



## Antwerp Industrial

5278 Co. Rd. 424  
Antwerp, Ohio 45813

### Property Highlights

- 148,000sf available for lease
- Landlord is totally renovating this building
- 26 acres; Parking fenced and gated; Adjacent to rail lines with spur potential
- Located off of US 24, close to Fort Wayne

### Property Overview

148,000sf of warehouse space available for lease. 15' to 24' clear heights. A list of renovations being completed is found on the following pages. Landlord is willing to demise into smaller spaces.

### Offering Summary

Lease Rate:	\$4.25 SF/yr (Gross)
Building Size:	228,439 SF
Available SF:	148,000 SF
Lot Size:	26.01 Acres

### Demographics

	10 Miles	20 Miles	30 Miles
Total Households	8,309	72,197	235,509
Total Population	21,287	185,181	592,420
Average HH Income	\$88,386	\$96,381	\$89,176

### For More Information

**Mark Baringer**

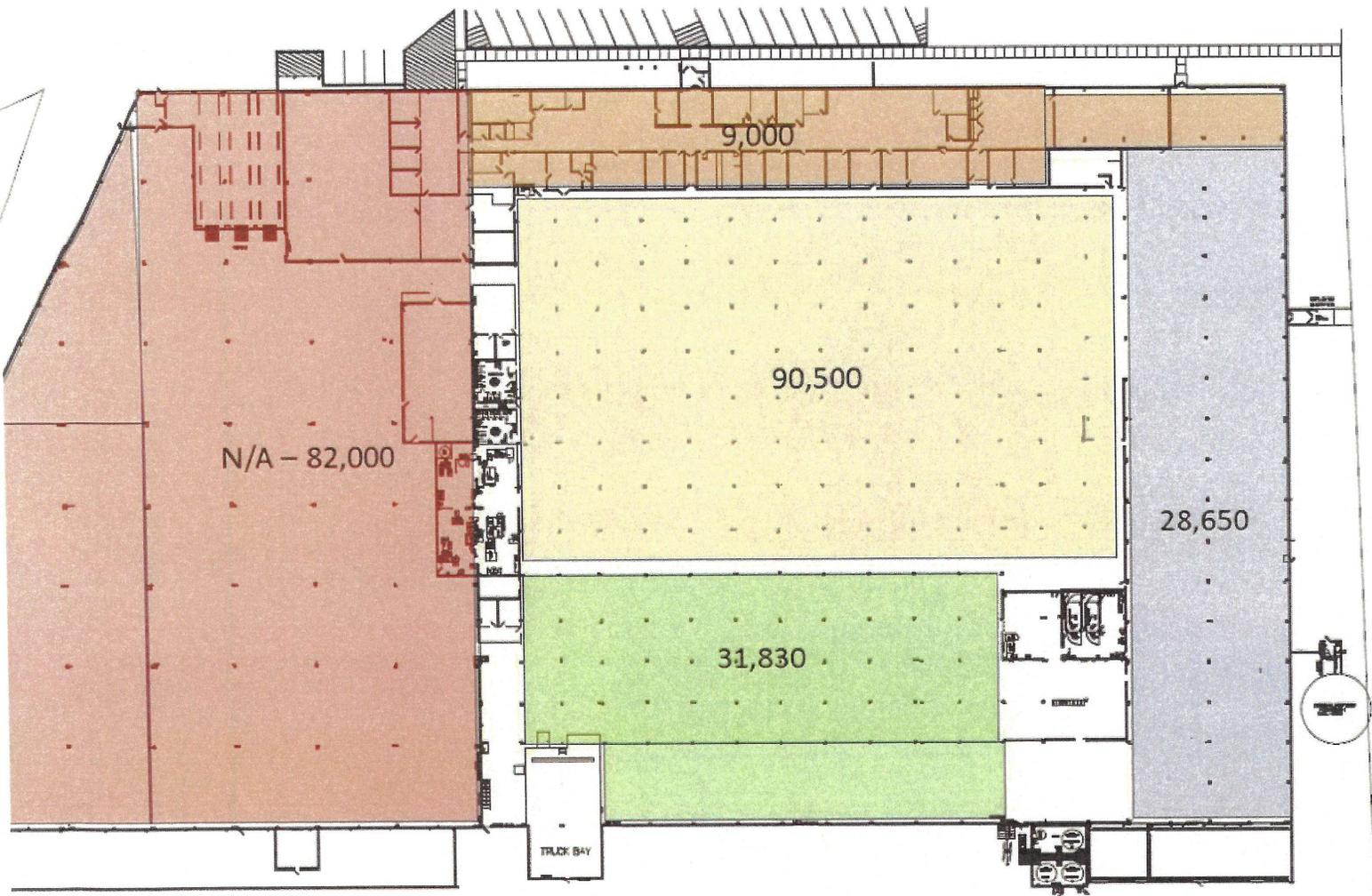
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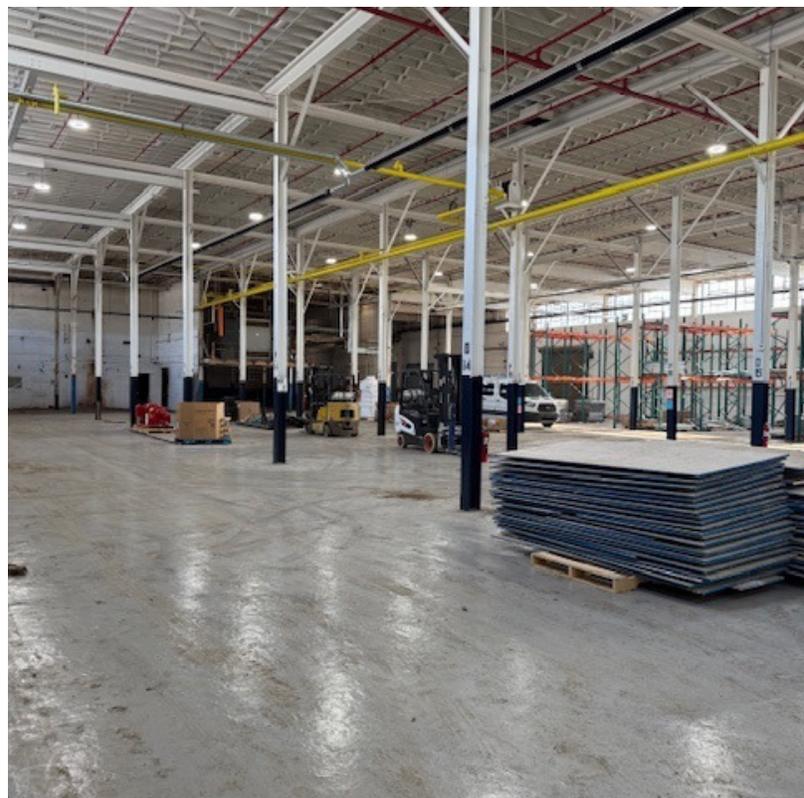
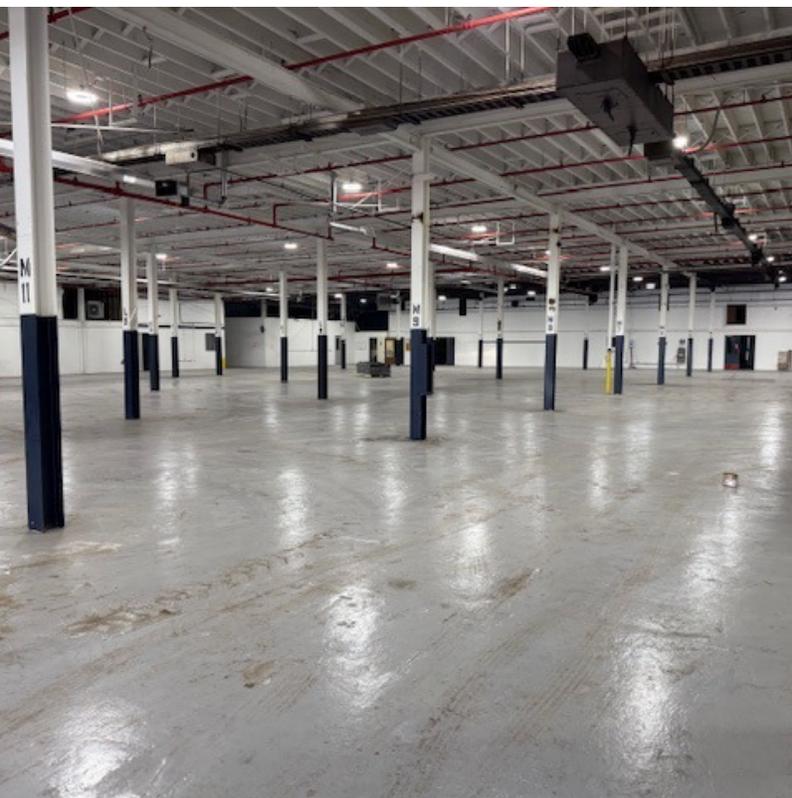
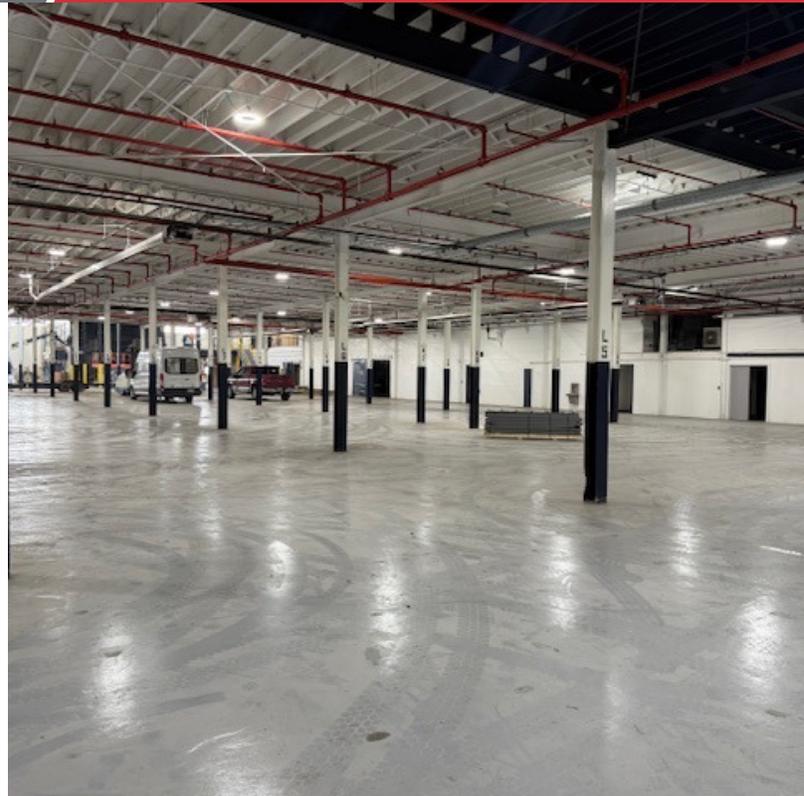
## Antwerp Warehouse Improvements- Completed or Under Way

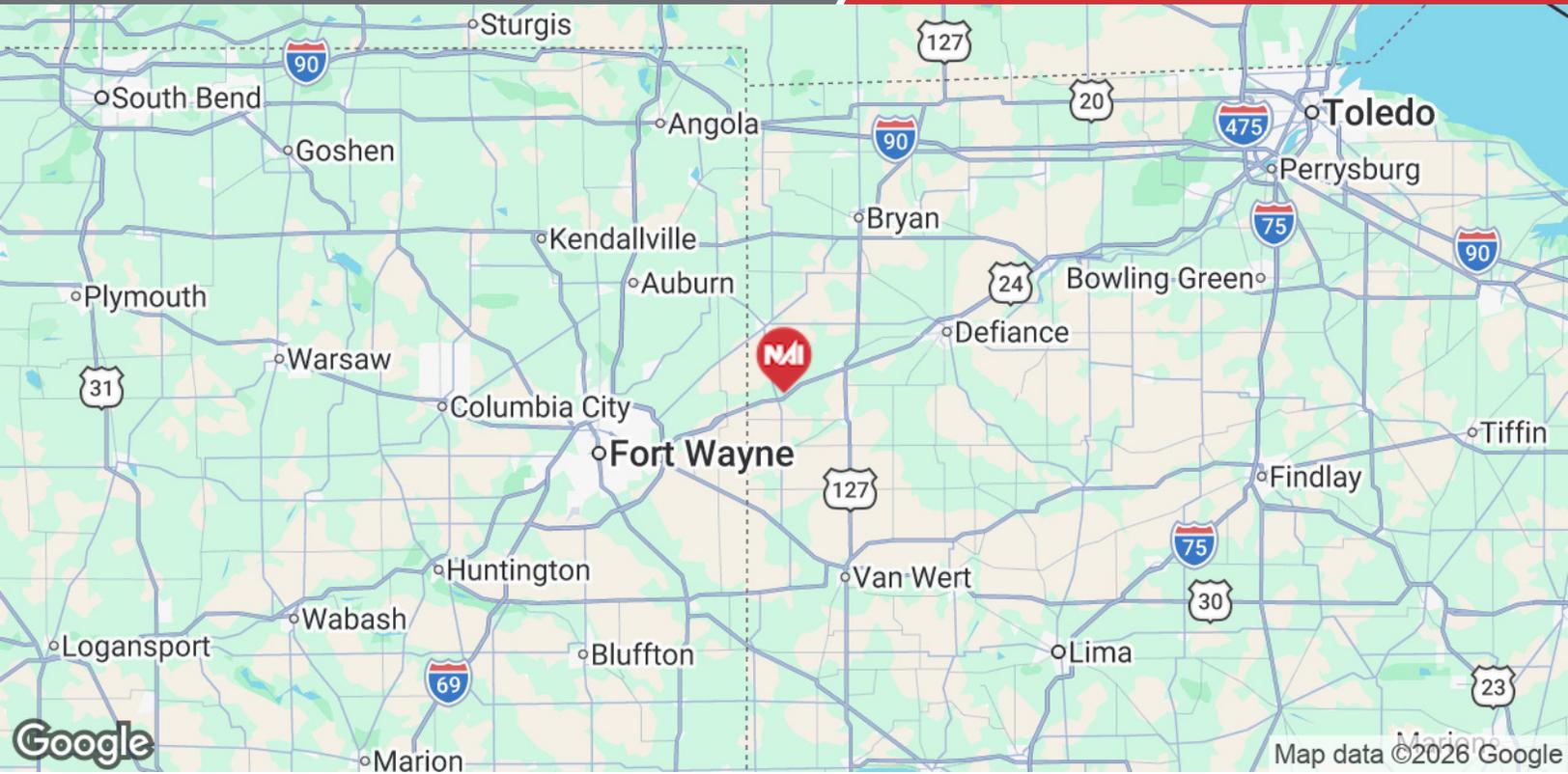
### Improvements:

1. Updated lighting
2. Interior painting throughout
3. New fire pump system and upgraded monitoring system to be installed
4. Four new docks to be added on the east side
5. Two replacement levelers on the south end to be installed
6. Noncoated floors will be refinished
7. New electric service will be installed including Fire Pump
8. Current available electric capacity is at least ~1.25 MW.
9. Heating upgrades
10. Restroom(s) to be remodeled
11. Window upgrades
12. Demo to "open/expand" usable floor space.
13. Approx 3,500 ft<sup>2</sup> of office space to remain



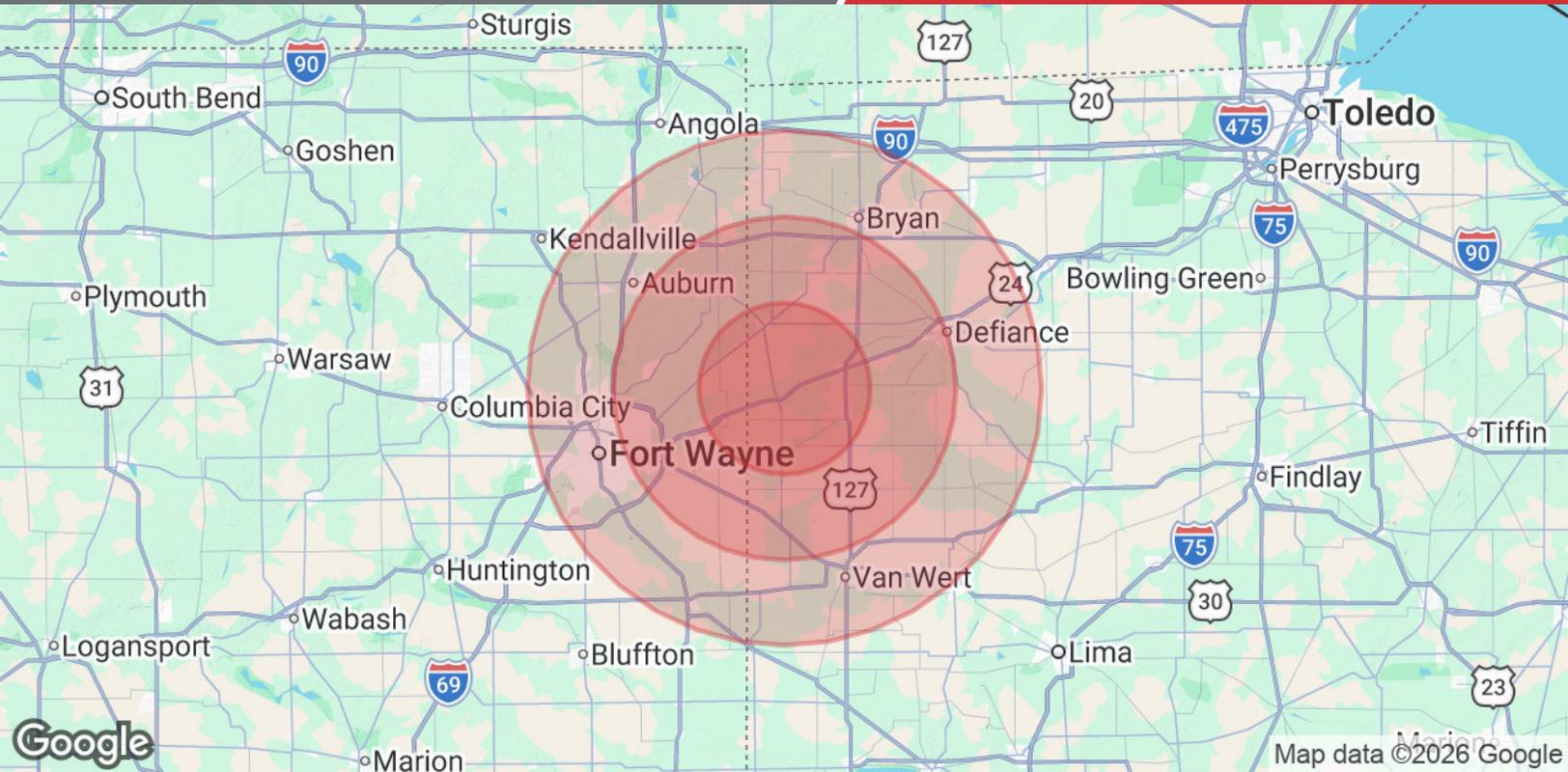






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Population	10 Miles	20 Miles	30 Miles
Total Population	21,287	185,181	592,420
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40



### Mark Baringer

Senior Advisor- Industrial/Investment/Development

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### Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo Mark specializes in the sale and leasing of properties including industrial 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 banking and 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 owned and operated his own appraisal firm.

### Education

- The University of Toledo majoring in Real Estate

### Memberships

Northwest Ohio REALTORS® (NWOR) Ohio Association of REALTORS® (OAR) National Association of REALTORS® (NAR) International Council of Shopping Centers (ICSC) Lifewise Academy Defiance – Leadership Board; 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 5100 Brokers 45 countries; 2023 CoStar Lease Deal of the Year – Toledo Market

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