

FOR LEASE
34,176 SF



102 W. RAILROAD STREET

STRYKER, OHIO

CRAIG HERSCHEL, SIOR

Director
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PROPERTY HIGHLIGHTS

Location

Address	102 W. Railroad Street
City, State, Zip	Stryker, OH, 43557
County	Williams County
Industrial Market	Northwest Ohio

Square Footage

Total Building	34,176 SF
Building 1	14,720 SF
Building 2	19,456 SF
Office Area	575 SF (building 1)
Land Area (Acres)	3 Acres
Parcel ID	064-050-03.006.000
Year Built	1996/1999



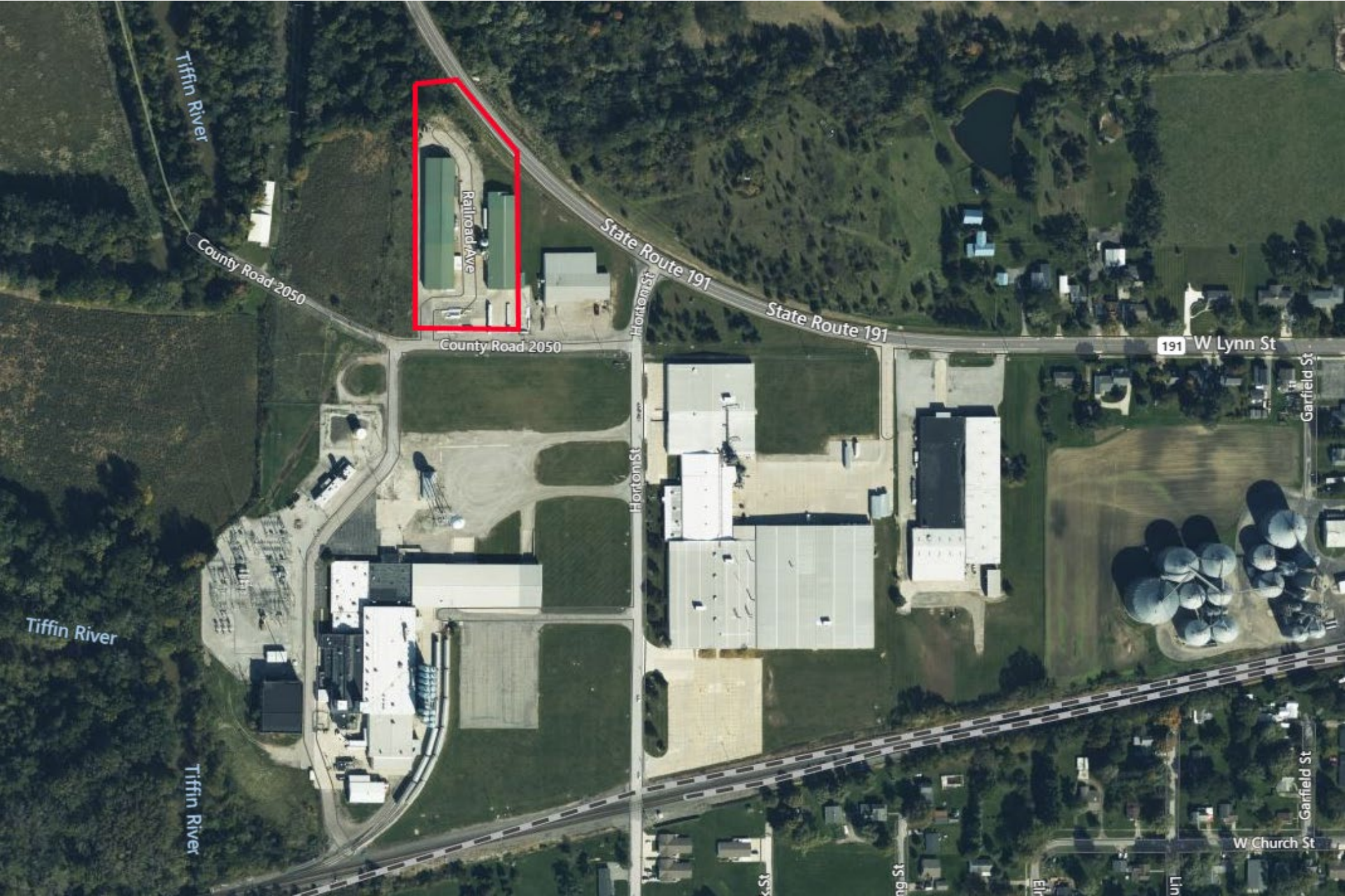
Building Features

Clear Height	16'
Column Spacing	Clear span
Trailer Parking	Not designated
Auto Parking	Unmarked paved lot in front of building
Dock Doors	None
Ground Level Doors	Building 1: Two (2) (22'x14' / 12'x12') Building 2: Two (2) (24'x14')
Zoning	Industrial
Building Construction Type	Wood frame with steel exterior
Roof System	Metal
Fire Protection System	N/A
Compressed Air	125 HP U.S Air / 130 lbs. of pressure Air compression in building 1 (as-is) Airlines and hook-ups throughout building 1
Lighting	Florescent
Electrical	FirstEnergy / Toledo Edison
Power	480v
HVAC	Building 1: radiator heat/boiler heat Building 2: Unheated Office, breakroom and restrooms are heated by gas forced unit
Air Conditioning	Office only
Security	Video system in place
Natural Gas	Ohio Gas (to be verified)
Sewer/Water	Village of Stryker
Restrooms	Building 1: One (1) unisex restroom
Breakroom	Yes
Real Estate Taxes	\$12,112.52 (0.35/SF)
Miscellaneous	<ul style="list-style-type: none"> Two building complex previously used for timber production <ul style="list-style-type: none"> Various grade doors throughout Perfect for a similar wood related operation or company that needs storage and maintenance areas for fleet or equipment <ul style="list-style-type: none"> Above ground diesel tanks, two (2) 1,000 gallon on site <ul style="list-style-type: none"> Sawdust collection system in place in building 1 Owner will consider a sale; contact agent for further details

Pricing

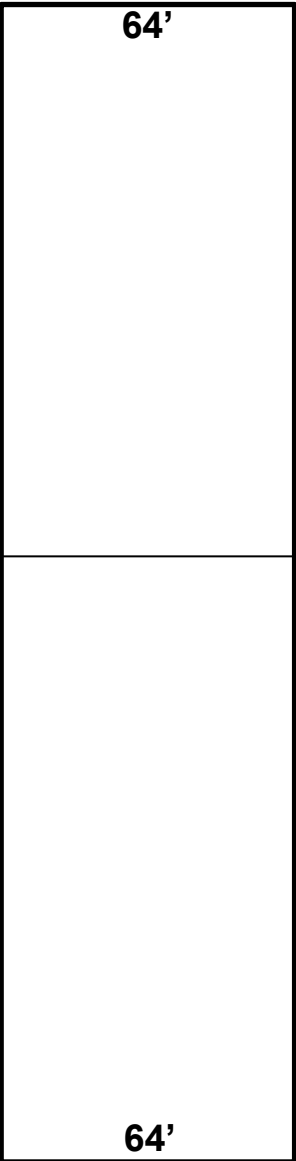
Lease Rate	\$3.50/SF MG Tenant pay snow removal and lawn care) Landlord pays real estate taxes and building insurance
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PROPERTY AERIAL

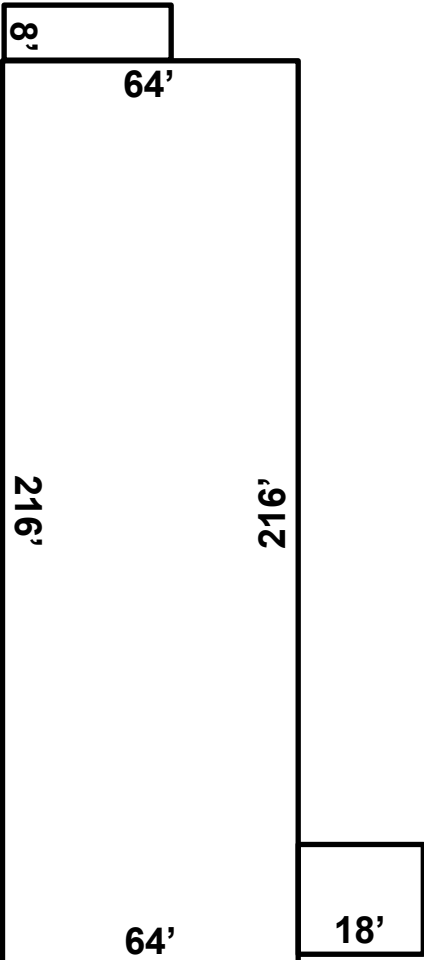


FLOOR PLAN

BUILDING 2



BUILDING 1



PHOTOS



PHOTOS

BUILDING 1

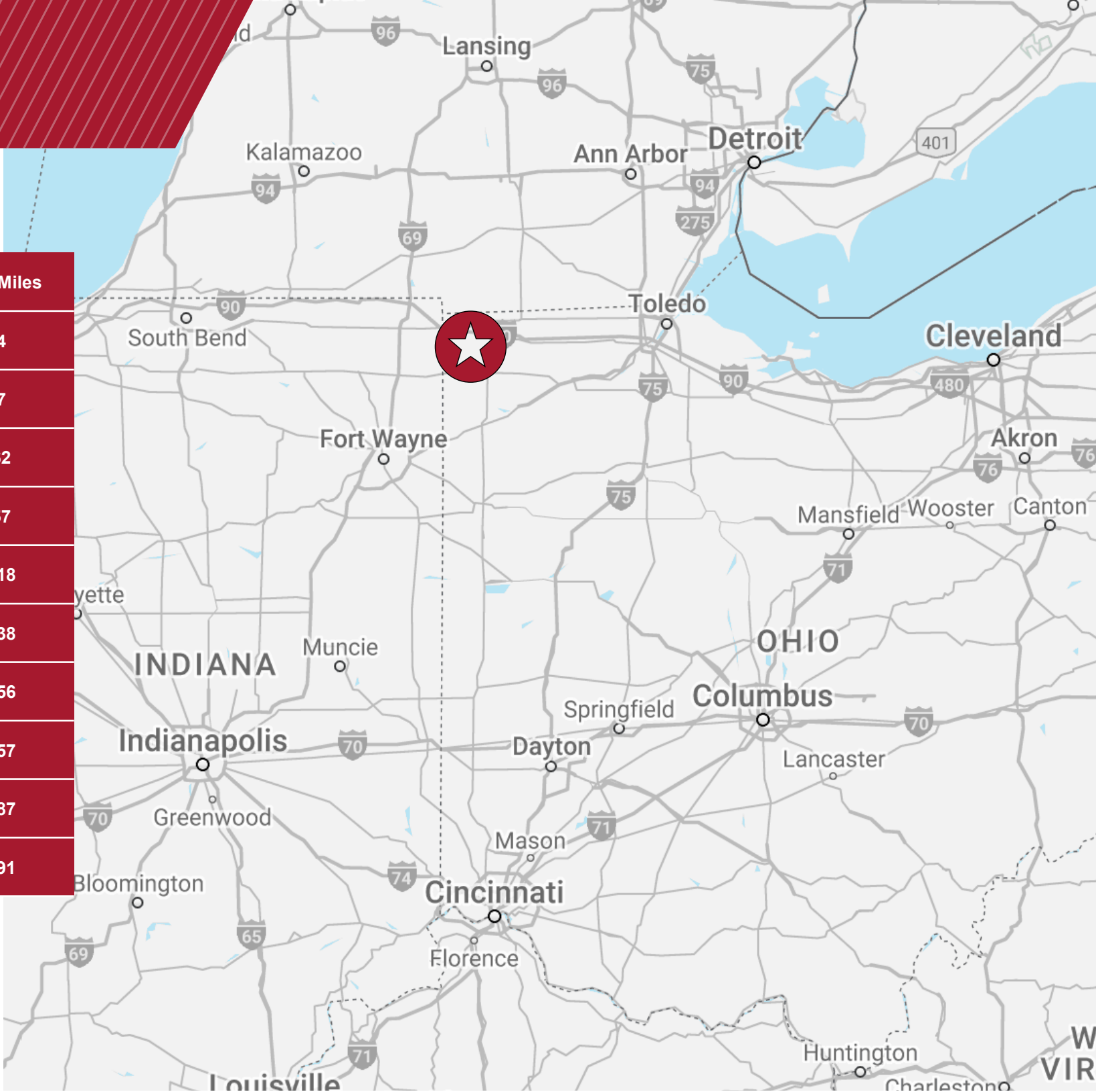


BUILDING 2



LOCATION

Distance to	# of Miles
US-127	4
I-90	7
Fort Wayne, IN	62
Toledo, OH	57
Detroit, MI	118
Dayton, OH	138
Columbus, OH	156
Cleveland, OH	157
Indianapolis, IN	187
Cincinnati, OH	191



ABOUT WILLIAMS COUNTY



EDUCATION

- ✓ Bachelor Degree 14.4%
- ✓ HS Graduates 91.1%

SCHOOLS



- Ohio State (extension)
- Northwest State
- University of Toledo
- Bowling Green State University
- Defiance College

UNEMPLOYMENT RATE
2.6%



WORK-FORCE
15,016



AVERAGE STARTING LABOR WAGE
\$16.10/HR

LARGE EMPLOYERS

- Menard, Inc.
- Montpelier Hospital
- Kamco Industries Inc.
- Spangler Candy Co.
- Powers & Sons LLC.
- CK Technologies
- Chase Brass & Copper Co.
- Altenioh, Brink & Co.
- Allied Moulded Products



AVERAGE HOUSEHOLD INCOME
\$60,632

POPULATION

36,716



AVG. HOME VALUE
\$131,100



ABOUT WILLIAMS COUNTY



Williams county is in northwestern Ohio and is made up of 12 townships, 8 villages, and 1 city, Bryan, across 423 square miles.

Stryker is located ~48 miles west of the city of Toledo. The mission statement of Stryker states, "It is the village's aim to be a 'Good Citizen' in the community. The welfare of the village depends upon the courteous and efficient service each of us gives."



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