elevator: N/A

Capacity:

Basement: N/A

Restrooms: Yes

Fire Sprinklers: No

Ceiling Height: 16'-18'

Heating System Type: HVAC/ Overhead vent less

Fuel:

Power: 3-phase available

Air Conditioning: Partial

Elevator: N/A

Security System: No

Telephone Service:

Truck Well/Truck Dock: No

Overhead Door: Yes

Overhead Door Height: 14'

Interior Signage:

Exterior Signage:

REAL ESTATE TAXES

Parcel Number: B07-511-180000008005

MISCELLANEOUS

Vacant/Occupied: Mixed

Key: Call Mecca Office

Sign On Property: Yes

Property Managed By: Mecca Management Inc.
(419) 353-5800

•Lease Remarks:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Unit 3



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Unit 6



For more information please call:



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A.A. GREEN
REALTY, INC.

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