

2231-2249 VENTURE DRIVE
BOWLING GREEN, OHIO 43402

INDUSTRIAL BUILDING FOR SALE
10,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PHARMACEUTICAL DISTRIBUTION WAREHOUSE



GENERAL INFORMATION

| | |
|-----------------------|-----------------------------------|
| Sale Price: | \$2,350,000 |
| Available Space: | 10,000 SF |
| Building Size: | 10,000 SF (100' x 100') |
| Number of Stories: | One + mezzanine |
| Year Constructed: | 2022 |
| Condition: | Brand new |
| Acreage: | 4.27 acres |
| Land Dimensions: | Regular |
| Closest Cross Street: | Innovation Dr./Napoleon Rd. |
| County: | Wood |
| Zoning: | IE (Innovation & Employment Zone) |
| Parking: | Approx. 30 spaces |
| Curb Cuts: | Two |
| Street: | 2 lane, 2 way |



For more information, please contact:

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BUILDING SPECIFICATIONS

| | |
|-------------------------------|--|
| Office Space: | 2,010 SF |
| Shop Space: | 7,529 SF |
| Exterior Walls: | Steel |
| Structural System: | Steel |
| Roof: | Standing seam metal |
| Floors/Coverings: | 6" concrete |
| Ceiling Height: | 17'9" Sidewall 16.3" Clear span under support steel |
| Basement: | None |
| Heating and Air Conditioning: | Gas Forced Air-See Comments |
| Power: | Main feed-600A-3 Phase/208V Multiple panels |
| Security System: | Yes – cameras and electronic key fob locks |
| Restrooms: | 3 |
| Overhead Door: | No drive-in door |
| Truck Well/Dock: | 2-Truck Dock Doors |
| Sprinklers: | No |
| Signage: | Available |
| Rail: | No |
| Cranes: | No |
| Floor Drains: | No |
| Heavy Haul Route: | No |

BUILDING INFORMATION

| | |
|-------------------|-----------|
| Current Occupant: | Vacant |
| Occupancy Date: | Immediate |
| Sign on Property: | Yes |
| Key Available: | Yes |

UTILITIES

| | |
|-----------------|-----------------------|
| Electric: | City of Bowling Green |
| Gas: | Columbia Gas |
| Water: | City of Bowling Green |
| Sanitary Sewer: | City of Bowling Green |
| Storm Sewer: | City of Bowling Green |

Comments:

- Newly constructed pharmaceutical distribution warehouse.
- Includes 2 parcels 4.27 acres total.

Property Features:

- Temperature controlled warehouse
Heating/Air Conditioning: 7 units total; 5 units are on upper level in office area, 2 serve the office, 3 serve the warehouse, 1 of the 3 serving the warehouse is a backup and not used. The backup can feed either direction. 2 units in the warehouse above the loading dock area. 1 unit serves the dock and shipping/receiving area and 1 is a backup and not used.
- Backup generator-208V/3Phase/200A.
- Card access to secured rooms.
- Electric overhead doors.
- Portable dock plate.
- East wall structural steel is already set up for an additional 10,000 square foot addition to bolt onto the structure.
- Property owner would consider leasing the property; however, their preference is to sell.
- All furnishings and refrigeration units can be available as well.

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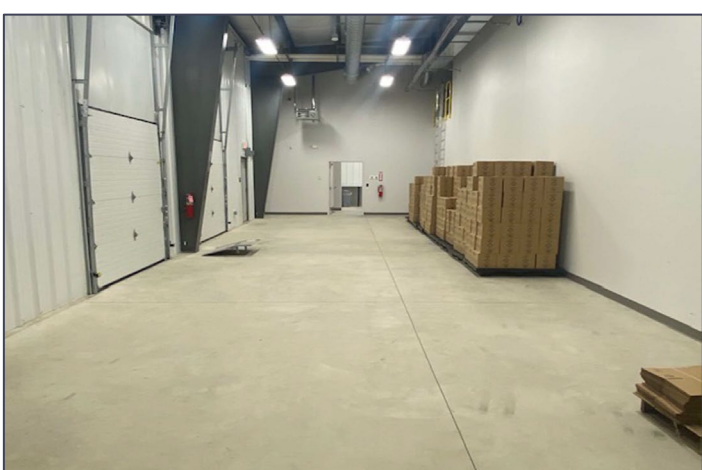
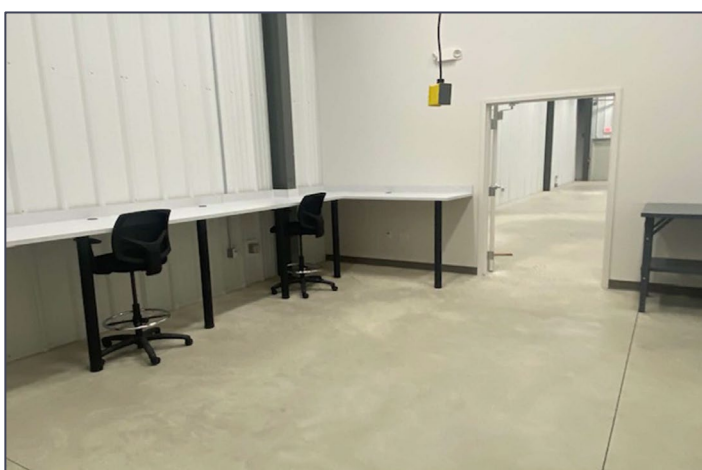
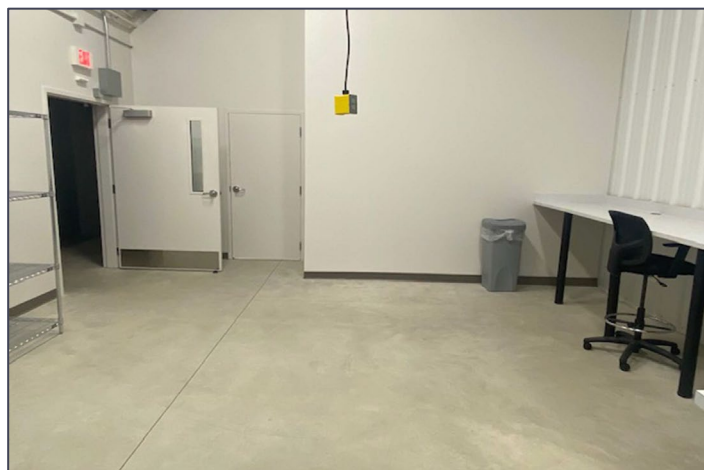
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Warehouse



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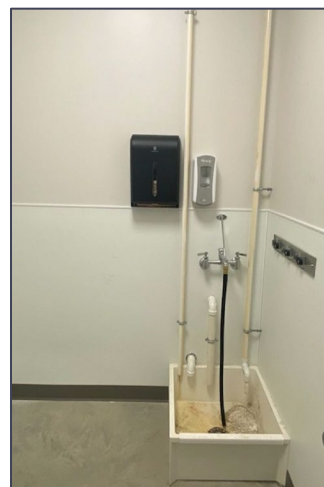
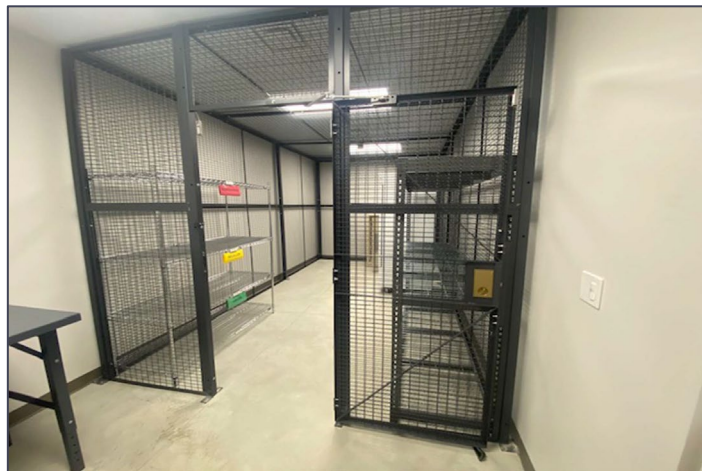
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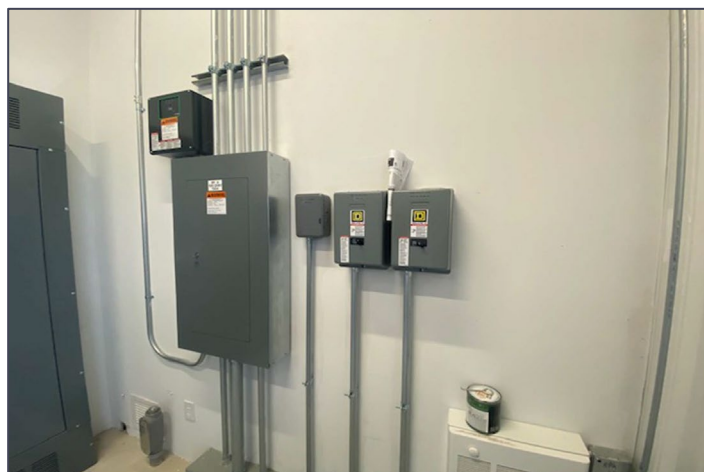
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Warehouse



Electrical



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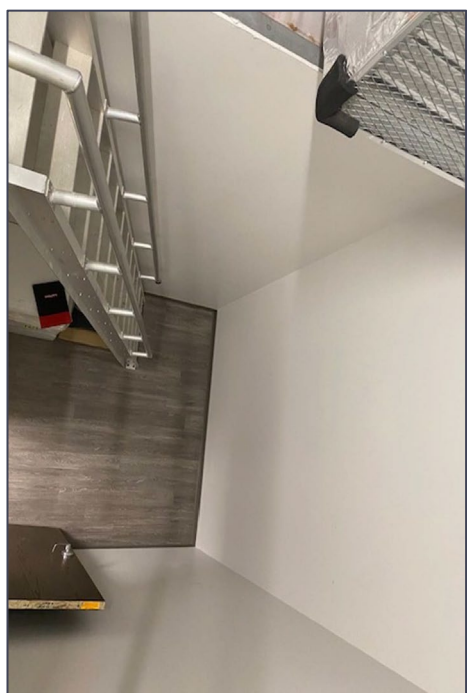
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Natural Gas Generator



5 HVAC Units Above Office



Access to HVAC



Access to HVAC

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Office

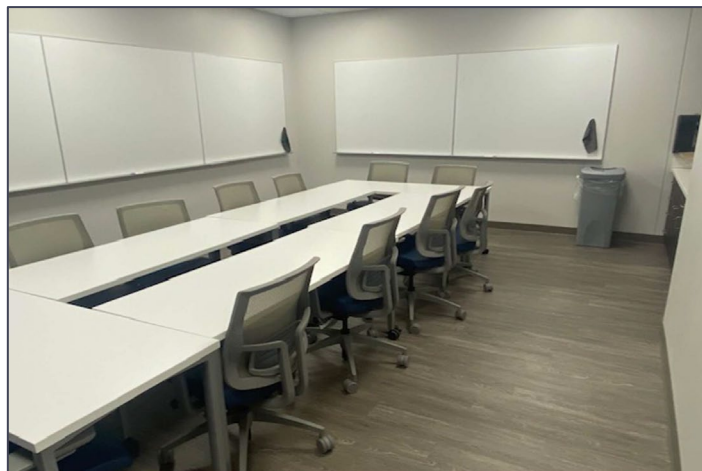
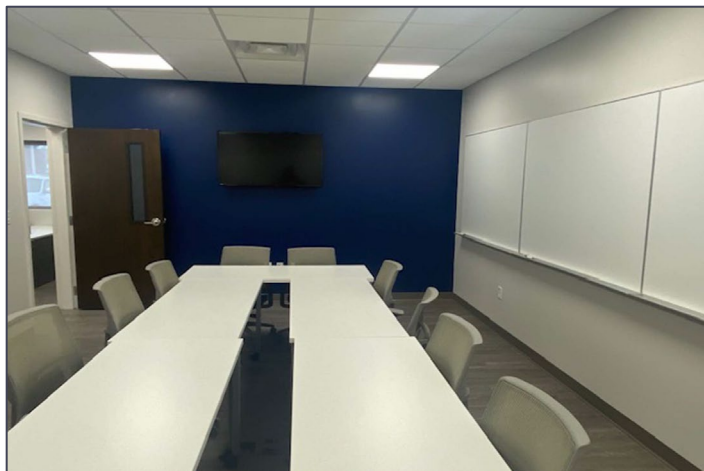


Reception Area



Private Office

Conference Rooms



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Office

Admin Area



Storage and Supplies

Breakroom

IT Room



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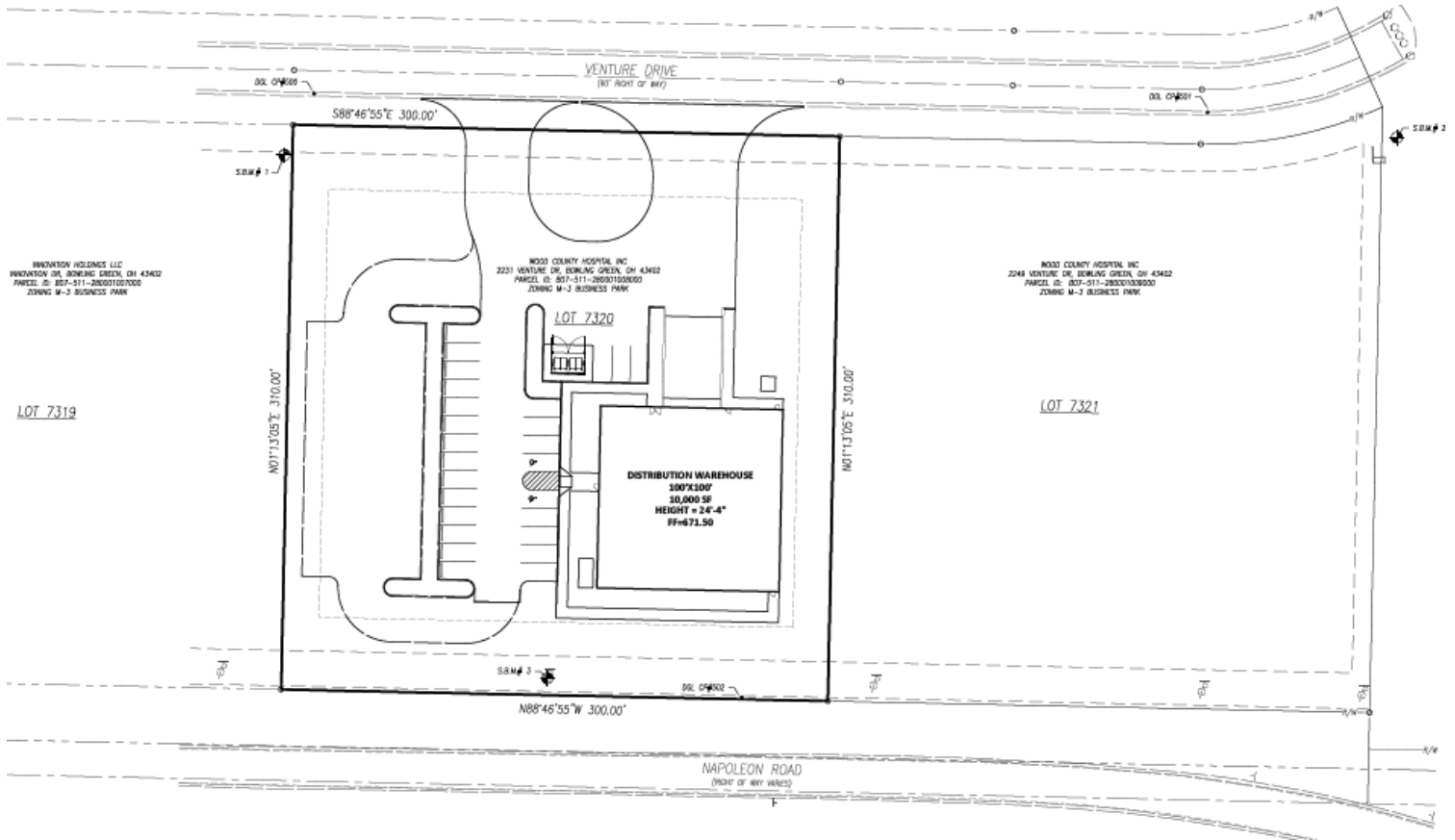
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| 2024 REAL ESTATE TAXES | | | | | |
|------------------------|-------------|-------------------|-----------------|-------------------|-----------------|
| Parcel | Acreage | Taxes | Land Value | Improvement Value | Total Value |
| B07-511-280001008000 | 2.14 | \$2,863.24 | \$42,800 | \$0 | \$42,800 |
| B07-511-280001009000 | 2.13 | \$2,766.66 | \$38,300 | \$0 | \$38,300 |
| Total | 4.27 | \$5,629.90 | \$81,100 | \$0 | \$81,100 |

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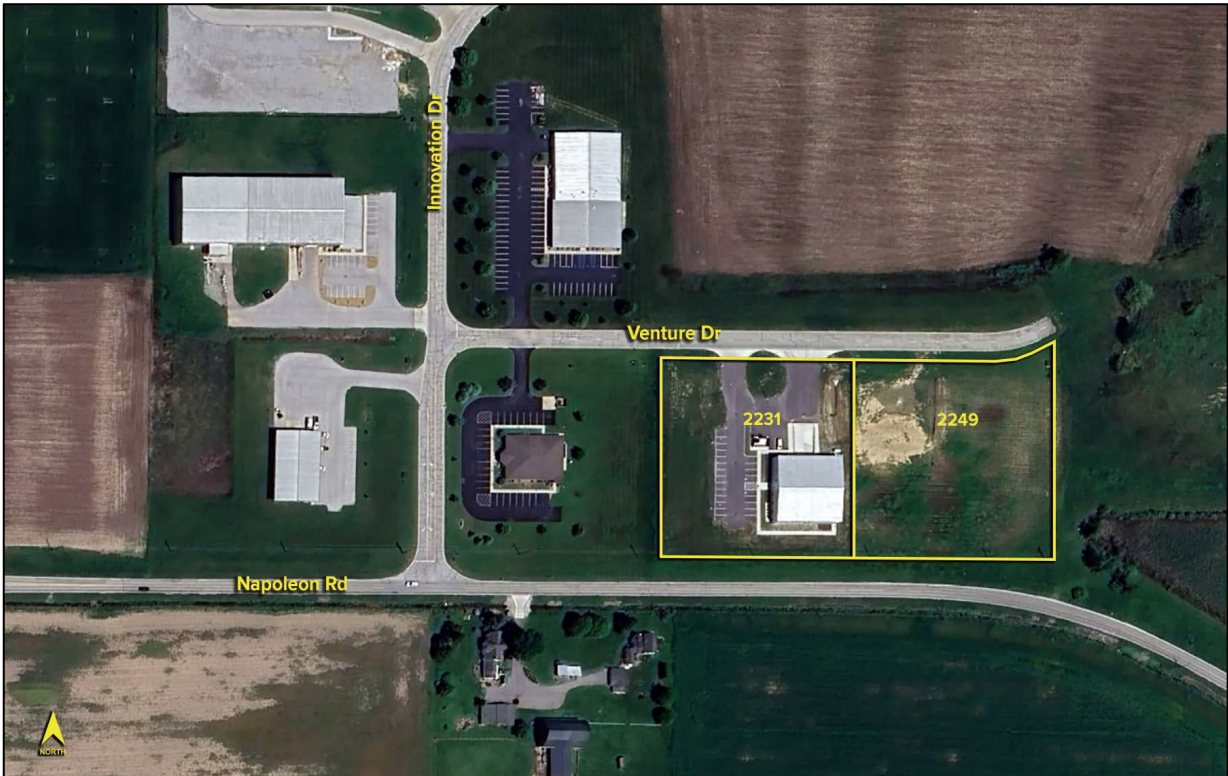
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