

500 E. INDUSTRIAL PARKWAY

Fayette, OH 43521



Offering Summary

| | |
|----------------|--------------------------------|
| Sale Price: | \$865,000 |
| Lease Rate: | \$4.00 SF/yr (NNN) |
| Building Size: | 57,744 SF |
| Available SF: | 57,744 SF |
| Lot Size: | 7.1 Acres |
| Year Built: | 1966 |
| Zoning: | Industrial Light Manufacturing |
| Submarket: | Outside Metro Area |

Property Overview

- Industrial property with ample outside storage/trailer drop on just over 7 acres
- 57,744 SF building (240'X240')
- 8 truck docks
- 12' overhead door
- 1100 Amps, 480 - 3 phase electric

Location Overview

- Property is located on the corner of Industrial Pkwy. and Park Dr., just to the north of the Fayette Village Water Plant



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Reichle | Klein Group
Commercial Property Brokers, Managers & Investment Advisors

RK

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| Lease Rate | \$4.00 SF/Yr |
|------------|--------------|

Property Details

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|-------------------------------|------------------|
| Secondary Property Type | Manufacturing |
| Zoning | Industrial Light |
| | Manufacturing |
| Acreage | 7.1 Acres |
| Annual Real Estate Taxes | \$9,993 |
| Annual Real Estate Taxes / SF | \$0.17 |
| Parcel Number(s) | 19-039152-00.000 |
| Parking Surface Description | Gravel |
| # of Buildings | 1 |

Location Information

| | |
|-----------------|--------------------|
| County | Fulton |
| Municipality | Fayette |
| Submarket | Outside Metro Area |
| Cross Streets | Co Rd 23, Co Rd 24 |
| Nearest Highway | US-20 |

Utilities

| | |
|-------------------|--------------------|
| Internet Provider | Brightspeed |
| Power Provider | Toledo Edison |
| Fuel Provider | Ohio Gas |
| Water Provider | Village of Fayette |

Lease Details

| | |
|--------------|-----------|
| Available SF | 57,744 SF |
| Lease Type | NNN |

Building Information

| | |
|-------------------------|------------|
| Building Size | 57,744 SF |
| Office Size | 2,500 |
| # of Floors | 1 |
| Tenancy | Single |
| Year Built | 1966 |
| Condition | Average |
| Construction Status | Existing |
| Floor Thickness | 6" |
| Clear Ceiling Height | 11'-14'11" |
| Heat System Description | Forced Air |
| Restrooms | 2 |
| Fire Suppression | yes |
| # of Grade Level Doors | 1 |
| # of Dock High Doors | 8 |

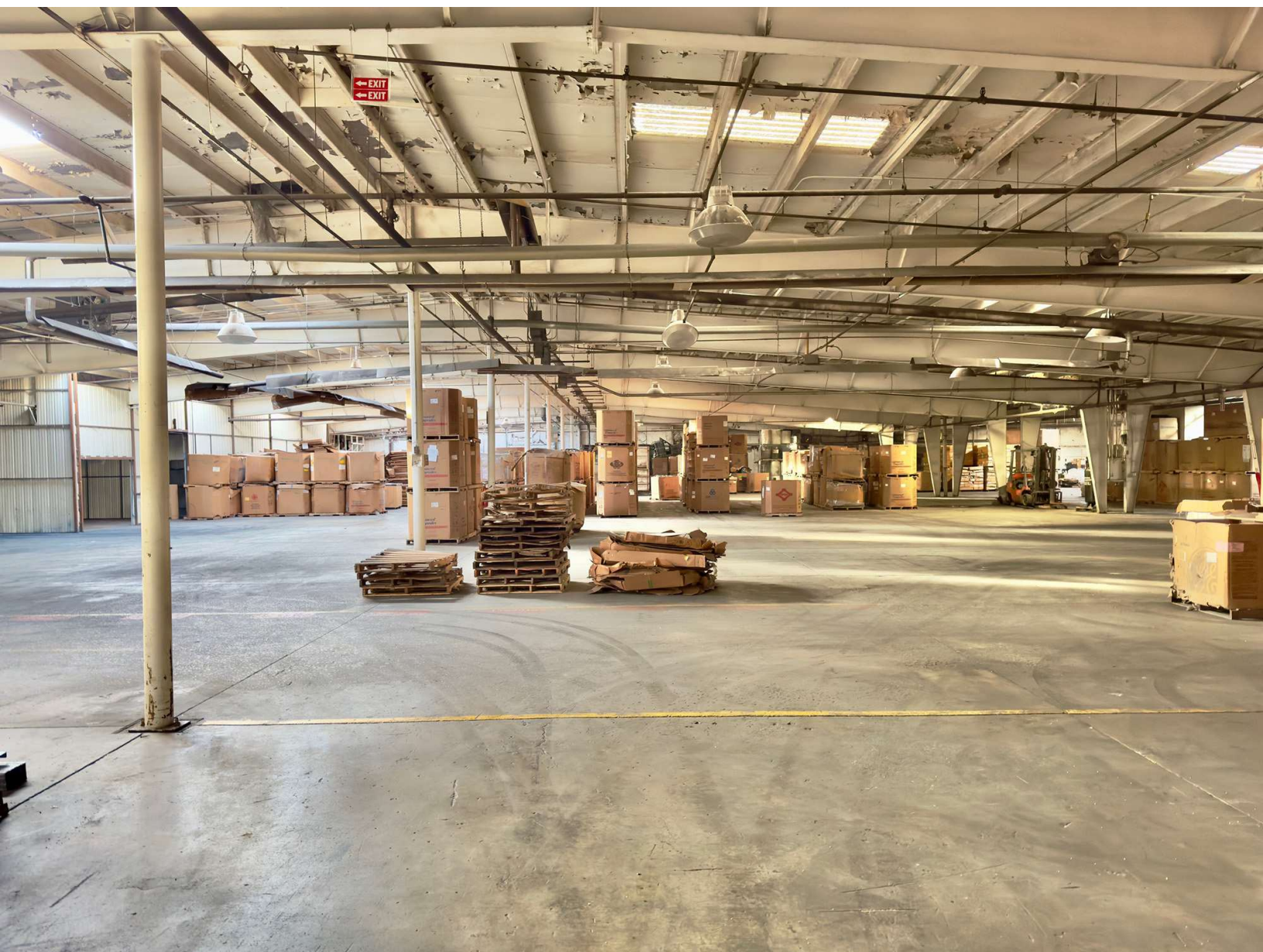
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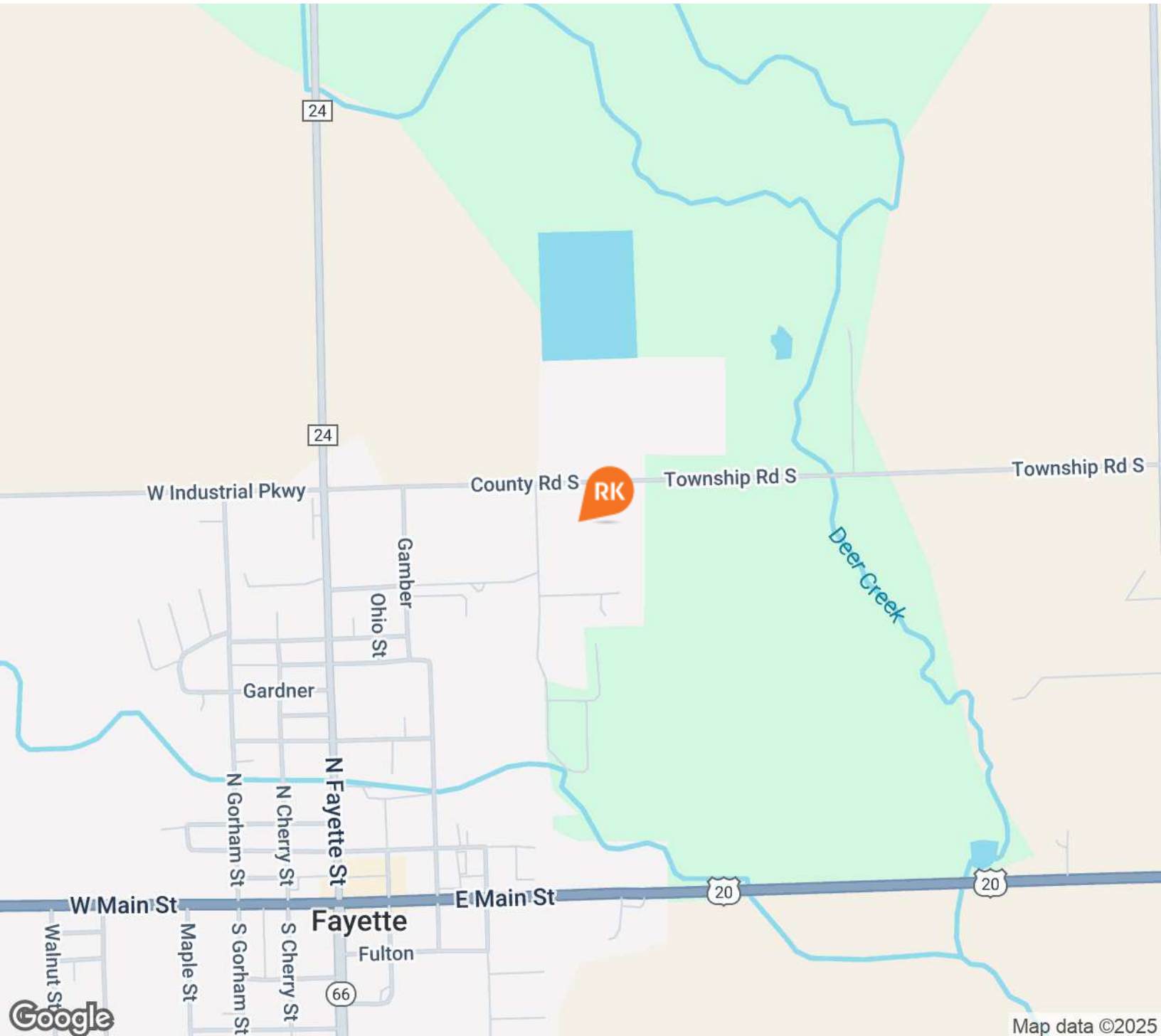
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