

FOR SALE OR LEASE
62,992 SF



809 S. PLEASANT ST.
MONTPELIER, OHIO

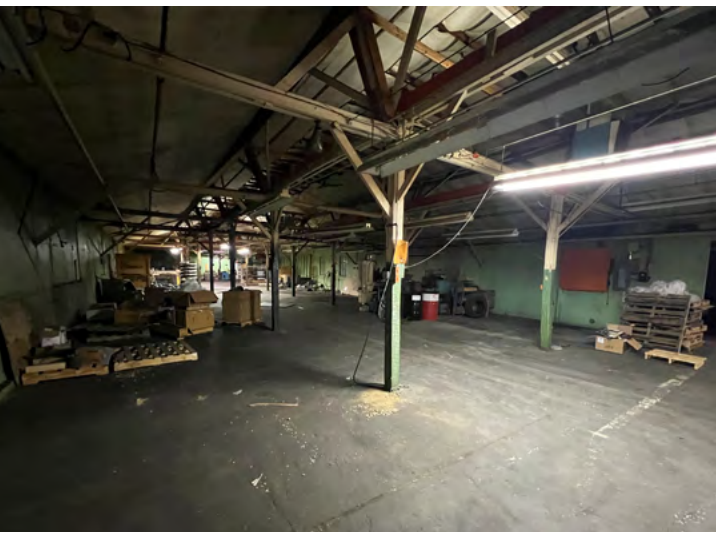
WILLIAMS COUNTY MANUFACTURING FACILITY



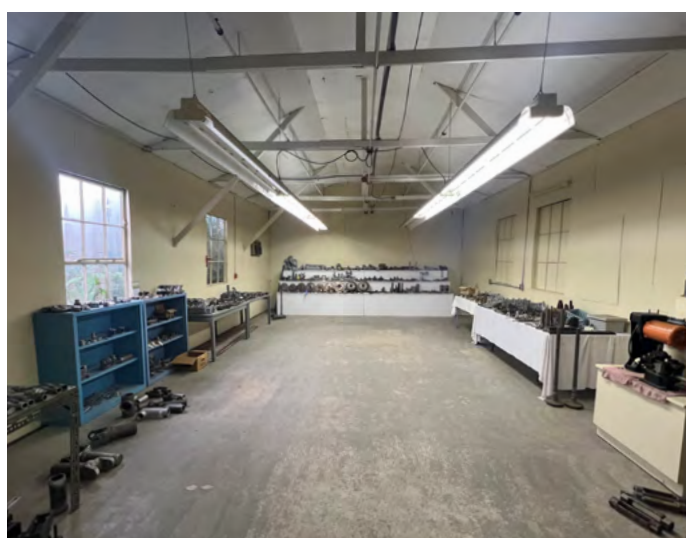
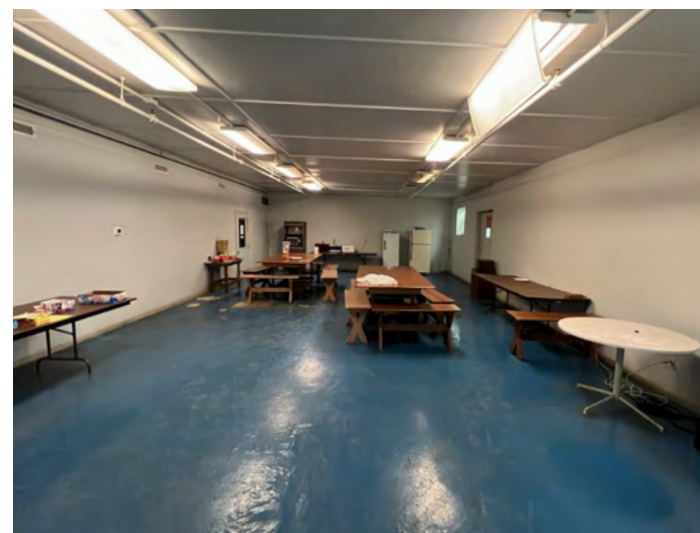
PROPERTY HIGHLIGHTS

Total RBA:	62,992 SF
Industrial Area:	52,692 SF
Office Area:	10,300 SF
Site Area:	3.17 Acres
Buildings:	1
Year Built:	1920/1970
Clear Height:	Main Plant Area: 11'-15' Steel/Crane Room: 25' Other Areas: 12'
Loading Docks:	1 - (8'x8') Door. Hydraulic lift in the floor of the steel room used for loading and unloading.
Drive-in Doors:	4- 16'x20', 12'x16', 12'x10', and 10'x10'
Bay Size/Column Spacing:	Main Plant and Steel Room are clear span.
Construction:	Steel frame with insulated steel side-walls.
Roof:	Standing seam metal with sections of membrane and built-up.
Lighting:	Industrial / fluorescent
Power:	1250 amp panel, 480 V / 3-phase electrical service with 480 V buss ducts throughout
Electric:	Village of Montpelier (\$2,881.09 monthly while in operation)
Natural Gas:	Ohio Gas (\$1,601.88 monthly)
Water/Sewer:	Village of Montpelier

HVAC Air Conditioning	Mix of gas forced air heaters Office only
Fire Protection:	Full sprinkler system
Security:	Yes.
Restroom	6 total. 3 sets in plant. 3 sets in office.
Breakroom:	Yes.
Auto Parking:	Striped parking across front of the building. Gravel lot on north side. Unmarked areas around the building.
Outside Storage:	Per code.
Site Fencing:	No.
Floor Drains:	No.
Floor Thickness:	6" (per owner)
Zoning:	M-1, Light Industrial District
Parcel ID:	072-110-70-001.000
2024 Taxes:	\$19,926.64/\$0.32 PSF
Equipment:	5-ton crane in Steel Room. Height is 15' underhook and the bay is 38' wide. Drive in capability with crane above hydraulic lift.
Sale Price:	\$950,000
Lease Rate:	\$236,222
Operating Expenses:	\$ 0.83/SF Total CAM: \$0.30 PSF *(Estimated) INS: \$0.21 PSF Taxes: \$0.32/SF
Miscellaneous:	<ul style="list-style-type: none"> • Standalone manufacturing facility • Ample office space • Steel room provides drive-in for loading/unloading via crane and hydraulic lift









FLOOR PLAN

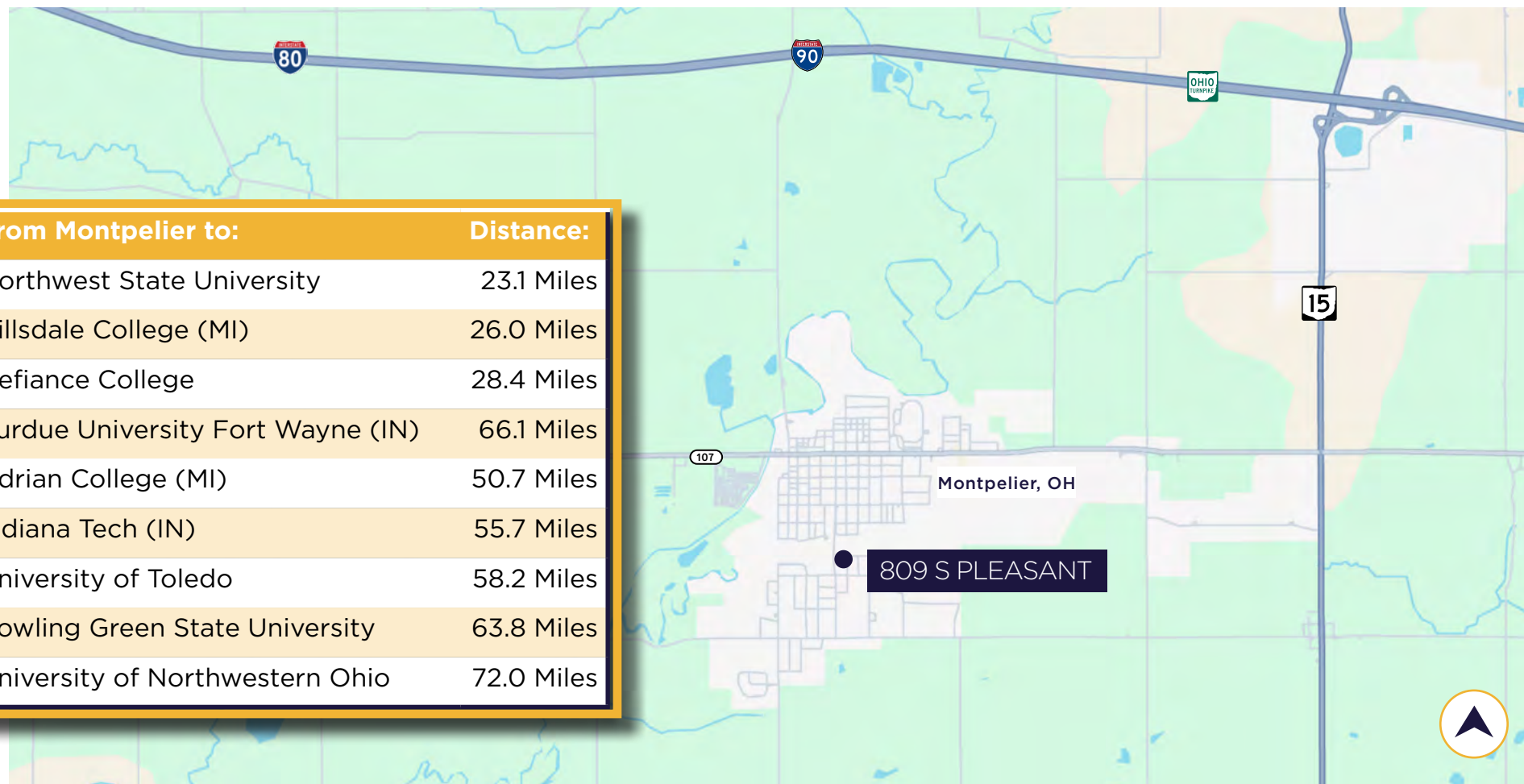
62,992 SF

A DRIVING WORKFORCE

Williams County is located in the northwestern corner of Ohio, bordering Indiana and Michigan. Montpelier is a village within Williams County, situated near its center and known as a key transportation hub in the region.



From Montpelier to:	Distance:
Northwest State University	23.1 Miles
Hillsdale College (MI)	26.0 Miles
Defiance College	28.4 Miles
Purdue University Fort Wayne (IN)	66.1 Miles
Adrian College (MI)	50.7 Miles
Indiana Tech (IN)	55.7 Miles
University of Toledo	58.2 Miles
Bowling Green State University	63.8 Miles
University of Northwestern Ohio	72.0 Miles





DETROIT

CHICAGO

TOLEDO

FORT
WAYNE

INDIANAPOLIS

45.2 MILES TO
EUGENE F. KRANZ
TOLEDO EXPRESS
AIRPORT (TOL)

60.8 MILES TO
FORT WAYNE
INTERNATIONAL
AIRPORT (FWA)

6 MILES

TO OHIO TURNPIKE
INTERSTATE 80/90

64.2 MILES

TO TOLEDO

57.7 MILES

TO FORT WAYNE

125 MILES

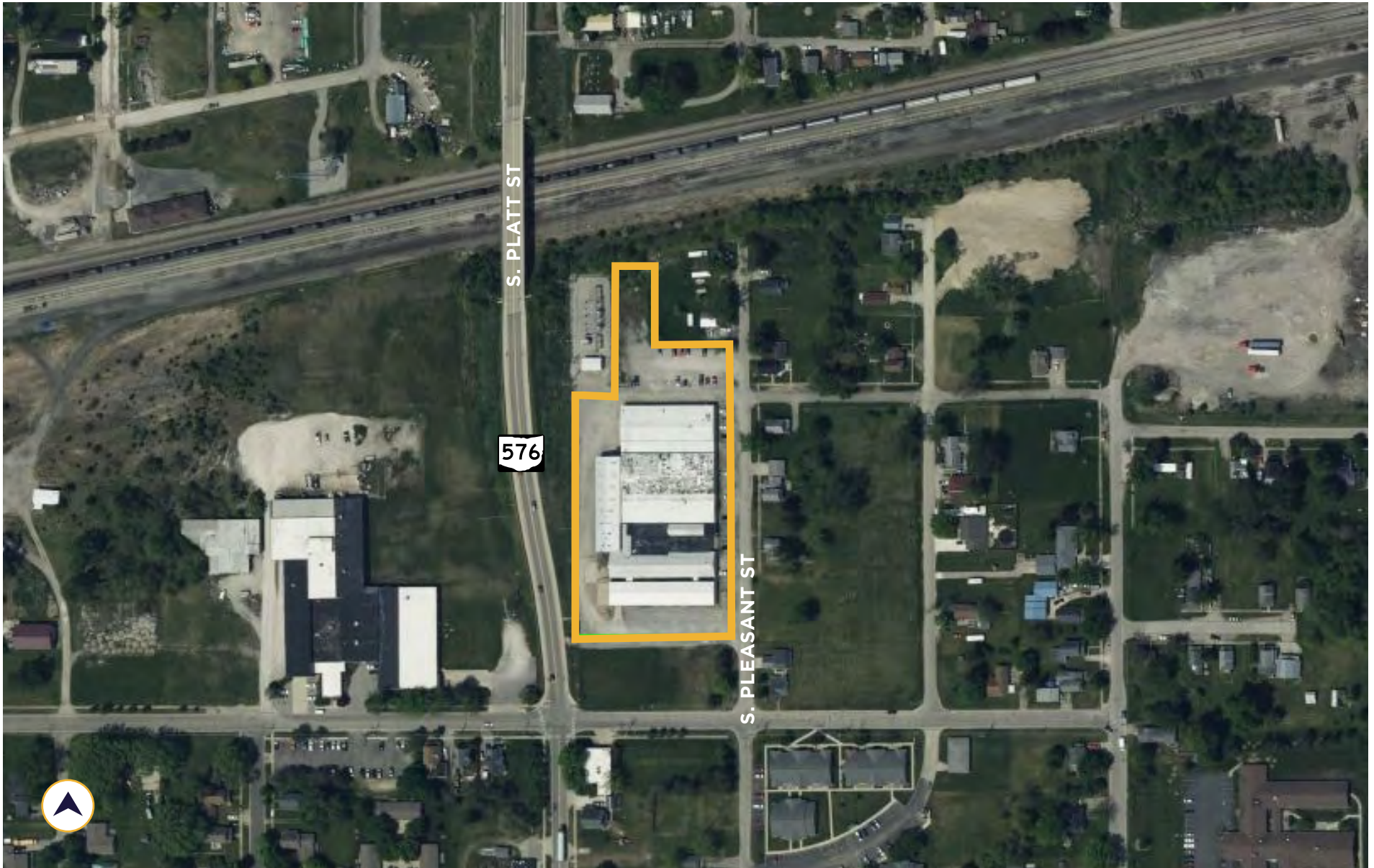
TO DETROIT

180 MILES

INDIANAPOLIS

187 MILES

CHICAGO



PARCEL MAP
62,992 SF

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