

428/432 Clough Street Bowling Green, OH 43402

INDUSTRIAL PROPERTY FOR LEASE



LOCATION

Address: 428/432 Clough Street

Name of Property: ASP – Advanced Specialty Product

City-Mailing Address: 428/432 Clough Street
Bowling Green, OH

Municipality/Township:

Zip Code: 43402

Market Area:

County: Wood

Closest Cross Street:

PRICE INFORMATION

Unit 428 - \$4.25/SF = \$4,915.00/MO + NNN

Unit 432 – NOT AVAILABLE

UTILITIES TO THE BUILDING

Electric: Municipal Utilities

Gas: Columbia Gas

Sanitary Sewer: City

Storm Sewer: City

Water: City

Special Features: 800AMP 480 Volt 3 phase (428 bldg.)

For more information please call:

STEVE GREEN, BROKER sgreen@meccabg.com

MARK REMEIS, BROKER mremeis@aagreen.com

PHYSICAL DESCRIPTION

Total Sq Ft of Building: 21,100 SF

Number of Stories: One

Sq Ft of Floors:

14,000 SF Front Building (428)

7,100 SF Rear building (432)

Building Plans Available:

Zoning: M-1, Light Industrial District

Acreage: 1.719 Acres

Year Constructed/Renovated: 1964 (front building) 1978 (rear)

Site Plan Available:

Survey Available:

Condition:

Type of Street:

Parking Spaces: 50-75

Curb Cuts:

Legal Description: M-1, Light Industrial District



A.A. GREEN
REALTY, INC.

**1045 North Main
Suite 7B**

Bowling Green, Ohio 43402

419 353 5800

F 419 353 0016

www.aagreen.com

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PHYSICAL DESCRIPTION CONT.

Exterior Walls: Metal panels

Structural System: Wood/Steel

Roof: Metal or wood truss/joist system; Primarily standing metal seam

Floors: Concrete

Basement: None

Restrooms: Bldg. B - 0

Fire Sprinklers: No

Ceiling Height: 10 ft Ceiling Height – Building 428
12 ft – 15 ½ ft. Ceiling Height – Building 432

Heating System Type: Gas, Radiant heat

Fuel: Gas

Power:

Elevator: N/A

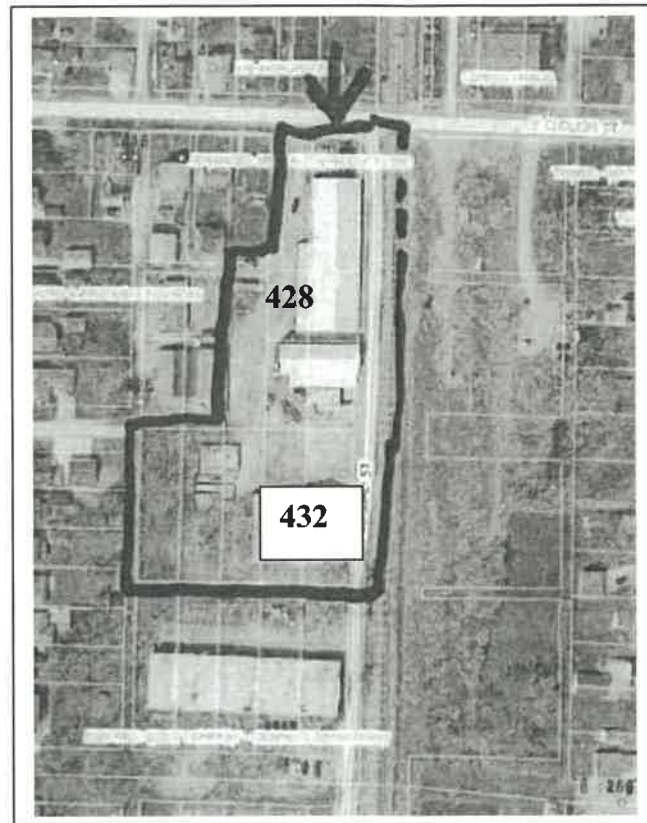
Security System: No

Truck Well/Truck Dock: Exterior ramp

Overhead Door:
Building 428 – 2 8x8 Overhead
10x12 Overhead in back section

Building 432 – 12x16 Overhead
10x12 Overhead
8x10 Overhead

Exterior Signage: Yes



MISCELLANEOUS

Vacant/Occupied: Occupied

Key:

Sign On Property: Yes

Property Managed By: Mecca Management Inc.

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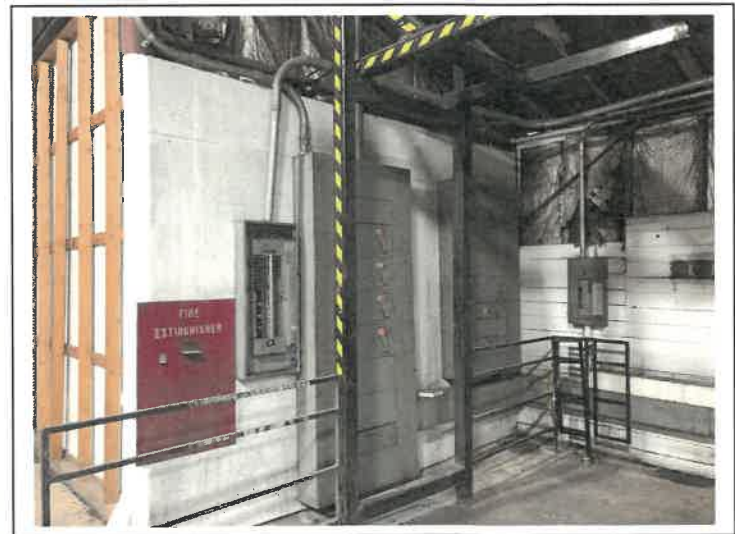
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1045 N MAIN ST
SUITE 7B
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INDUSTRIAL PROPERTY FOR LEASE continued

Unit 428 Pictures



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OUTSIDE PROPERTY PHOTOS...



MAP



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