

16442 US HWY 20
PIONEER, OHIO 43501
(WILLIAMS COUNTY)



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FULL-SERVICE COMMERCIAL REAL ESTATE

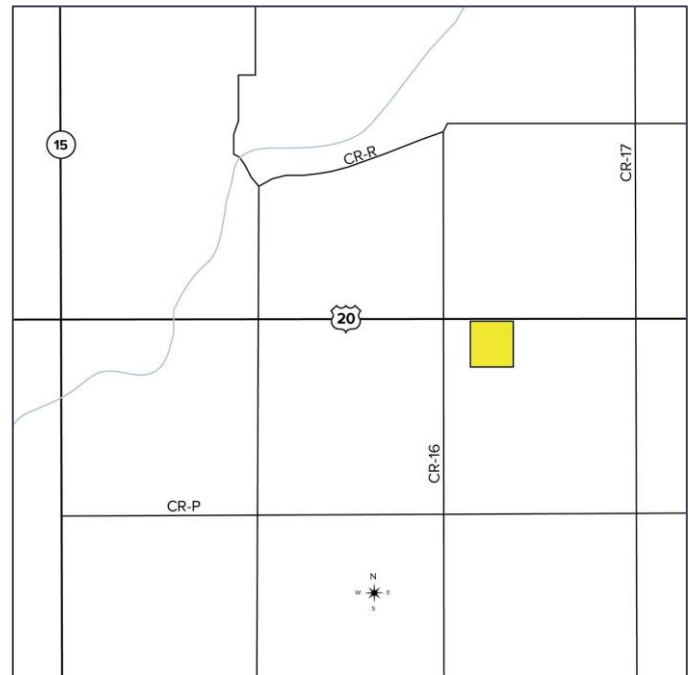
INDUSTRIAL BUILDING FOR SALE
12,000 Square Feet Available

PIONEER INDUSTRIAL SYSTEMS



GENERAL INFORMATION

Sale Price:	\$890,000
Building Size:	12,000 sf (60' x 200')
Number of Stories:	2 – office only
Year Constructed:	2005/expansion 2015
Condition:	Excellent
Acreage:	5 acres – building site
Closest Cross Street:	JCT 15 at US HWY 20
County:	Williams
Zoning:	Unzoned (Madison Twp.)
Parking:	50+ spaces/stone 12" base
Curb Cuts:	(1) one
Street:	2 lane (US HWY 20)
Heavy Haul Route:	Yes (US HWY 20)



For more information, please contact:

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Four SeaGate, Suite 608
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AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	3,120 sf - 1 st fl. 1,560 sf (60' x 26')
Shop Space:	10,440 sf (60' x 174')
Exterior Walls:	Steel panel
Structural System:	Steel frame (expandable)
Roof:	Metal
Floors:	6" concrete
Ceiling Height:	19' 6" peak clear
Heating:	Forced air propane
Air Conditioning:	Central – office/shop (2) 5-ton units
Power:	400 amps, 480V, 3 phase/step down transformer
Security System:	Yes - Guardian/fire system/camera
Restrooms:	2
Lighting:	Upgraded to LED in office and shop
Overhead Doors:	3 @ 18'W x 14'H drive-in
Truck Well/Dock:	No
Sprinklers:	No
Rail:	No
Cranes:	One 5-ton (17' underhook, span 54' travel length 160')
Crane Capacity:	Can be expanded with another 5-ton, System built for 10-ton
Floor Drains:	Yes

UTILITIES

Electric:	First Energy
Gas:	Propane
Water:	Well
Sanitary Sewer:	Septic – 1,500-gallon tank
Storm Sewer:	Ditch
Fiber/Internet:	Yes – Frontier



Westside – 1 Drive In OHD (18' X 14')

Property Features:

- 480V 60-amp wall outlets
- Expandable crane capacity
- 10H/P Ingersoll Rand air compressor/air dryer
- Airlines throughout shop area
- Building is expandable with a 12,000 sf 12" stoned pad already in place

Property Highlights:

- Located on heavy truck permit route "Michigan legal" route
- 6 miles from Ohio Turnpike 80/90 Exit 13
- **No Municipal payroll tax**
- Job creation tax credits available
- Enterprise zone (Tax Abatement) available
- Additional land available separately
(Available acreage ranges from 1 acre to 38.5 acres; price TBD)

2024 REAL ESTATE TAXES

Parcel Number:	092-260-00-002.000
Total Annual Taxes:	\$4,981.90

BUILDING INFORMATION

Current Occupant:	Owner
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Lockbox - Keycard

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Eastside – 2 Drive In OHD (18' X 14')



10 HP Air Compressor/Air Dryer



Transformer – 480V – 3 phase – 400 amps



2nd Story Office – 3,120 sf



Crane Bay – Built For 10-ton Capacity



Overhead Crane – 5-ton/Overall 10-ton Capacity

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Office – 1st fl. area 1,560 SF/2nd fl. 1,560 SF



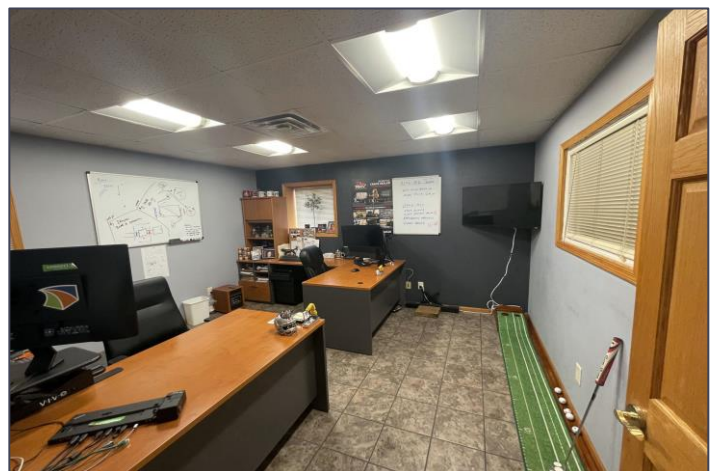
Conference Room



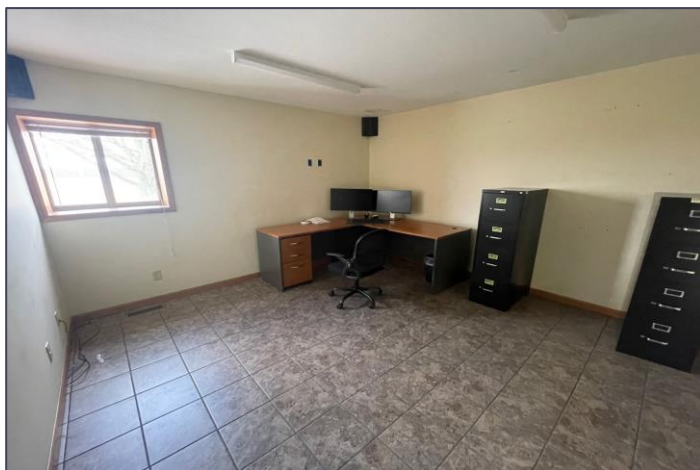
Breakroom



Office Area



2 - Private Offices On First Floor (12' X 12')



2nd Floor Office



2nd Floor Office Area

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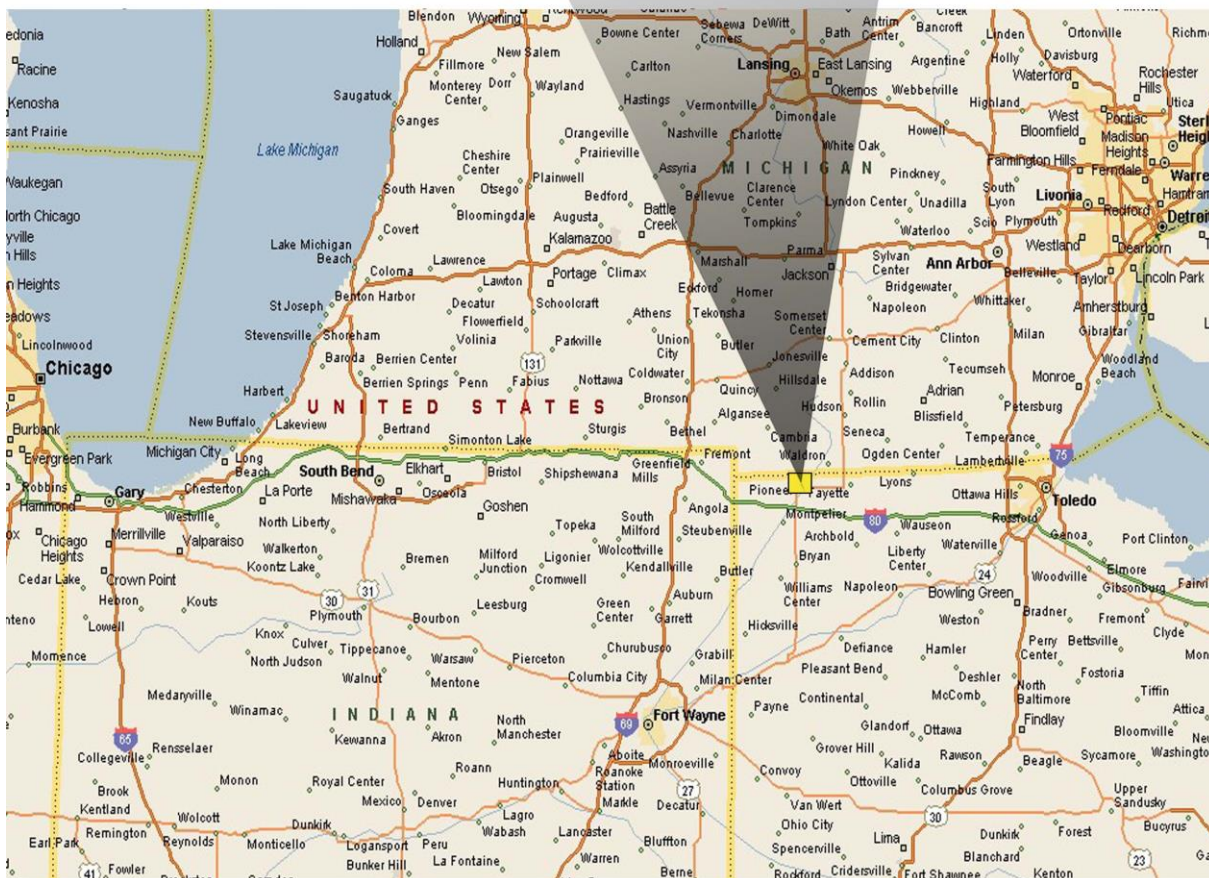
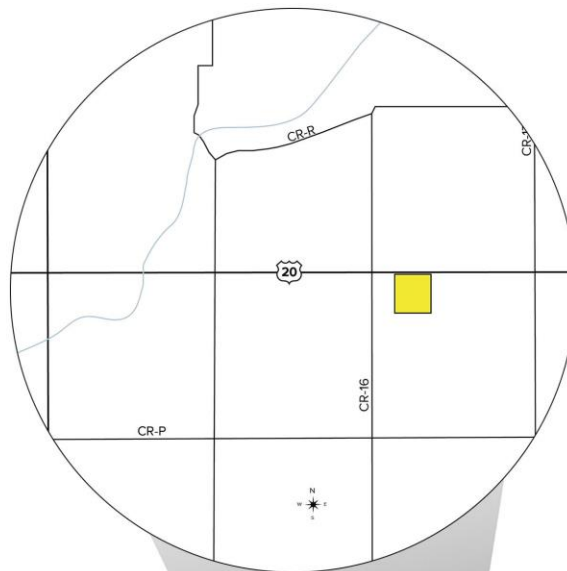
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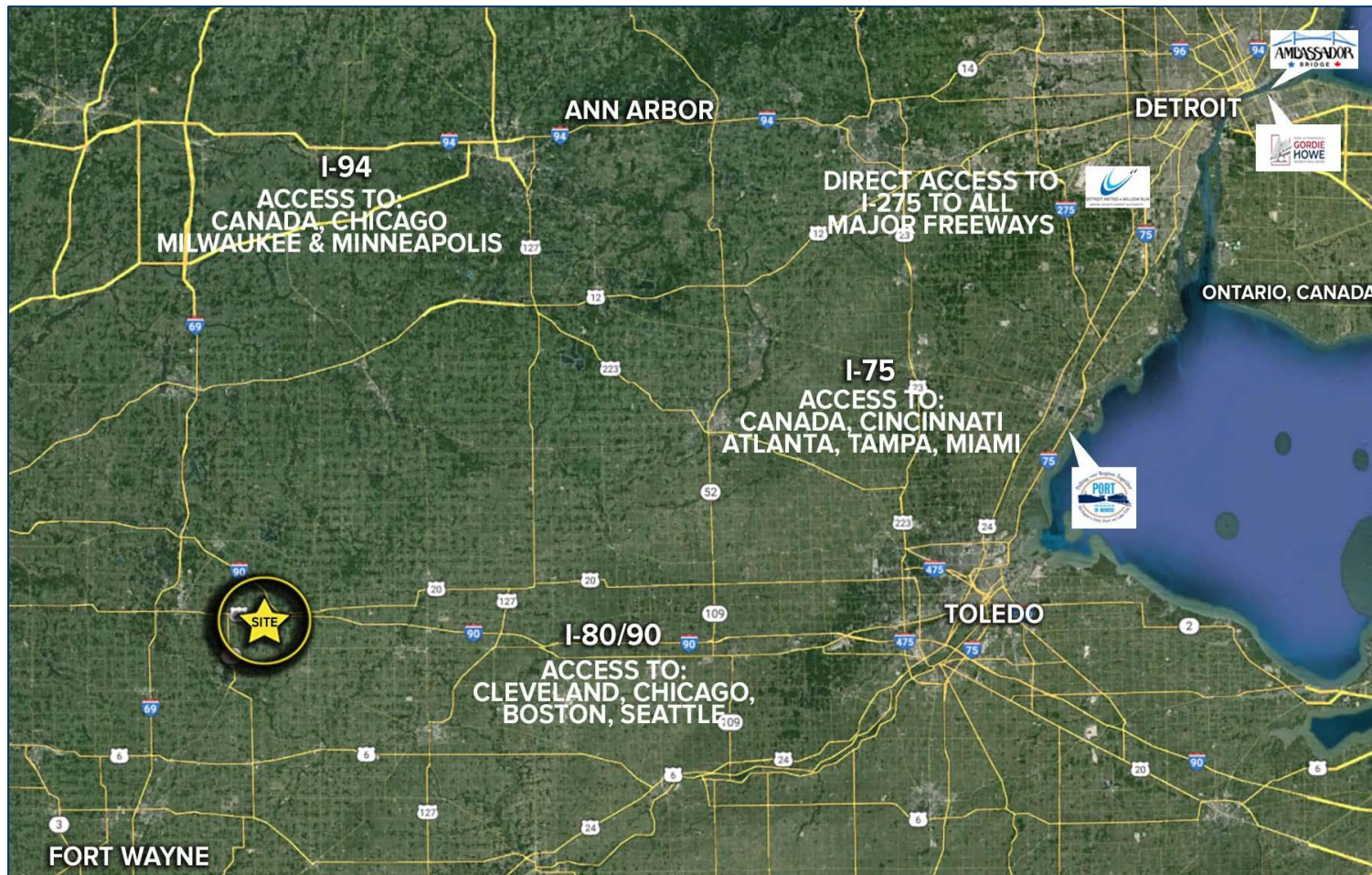
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45-MILE RADIUS ±

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Bryan, Ohio
Defiance, Ohio
Hillsdale, MI
Jackson, MI
Coldwater, MI
Fort Wayne, IN
Auburn, IN

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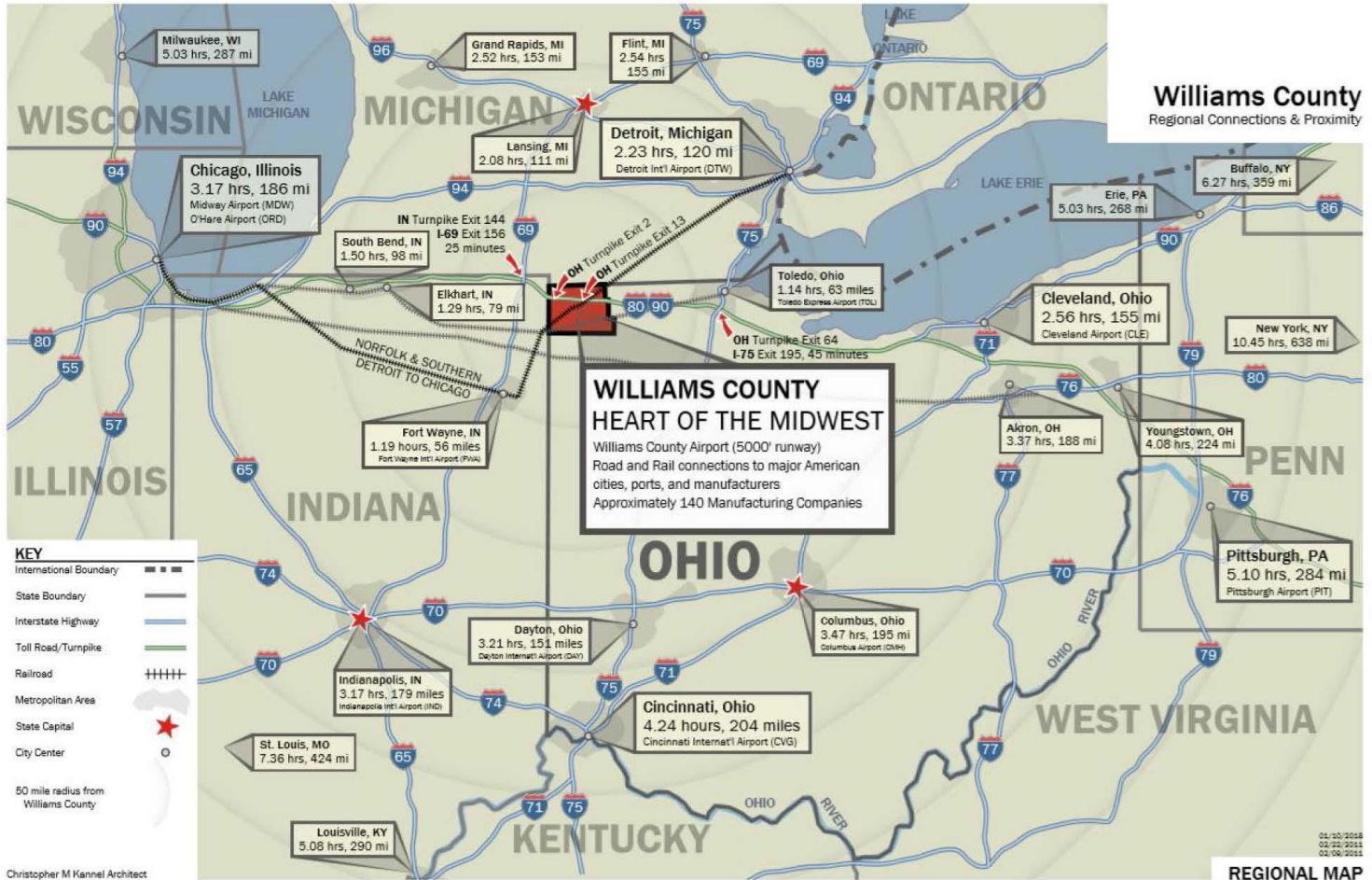
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TRANSPORTATION & LOGISTICS



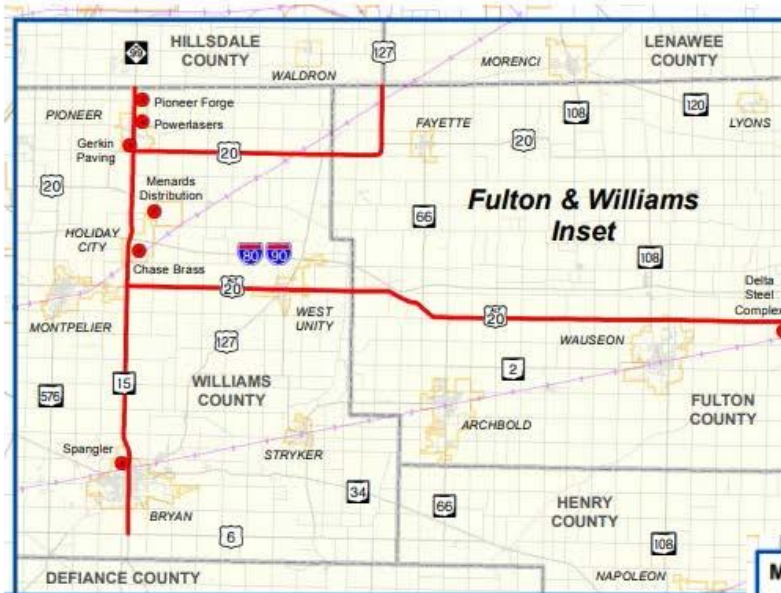
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Heavy Truck Permit Routes – Lucas, Fulton, and Williams Counties



“Michigan Legal” routes

These special routes allow trucks to **load up to 154,000 lbs. gross** when moving cargo to or from Michigan or Canada with special permits.

Other roads in Ohio typically have a maximum weight restriction of 80,000 lbs. gross.

Michigan-Legal Heavy Haul Permit Routes	
Regulating Jurisdiction:	Within Ohio counties directly adjacent to Michigan (Lucas, Fulton, and Williams), Michigan-legal loads up to 154,000 lbs. are allowed on the indicated routes with a permit. Ohio Turnpike is not a Michigan-legal route and weight limit is 90,000 lbs. Other Ohio routes are 80,000 lbs. unless otherwise indicated. Source: Ohio Dept. of Transportation; Cities of Toledo, Maumee, Oregon; Lucas County; Toledo-Lucas County Port Authority; Michigan Geographic Data Library
— ODOT	
— City of Toledo	
— City of Maumee	
— City of Oregon	
— Lucas County	
— Toledo-Lucas County Port Authority	0 1 2 3 Miles map date: 1/5/16
● Some key industries located along the routes	

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