



For Lease or sale

100,000 SF Available on 10 acres

4250 Corduroy Road,
Oregon, Ohio 43616

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

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



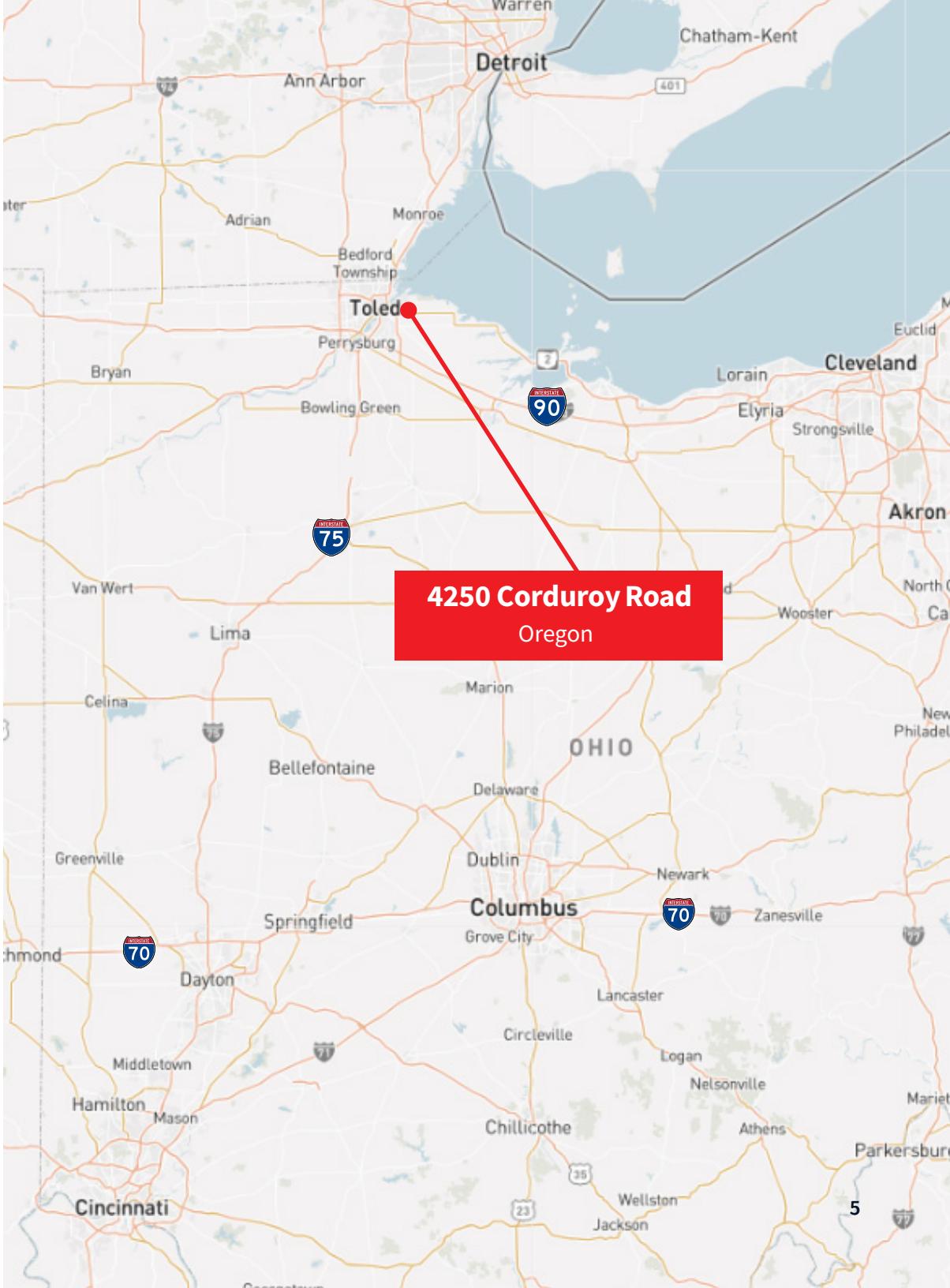
Access and Proximity

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



4250 Corduroy Road/ Oregon, Ohio

Property Photos





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