



909 Lemoyne Rd

Northwood, Ohio 43619

Property Highlights

- 344,000 SF under glass on 24.63 acres
- 17 growing ranges with benching, drip, overhead irrigation, and injectors already installed
- Central boiler plant plus backup generator
- Full shipping and distribution infrastructure: two extended loading docks, 200+ rack capacity, two 30' x 50' walk-in coolers (to 34°F), and a 6" concrete shipping floor
- 480v / 3-phase power, natural gas, city water
- 2 minutes from I-280 at Woodville Rd: one-day truck reach to Detroit, Cleveland, Columbus, Chicago, and Indianapolis

Offering Summary

Sale Price:	\$2,495,000
Lease Rate:	TBD
Building Size:	344,000 SF
Lot Size:	24.63 Acres

For More Information



Mark Baringer

O: 419 438 5839
mbaringer@naitoledo.com



Becky Beck

O: 419 960 4410 x321
bbeck@naitoledo.com

Sale Price	\$2,495,000
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Lease Rate	TBD
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Location Information

Street Address	909 Lemoyne Rd
City, State, Zip	Northwood, OH 43619
County	Wood
Township	Lake Township
Nearest Highway	I- 280

Building Information

Building Size	344,000 SF
Occupancy %	Vacant
Roof	Pitched glass/flat rubber
Ceiling Height	8'-24'
Floor Coverings	Concrete/gravel

Property Information

Property Type	Commercial Greenhouse
Property Subtype	Warehouse/Distribution
Zoning	Agricultural/Commercial
Lot Size	24.63 Acres
APN #	H28712030101004001
Power	480v/3-phase, First Energy
2025 Annual property taxes (3 parcels)	\$14,249.19

Utilities & Amenities

HVAC	Not central-heating via natural gas boiler or suspended gas; A/C in shop only
Restrooms	Multiple
Gas	Natural gas boiler or suspended gas
Water	3 wells tapped/City
Storm Sewer	Onsite detention and clean borrow pit lake
Sanitary Sewer	At street

Property Description

The largest greenhouse campus on the market in the Great Lakes region. 344,000 SF of production greenhouse on 24.63 acres in Northwood, Ohio, offered for sale or lease. Under four generations of the same family since 1890, the facility was in operation until spring of 2026. Benching, irrigation, injectors, ventilation, and heat are installed and were in service last season. Ideal for: an expanding wholesale grower; a national live-goods producer seeking a Midwest satellite to cut freight into regional distribution; a Canadian operator establishing U.S. production; or an agricultural or food user requiring acreage; cold storage; dock-height shipping; and covered yard in a single location.

Location Description

Northwood, Ohio (Lake Township, Wood County) - two minutes from I-280 at Woodville Rd, with immediate access to I-75 and I-80/90. The site sits at a pivotal point of the eastern Midwest freight network. One-day truck reach covers Detroit, Cleveland, Columbus, Indianapolis, Chicago, and Pittsburgh, and the Detroit-Windsor crossing is approximately one hour north, placing Ontario's greenhouse cluster within a half-day of the site. Northwest Ohio is an established horticultural production region with a deep growing-trade labor base and an active supplier network.

Site Description

Buildings:

Main Boiler Room:

- 60' x 75' block
- 1-400 HP & 1-300 HP Fire Tube Boiler
- 2 hot water circulating pumps

Production & Soil Building:

- 60' x 175' block
- 2 Bouldin Lawson 3-yard auto filling machines

Refrigerators:

- 30' x 50' x 12', down to 34°
- 2 block construction

Shipping Facility:

- Canadian curved tempered glass gothic arch houses
- 2 20' x 200' bays
- 6" cement floor
- 2 extended cement loading docks
- Holds 200+ shipping racks

Truck and Storage Garages:

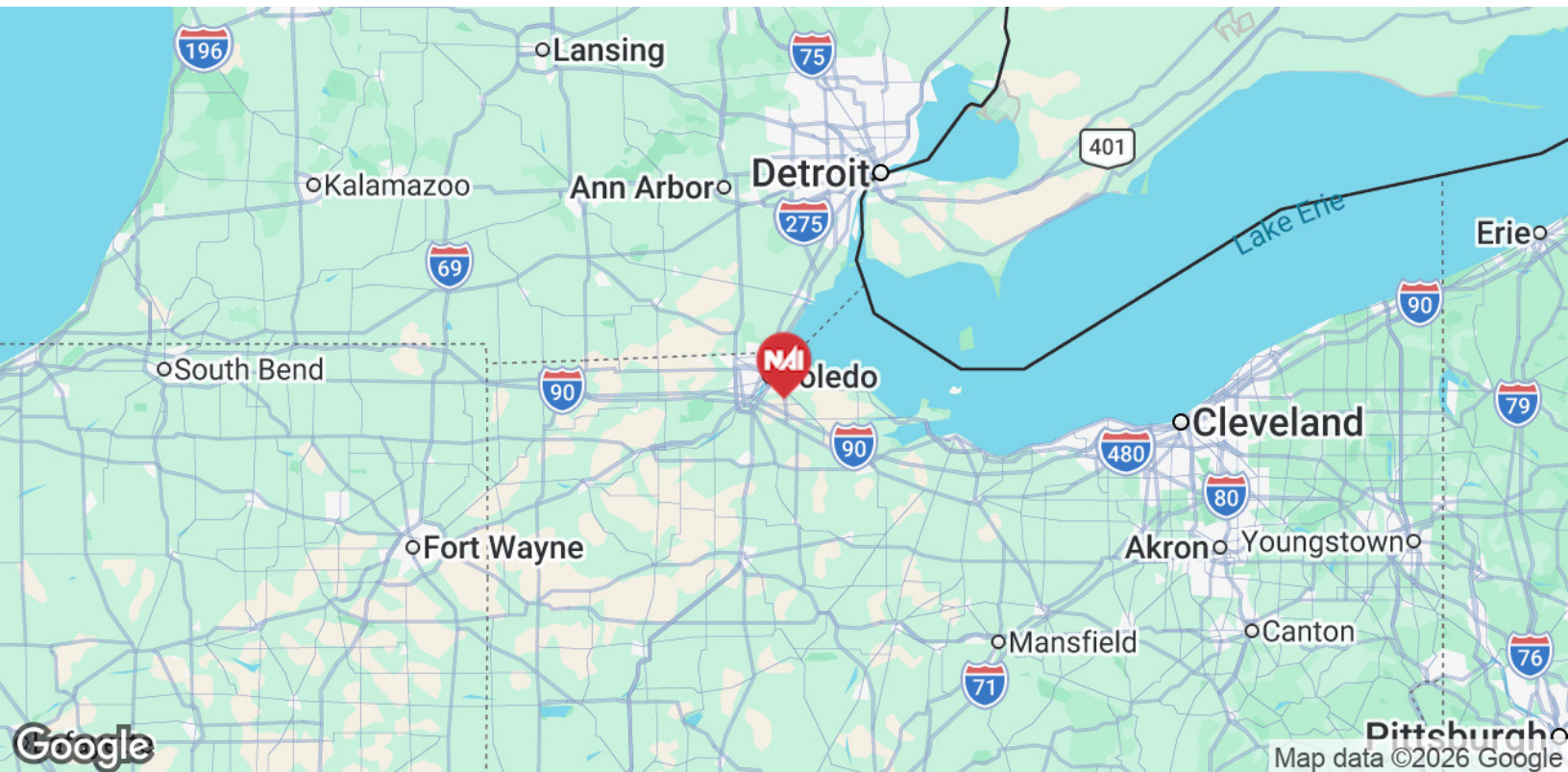
- Multiple included
- 20' x 240' and 20' x 150' with pallet racking
- 20' x 250' polycarbonate storage
- 14' x 250' soil storage
- 50' x 50' soil building

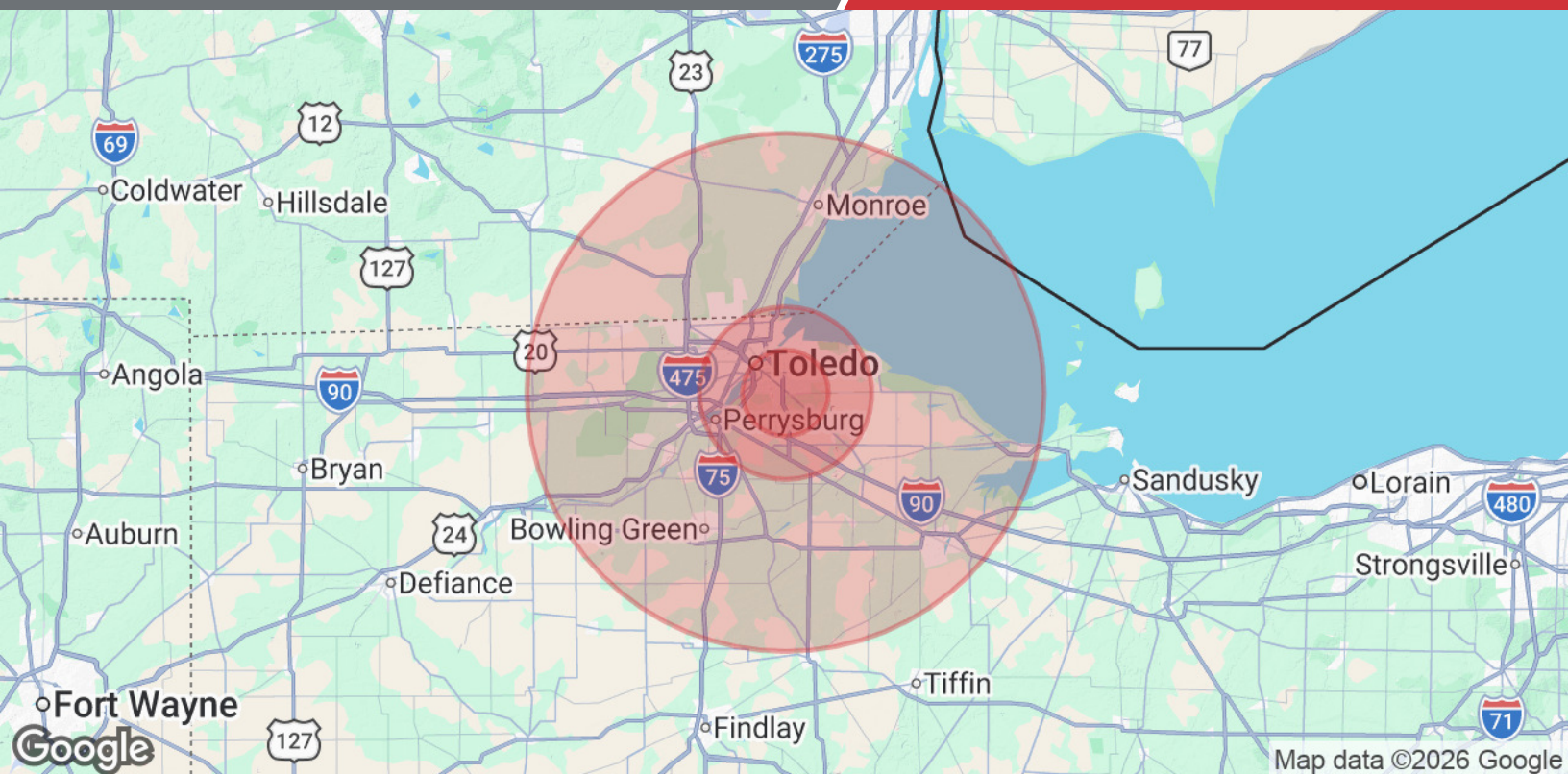
Main Range:

- 17 assorted growing ranges (10,000-43,560 SF each) of varied construction (double poly, aluminum/glass, Dutch glass, acrylic, and polycarbonate)









Population	5 Miles	10 Miles	30 Miles
Total Population	73,616	310,908	795,687
Average Age	38.5	38.5	40.3
Average Age (Male)	38.0	37.3	39.1
Average Age (Female)	39.1	39.7	41.5
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	30,943	134,586	332,469
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$73,068	\$72,741	\$89,844
Average House Value	\$145,591	\$160,673	\$202,339

2023 American Community Survey (ACS)