

FOR LEASE – INDUSTRIAL SPACE

428 Clough St, Bowling Green, OH 43402

14,000 Square Feet, \$4.25 /SF/YR



Located in Bowling Green's light industrial district, this building offers a practical combination of accessibility, flexibility, and functionality. Conveniently situated near I-75 and State Route 6, the property provides efficient access for shipping, deliveries, and regional travel. Inside, the open floor plan offers adaptable workspace suitable for a variety of industrial or operational needs. This property presents an excellent opportunity for businesses looking to establish or expand operations in a strategic location without the congestion often associated with larger urban centers.

Property Highlights

- Convenient access to I-75 and State Route 6
- Flexible open floor plan
- Ideal for warehousing, manufacturing, or distribution uses
- Efficient location for deliveries and logistics
- Functional workspace designed to support business growth

For More Information



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Offer Summary

Lease Rate: \$4.25/SF = \$4,958/MO

Service Type: NNN

Available Space: 14,000 SF

General & Building Information

Number of Stories: One (1)

Year Constructed: 1964

Condition: Good

Acreage: 1.7 Acres

Land Dimensions: N/A

County: Wood

Zoning: M-1 (Light Industrial)

Parking Spaces: 50 - 75

Exterior Walls: Metal Panels

Structural System: Wood/Steel

Roof: Metal or Wood Truss/Joint System,
Primarily Standing Metal Seam

Floors: Concrete

Basement: None

Restrooms:

Ceiling Height: 10 - 12 FT

Heat: Gas, Radiant Heat

Elevator: N/A

Truck Wheel/Truck Dock: Exterior Ramp

Delivery Area: North-Side Overhead Door

Exterior Signage: Yes



Unit Information

Current Occupant: Vacant

Occupancy Date: Available Now

Sign on Property: Yes



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