



For Lease or sale

100,000 SF Available on 10 acres

4250 Corduroy Road,
Oregon, Ohio 43616

 JLL SEE A BRIGHTER WAY

Building Specifications

Building Size (s.f.)	100,000 SF available (divisible)	Warehouse Heating	BTS
Available (s.f.)	100,000 SF available (divisible)	Sprinkler	BTS
Building Dimensions	250' x 400'	Concrete Slab	6"
Bay Size	62' x 400'	Floor	6"
Column Spacing	62'x25'	Lighting	LED
Clear Height	32'	Electrical Service	2,000 amps of heavy power
Office Area	Build to suit	Truck Court	BTS
Dock Doors	2 (expandable)	Zoning	Industrial
Drive In Doors	1 (expandable)	Net Lease Rate	\$6.75/SF NNN
Parking	BTS	Delivery Date	Q4 2024
Utilities	Electric: First Energy Gas: Columbia Gas Water: Municipal	Incentives	Tax abatement in place
Walls	Metal frame	Acres	10
Roof	Metal	Additional acres	Available

4250 Corduroy Road / Oregon, Ohio

Site Overview

4250 Corduroy Road ±100,000 s.f.

Available Land 10+ acres

Zoning Industrial

**#1 Most Affordable Community
in Northwest Ohio**

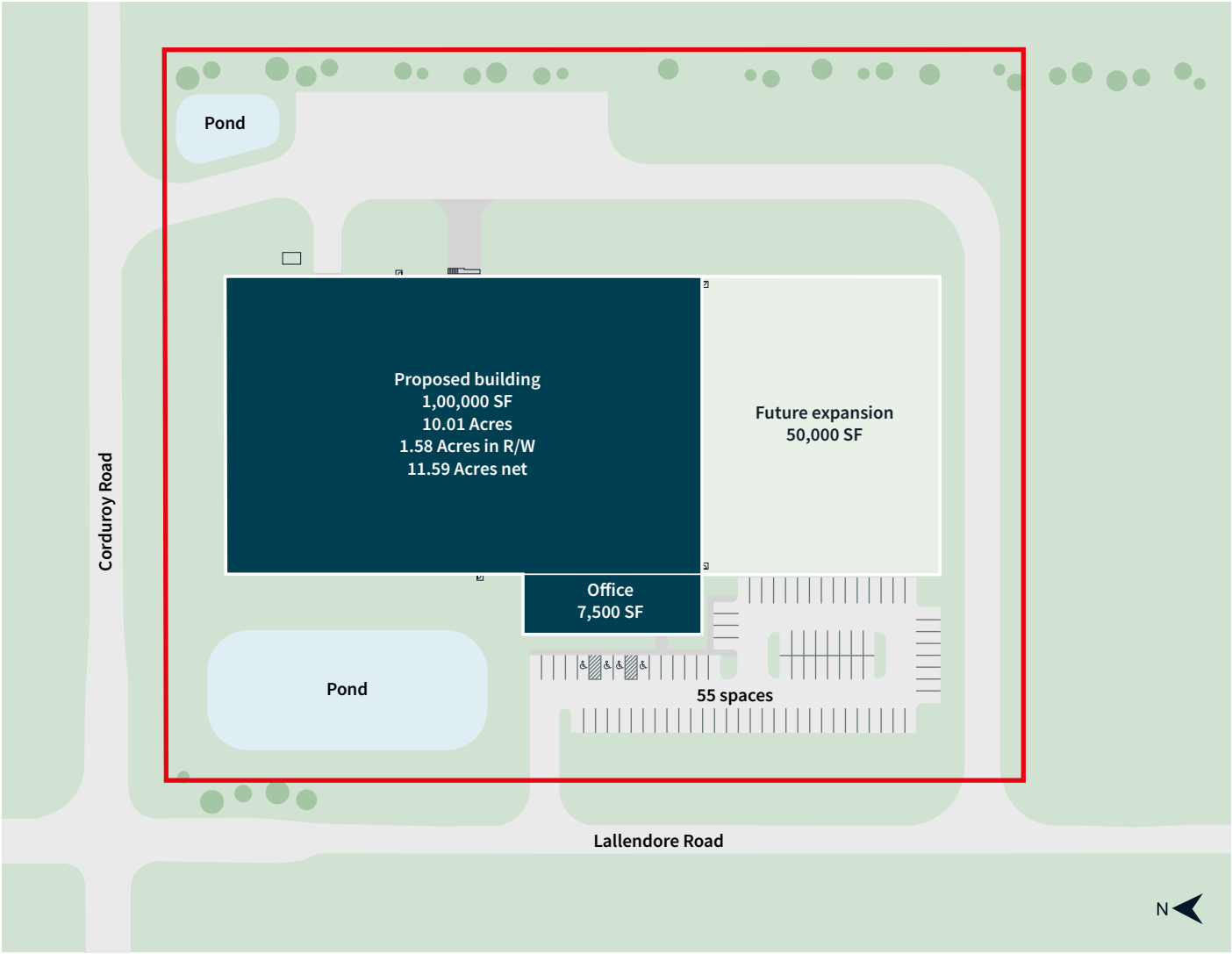
4 Major Highway Interchanges

#1 Energy Producer in the Midwest

**\$2 billion of New Industrial Investment over
The Last 10 Years.**



Site Plan



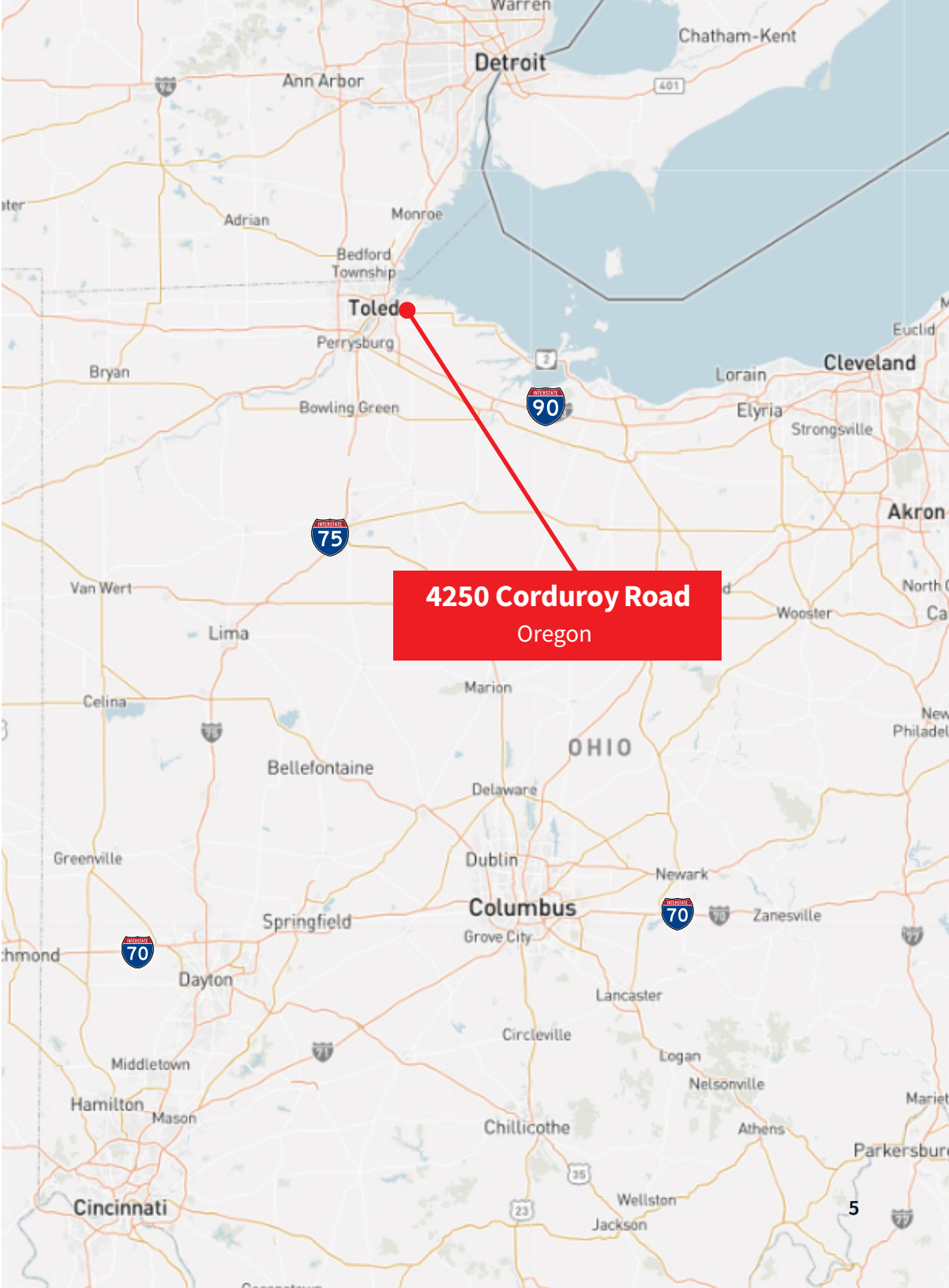
Access and Proximity

City of Oregon is a dynamic region that is well positioned for investment, growth and development. It offers businesses and investors a strategic location, talented workforce, high value for costs and excellent education options.

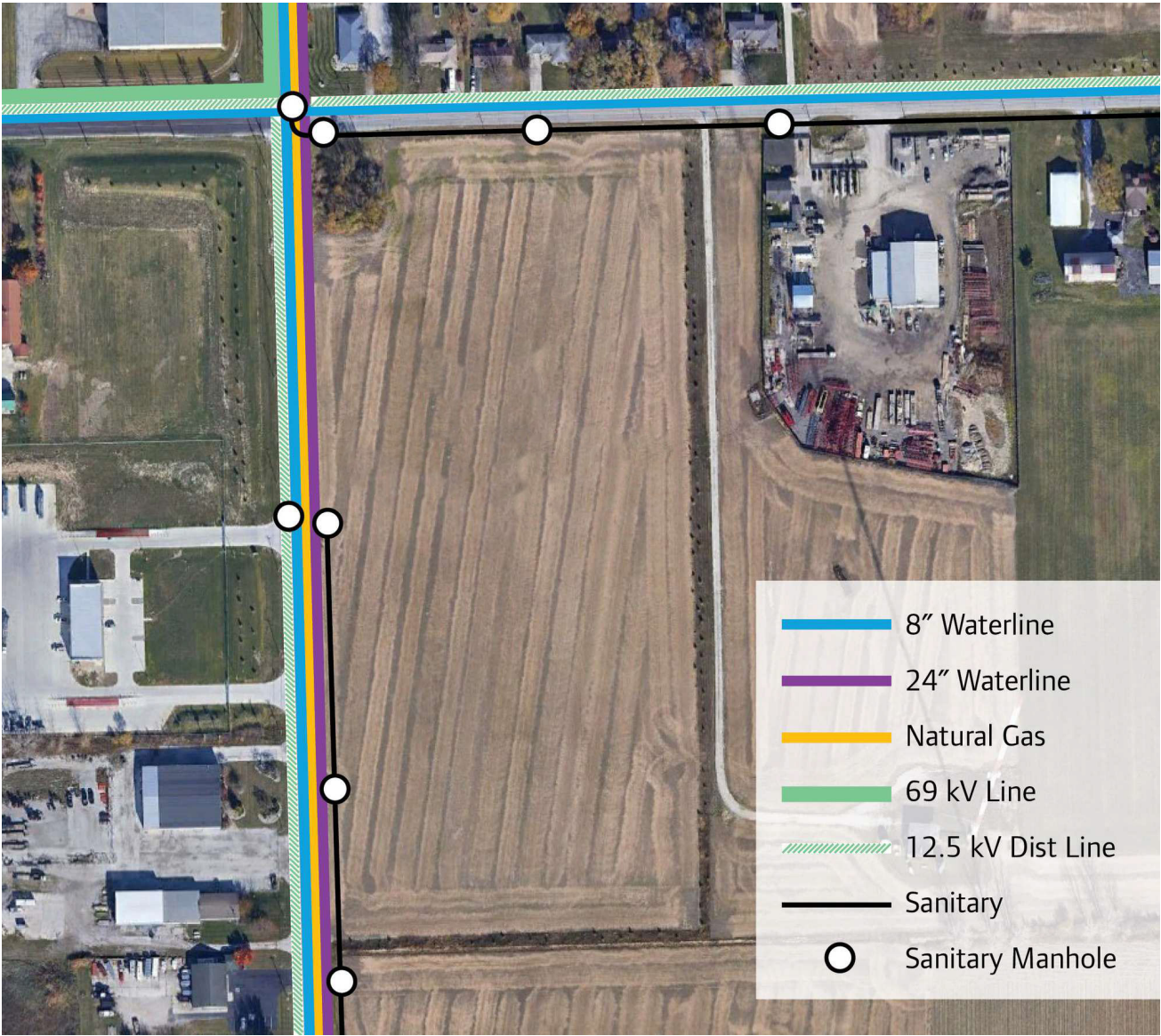
City of Oregon is a growing Northwest Ohio community, the community, strategically located on the Maumee River, has highway, railway and port transportation access.

Access

I-280	2.61 Miles	Toledo	5 Miles
I-75	4.02 Miles	Dayton	154 Miles
I-90	9.14 Miles	Cincinnati	206 Miles
I-70	117.80 Miles	Detroit	51 Miles
I-71	91.28 Miles	Cleveland	91 Miles

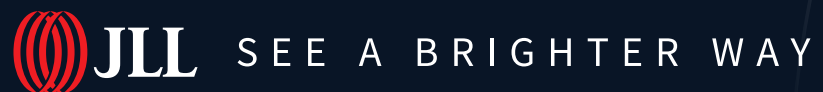


Utilities



Property Photos





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