

FOR SALE OR LEASE

725 N. Locust St.
Ottawa / Ohio 45875



49,143 SF
AVAILABLE



**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



BUILDING SIZE

49,143 SF

AVAILABLE SF

49,143 SF

OFFICE

2 STORY OFFICE SPACE

RESTROOMS

1 MEN'S RESTROOM

1 WOMEN'S RESTROOM

CLEAR HEIGHT

ORIGINAL PLANT: 12'

REAR PLANT: 21' - 28'

SITE SIZE

2.31 ACRES

YEAR BUILT

1946 WITH ADDITION BUILT IN 1983

SPRINKLERS

DRY SYSTEM

DOCKS

6 TOTAL (3 IN 8X9 PLANT/
3 IN REAR PLANT AREA)

ORIGINAL DOCKS HAVE BUMPERS/
SEALS, REAR DOCKS ALSO HAVE
LEVELERS

DRIVE-IN DOORS

2 (12' X 16' AND 10' X 12')

PARKING

PARKING AREA NOT DESIGNATED;
PARKING IN FRONT WITH
REMAINING SITE BEING GRAVEL
TO ACCOMMODATE VEHICLES,
TRUCKS, AND TRAILERS

MUNICIPAL LOT ACROSS LOCUST
STREET HAS HISTORICALLY BEEN
MADE AVAILABLE FOR EMPLOYEES
AND VISITORS

CONSTRUCTION ROOF TYPE / MATERIAL

INSULATED STEEL PANEL
STANDING SEAM AND MEMBRANE

FLOOR

6" THICK (SOME AREAS HAVE
REINFORCED PADS WITH GREATER
THICKNESS)

COLUMN SPACING

40' X 24'

ELECTRICAL

3,000 AMP / 480V , 3 PHASE
PROVIDER: AEP

MECHANICAL

HEAVY MANUFACTURING
INFRASTRUCTURE INCLUDING
VARIOUS PITS WITH UTILITY
HOOK-UPS

EXISTING PORTABLE COMPRESSOR
AIRLINES AND COOL WATER TANK
IN PLACE

ZONING

I-2 INDUSTRIAL

LIGHTING

FLORESCENT; REAR PLANT HAS
SOME MOTION-CONTROLLED
LIGHTS

ACCESS

MINUTES FROM US-224 AND OH-15

RENOVATIONS

NEW SIDING AND INSTALLATION
ALONG REAR WALL

OPERATING EXPENSES:

- **CAM (PSF)**
\$0.30 ESTIMATED
- **INSURANCE (PSF)**
\$0.19
- **REAL ESTATE TAXES**
\$0.14

TOTAL \$0.63 PER SF

LEASE RATE

\$4.25/SF NNN

SALE PRICE ASKING

\$1,300,000.00

COMMENTS

- FORMER STANDALONE
MOLDING FACILITY
- PREVIOUSLY CLIMATE CONTROLLED
—CONDITION OF COOLING UNITS
IS TO BE DETERMINED
- HEAVY POWER
- DOCK LOADING IN BOTH ORIGINAL
AND NEWER SECTIONS

725 N. Locust St. // Ottawa, OH

BUILDING GALLERY

SAMPLE OFFICE



BREAK ROOM



OFFICE



MAIN SWITCHGEAR (ORIGINAL SECTION)



NEWER SECTION



NEWER SECTION DOCKS



BUILDING GALLERY

NEWER SECTION



NEWER SECTION



FRONT BUILDING



REAR BUILDING



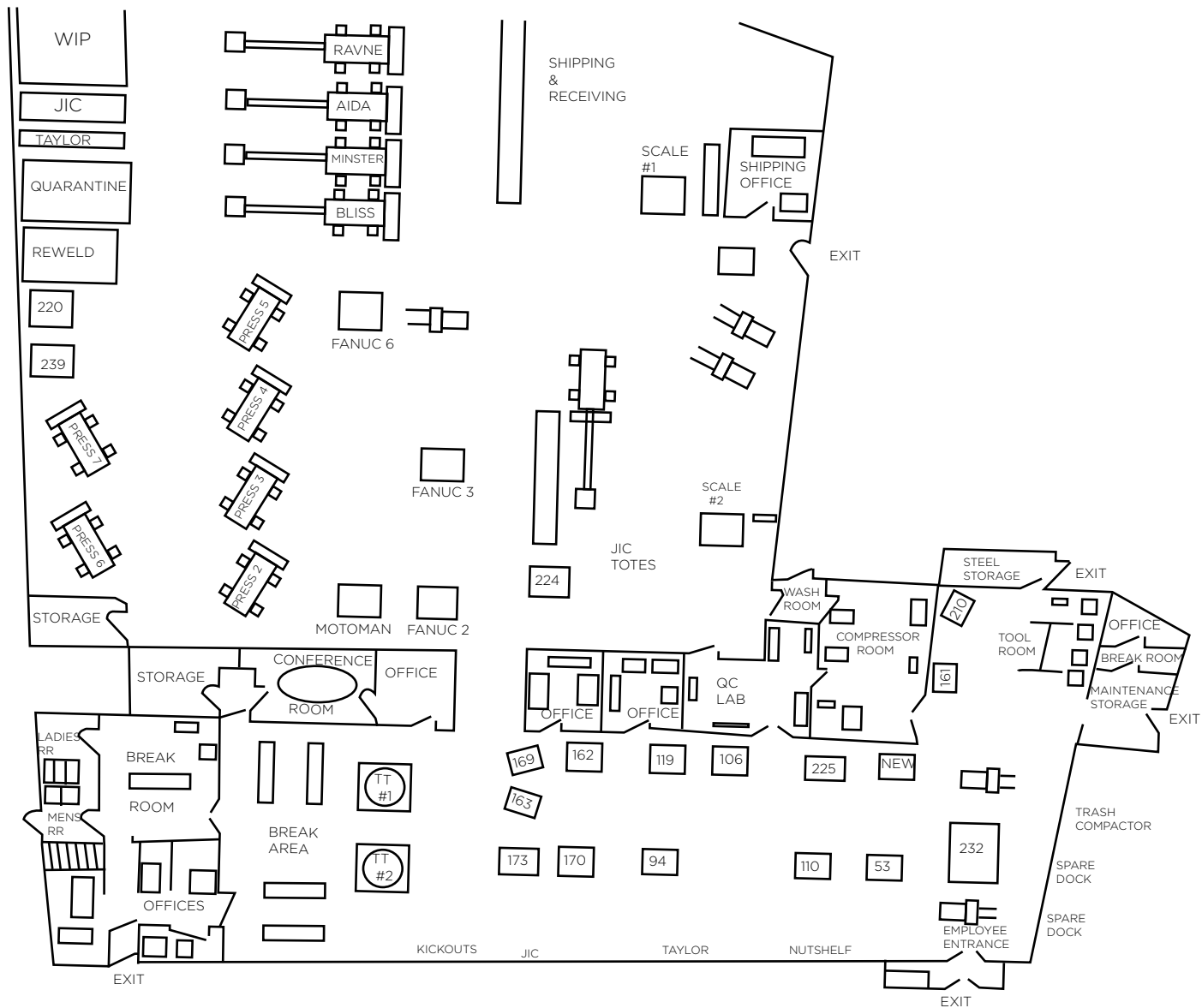
REAR BUILDING



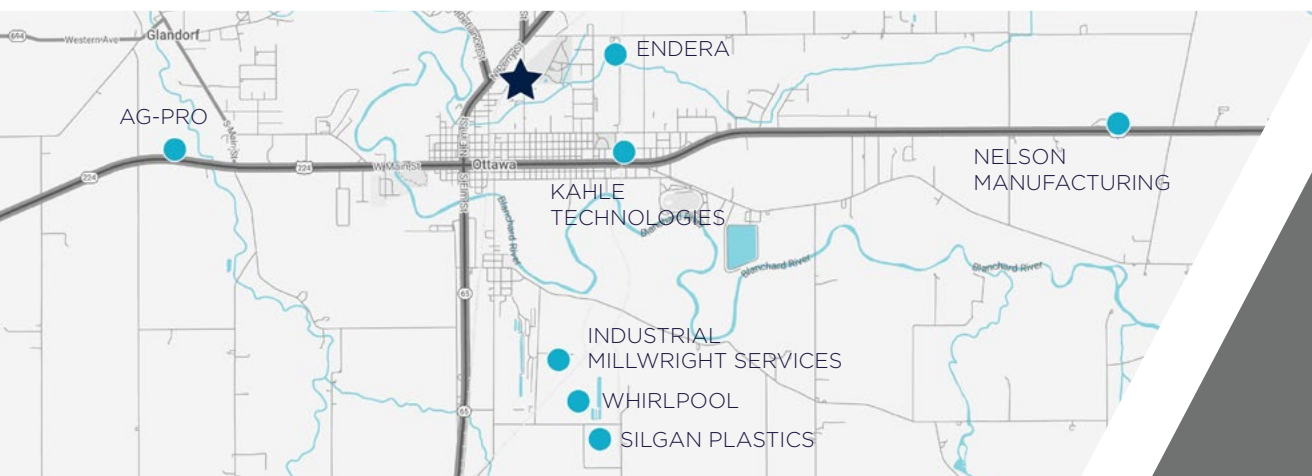
REAR BUILDING



BUILDING LAYOUT



PROPERTY AERIAL MAP



Prime access for industrial operations—close to major roads, dining, and amenities that all support workforce convenience and efficiency.

DEMOGRAPHIC MAP

POPULATION

7,207

9,859

25,315

MEDIAN AGE

39

39

39

AVG. DRIVE TIME

18.2 Minutes

19.2 Minutes

19.7 Minutes

AVG. STARTING WAGES

\$18 - \$22

\$18 - \$23

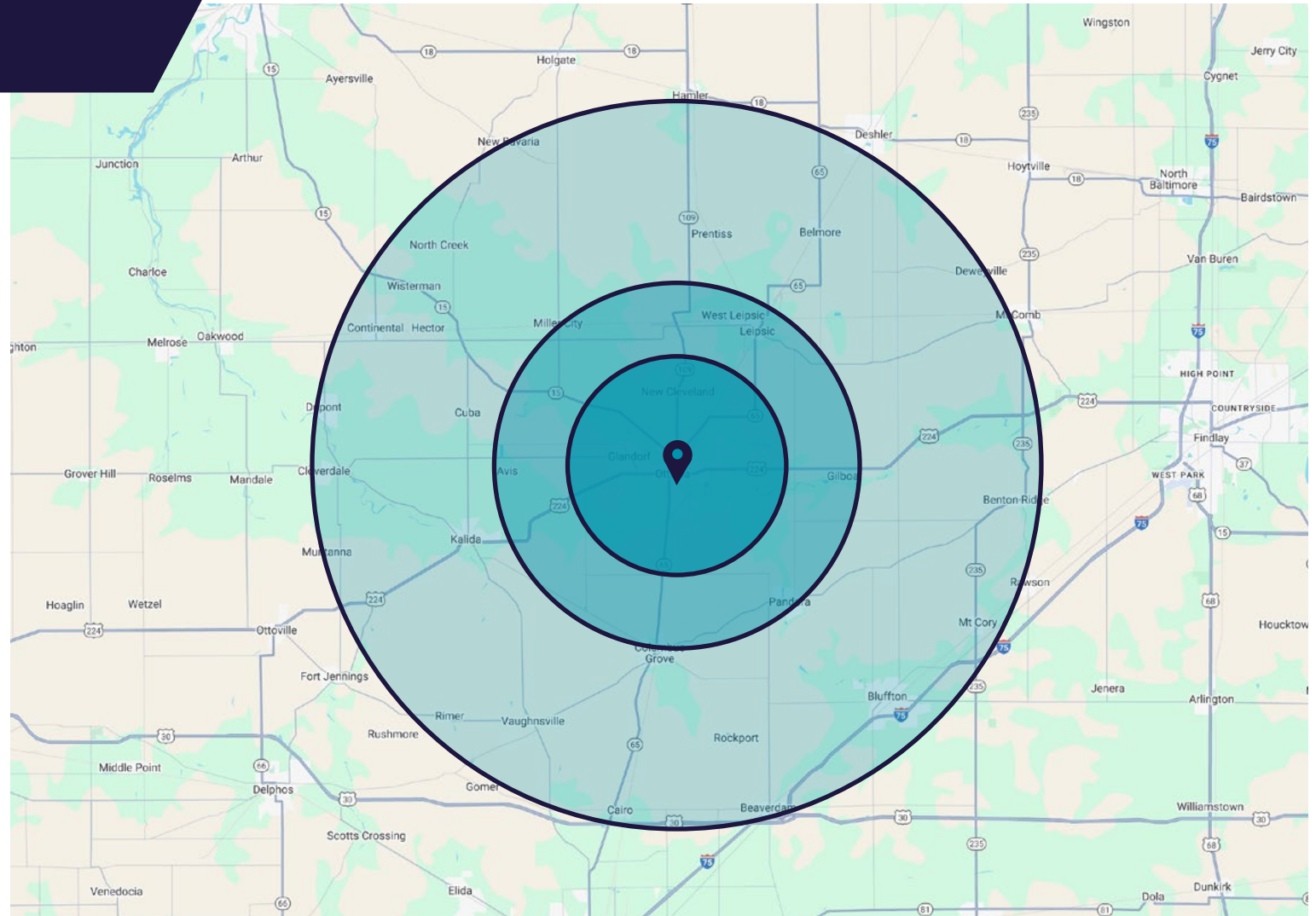
\$18 - \$24

UNEMPLOYMENT RATE

0.2 %

1.0%

2.4%



COLLEGES NEARBY

- UNIVERSITY OF NORTHWESTERN OH
- RHODES STATE COLLEGE
- DEFIANCE COLLEGE
- APOLLO CAREER CENTER
- FINDLAY UNIVERSITY
- BOWLING GREEN STATE UNIVERSISTY

CONTACT



Michael Guagenti, SIOR, CCIM

Managing Director
+1 614 783 3728
michael.guagenti@cushwake.com

Craig Herschel, SIOR

Director
+1 419 944 5182
+1 734 492 0089
craig.herschel@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.