

3695 & 3701 ROCKLAND CIRCLE  
LAKE TOWNSHIP, OHIO 43447

TRUCK/TRAILER PARKING LOT FOR LEASE  
30 Spots Available



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ASSOCIATES**  
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FULL-SERVICE COMMERCIAL REAL ESTATE

**ROCKLAND TRUCK/TRAILER PARKING**



## GENERAL INFORMATION

Lease Rate:	10 spots - \$2,000/month 20 spots - \$3,500/month 30 spots - \$4,500/month
Available Space:	14.16 acres
Year Constructed:	2003
Condition:	Great
Acreage:	14.16 acres
Closest Cross Street:	SR-795
County:	Wood
Zoning:	Industrial General
Parking:	276 truck spaces (40 electric plug-in) + 20 car spaces
Curb Cuts:	One
Street:	2 lane cul de sac



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 249 6325 or (419) 367 4331  
zliber@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 3695 & 3701 Rockland Circle, Lake Twp, OH 43447

## Truck/Trailer Parking For Lease

Up to  
30 spots  
AVAILABLE

### BUILDING SPECIFICATIONS

Security System:	2022 lot cameras & electric gate with keypad
Restrooms:	Small stand-alone restroom shed
Signage:	Monument
Heavy Haul Route:	Going north, south, east, west

### UTILITIES

Electric:	First Energy
Gas:	Columbia Gas
Water:	Northwest Water & Sewer
Sanitary Sewer:	Northwest Water & Sewer
Storm Sewer:	Ditch system

### LOT INFORMATION

Current Occupant:	Multiple tenants
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	Yes

### LEASE DETAILS

Term:	1 – 10 years
Options:	Negotiable

## Comments:

- 2022 improvements include: new lot cameras and electric gate with truck-high keypad, spot striping and pavement repairs.
- Perimeter fenced, single entrance/exit with electric gate and keypad entry.
- Paved asphalt with concrete footers.
- Positioned with over 60% of the US population in a 1-day drive.
- On/off ramp to I-280 is 1,000 feet away, 4 miles to on/off ramp to I-80/90, 5.55 miles to I-75.

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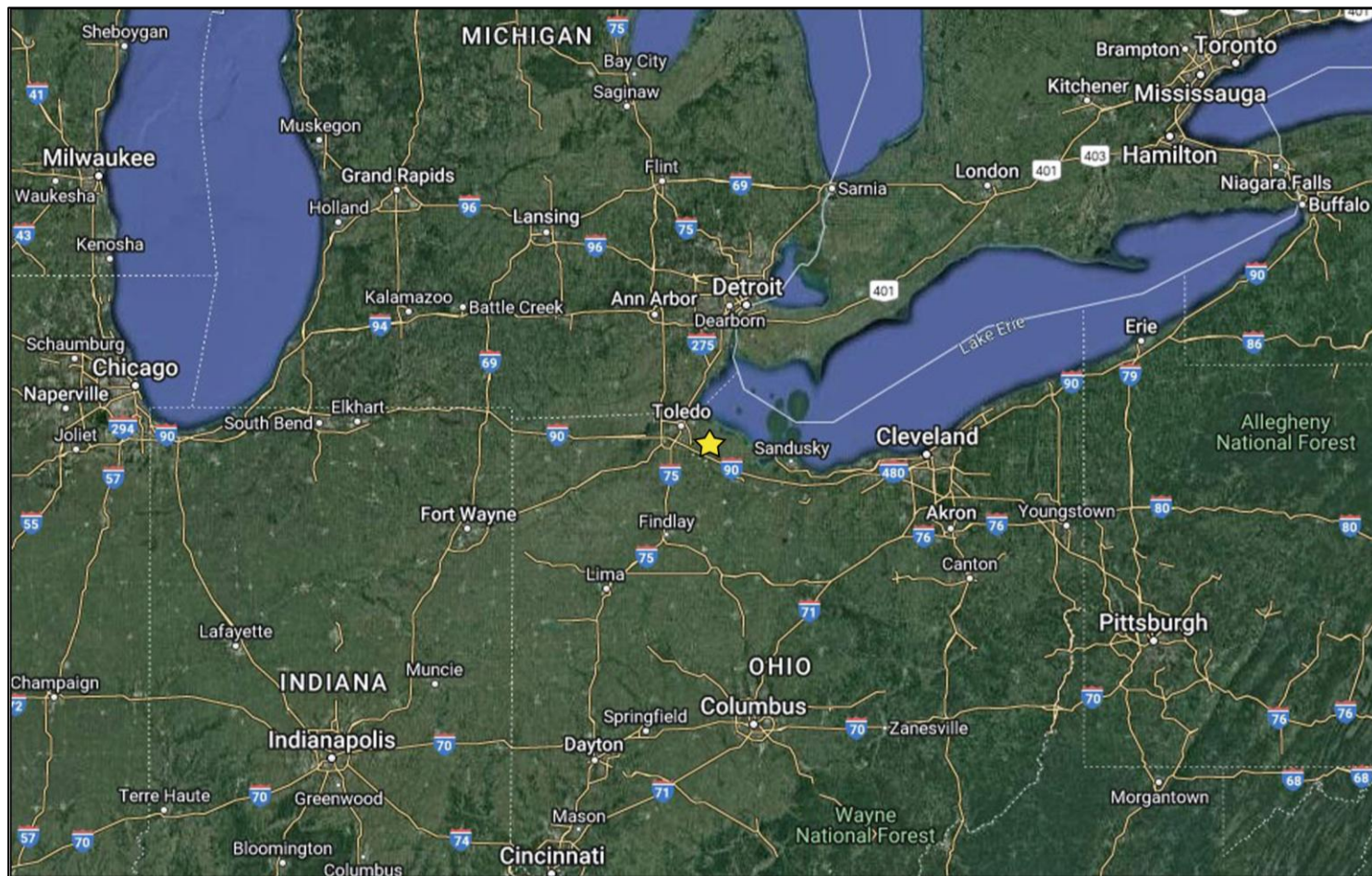
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CITY	APPROX. DISTANCE TO 3695 Rockland Cir
Ann Arbor	64.9 Miles
Chicago	244 Miles
Cincinnati	197 Miles
Cleveland	105 Miles
Columbus	121 Miles
Detroit	70.9 Miles
Toronto	295 Miles
Fort Wayne	99.4 Miles
Grand Rapids	198 Miles
Indianapolis	224 Miles
Lansing	130 Miles
Louisville	295 Miles
Pittsburgh	221 Miles
Windsor	72.4 Miles



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