



Accelerating success.

Industrial Space for Lease

**851 Industrial Drive
Wapakoneta, Ohio 45895**

CONTACT US

Todd Cochran

Vice President | Dayton
+1 937 723 2913
todd.cochran@colliers.com

Andrew Mullen

Associate | Dayton
+1 937 723 2909
andrew.mullen@colliers.com

Colliers | Dayton

15 McDonough St., Fl 4
Dayton, Ohio 45402
+1 937 449 0997



Building Specifications

Lease Rate: \$5.00/SF NNN

OPEX \$0.45/SF (taxes/ins) Estimated

Building Size 46,000 SF
6,000 Office SF

Acreage 8.3 Acres

Year Built 1978

Ceiling Height 15'6"

Drive-ins Five (5)

Docks Two (2)

Power 3 Phase, 480 Volt, 1,200 AMPs

Electrical Bus Duct Throughout

5 OH Doors, 2 Docks

Overhead 1: 12' x 12'

Overhead 2: 20' x 20'

Overhead 3: 12' x 12'

Overhead 4: 14' x 14'

Overhead 5: 14' x 20'

Docks: 8' x 8'

Column Spacing 50 x 25

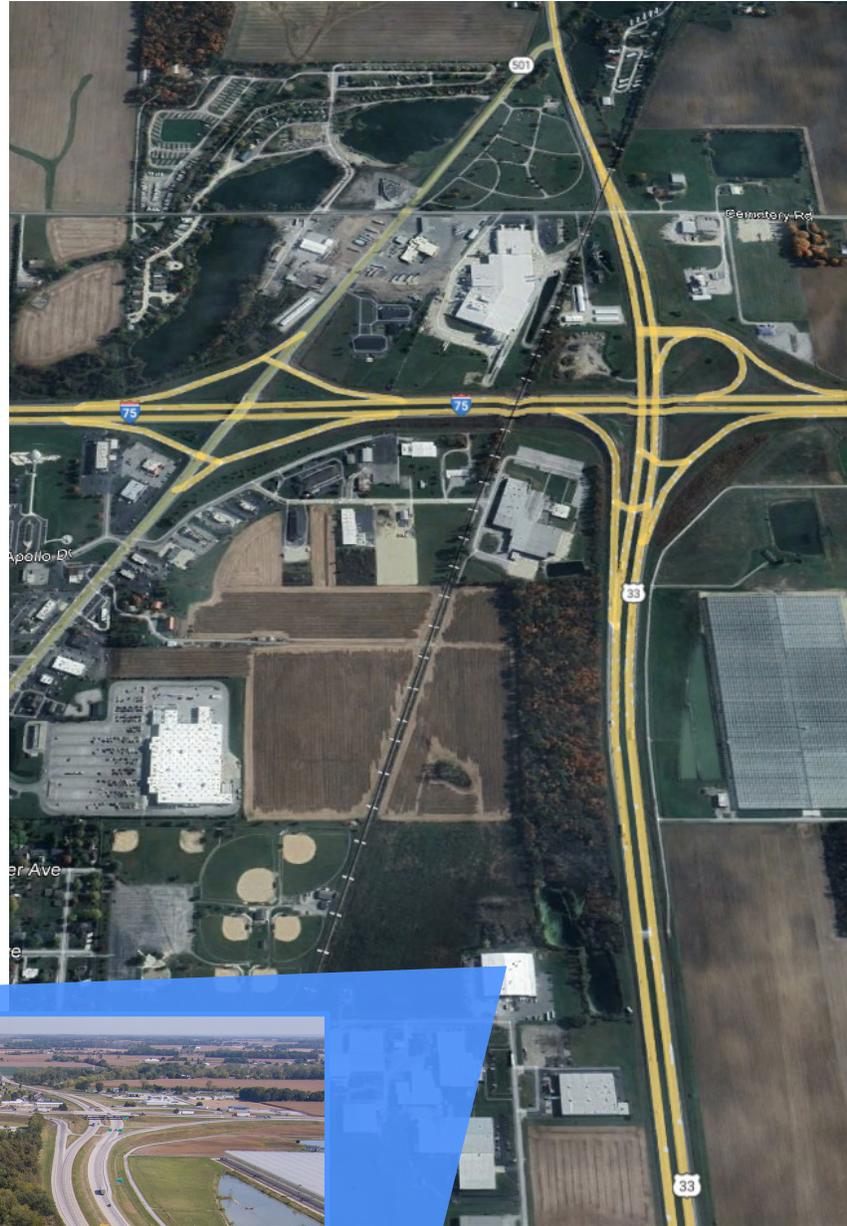


Location Overview

Located in Wapakoneta's premier industrial park, 851 Industrial Drive offers a premier industrial opportunity with unmatched connectivity. Situated within half a mile of both US Route 33 and I-75, the property provides exceptional connectivity to regional and interstate transportation corridors, making it ideal for logistics, manufacturing, and distribution operations.

Wapakoneta is a growing industrial hub in Auglaize County, Ohio, known for its business-friendly environment, skilled workforce, and strategic location. The city is home to the West Central Ohio Industrial Center (WCOIC)—one of the nation's largest rail-served, shovel-ready industrial parks. This certified Job Ready Site is designed to support rapid development and long-term growth. Businesses here benefit from low operating costs, a skilled local workforce, and strong community support for industrial expansion.

This property combines accessibility, adaptability, and visibility, positioning tenants for success.





0.5 Acres of
Fenced Outdoor Storage

Todd Cochran
Vice President
+1 937 723 2913
todd.cochran@colliers.com

Andrew Mullen
Associate
+1 937 723 2909
andrew.mullen@colliers.com

Colliers Dayton
15 McDonough St
Dayton, Ohio 45402
+1 937 449 0997



Accelerating success.
colliers.com/dayton

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.