

6610 FAIRFIELD DRIVE
NORTHWOOD, OHIO 43619

INDUSTRIAL FOR SALE OR LEASE
45,900 Square Feet Available



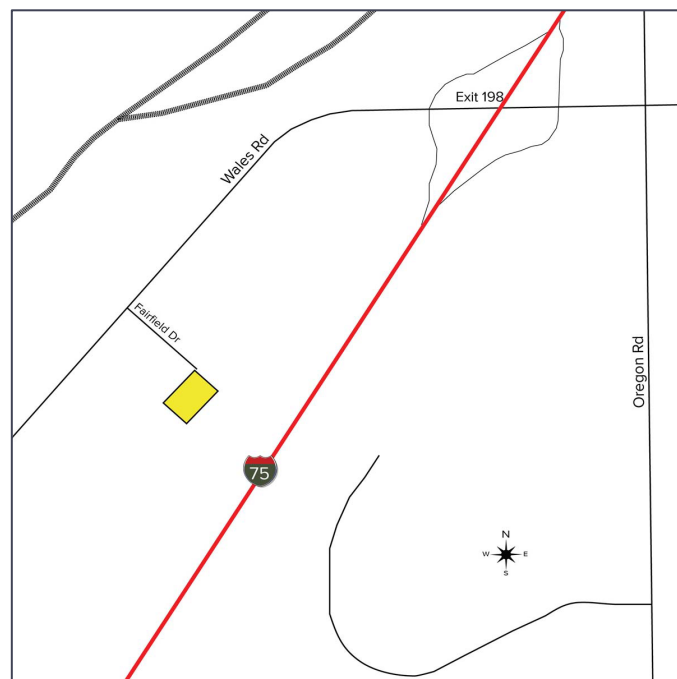
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$3,200,000
Lease Rate:	\$5.75 psf NNN
Available Space:	21,400 square feet
Building Size:	45,900 square feet
Number of Stories:	One
Year Constructed:	2002
Condition:	Good
Acreage:	5.37 acres
Land Dimensions:	Irregular – approx. 510' of frontage on I-75
Closest Cross Street:	Wales Road
County:	Wood
Zoning:	M-2
Parking:	Approx. 100 shared spaces
Curb Cuts:	One
Street:	2 lane, 2 way



Building specs per Wood County Auditor

For more information, please contact:

JOE FRANCIS
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Four SeaGate, Suite 608
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BUILDING SPECIFICATIONS – SUITE A – 10,800 SF

Office Space:	Approx. 3,000 sf
Shop Space:	7,800 sf
Exterior Walls:	Decorative block & corrugated metal
Structural System:	Steel joist
Roof:	Corrugated metal
Floors/Coverings:	Concrete/vinyl/carpet
Ceiling Height:	20' to deck, 18' joist
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	Four
Overhead Door:	One – 10' x 12'
Truck Well/Dock:	Two – 8' x 10' + interior loading
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Current tenant:	ArmorVue Home Exteriors

BUILDING SPECIFICATIONS – SUITE B – 5,600 SF

Office Space:	Approx. 700 sf
Shop Space:	4,900 sf
Exterior Walls:	Decorative block & corrugated metal
Structural System:	Steel joist
Roof:	Corrugated metal
Floors/Coverings:	Concrete/vinyl
Ceiling Height:	20' to deck, 18' joist
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	Two
Overhead Door:	No
Truck Well/Dock:	Two – 8'x10'
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No
Current tenant:	Open Mindd E Commerce

Comments:

- Approximately 1 mile to I-75 on/off ramp.
- I-75 frontage. Add your company signage.
- Current NNN 2024 est. \$1.54 per square foot.
- Clear span.
- Three, possibly four tenant industrial building.
- Professionally managed.
- Currently two tenants.
- Rent roll on file.

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BUILDING SPECIFICATIONS – SUITE C – 8,100 SF

Office Space:	Approx. 600 sf
Shop Space:	Approx. 7,500 sf
Exterior Walls:	Decorative block & corrugated metal
Structural System:	Steel joist
Roof:	Corrugated metal
Floors/Coverings:	Concrete/vinyl
Ceiling Height:	20' to deck, 18' joist
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	Three
Overhead Door:	One – 10' x 12', one – 8' x 10'
Truck Well/Dock:	One – 8' x 10'
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes
Current tenant:	Open Mindd E Commerce

BUILDING SPECIFICATIONS – SUITE D – 21,400 SF

Office Space:	Approx. 2,000 sf
Shop Space:	19,400 sf
Exterior Walls:	Decorative block & corrugated metal
Structural System:	Steel joist
Roof:	Corrugated metal
Floors/Coverings:	Concrete/vinyl
Ceiling Height:	20' to deck, 18' joist
Basement:	No
Heating:	Gas forced air & radiant
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	Three
Overhead Door:	Two – 12'x 12'
Truck Well/Dock:	One – 8' x 10'
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	No
Current tenant:	Vacant

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BUILDING INFORMATION

Current Occupants: Open Mindd E-Comm,
ArmorVue-Ohio

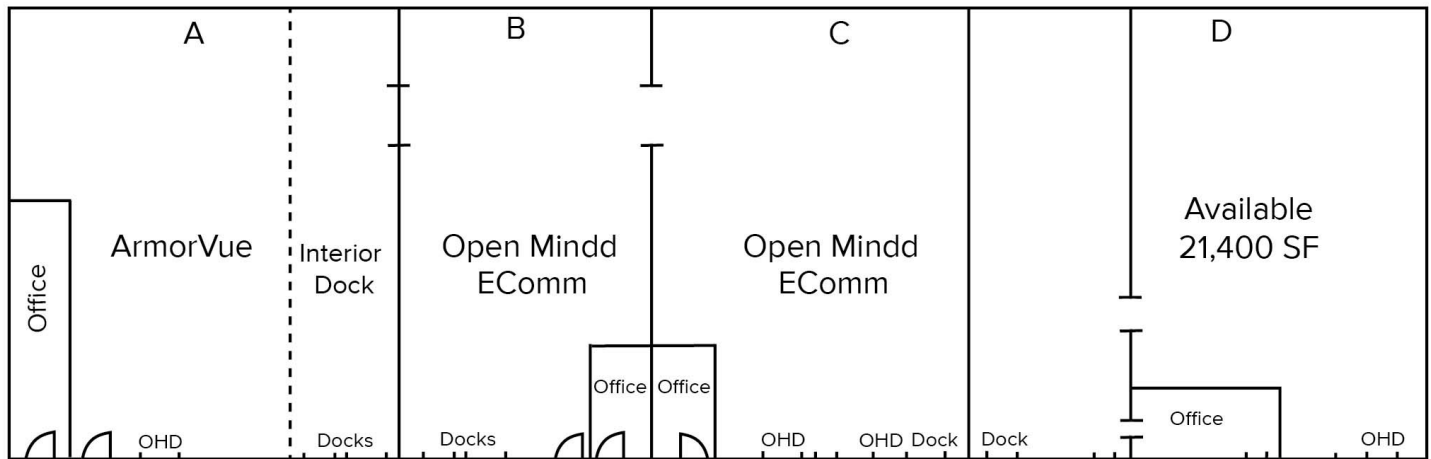
Sign on Property: Yes

Key Available: See listing agent

2024 REAL ESTATE TAXES

Parcel: M51-300-820405001001

Total Taxes: \$41,314.00



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Not to scale

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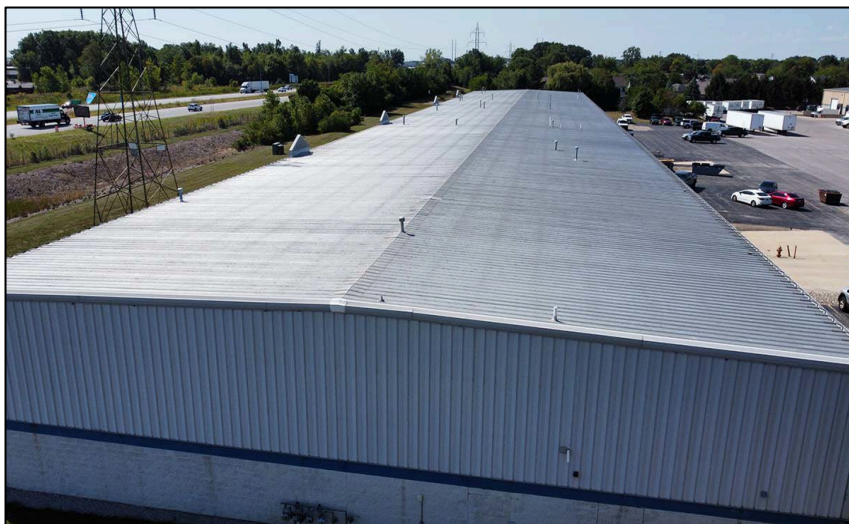
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