

# AVAILABLE FOR LEASE SPEC WAREHOUSE 50,000 – 208,000 SF

**10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD**  
(Monclova Township) Swanton, OH 43558



## Building Expenses

Real Estate Taxes	\$.60/SF
Insurance	\$.11/SF
CAM	\$.43/SF
<b>Total Expenses</b>	<b>\$1.14/SF</b>

Photo-realistic building example

## HIGHLIGHTS



**CLEARANCE HEIGHT**  
32-FOOT



**DRIVE-IN DOORS/DOCKS**  
2 DRIVE-IN DOORS  
24 DOCKS  
(9'X10' DOORS, BUMPERS & SEALS)

## LEASE RATES



**WAREHOUSE**  
\$7.50/SF NNN



**OFFICE**  
\$14.50/SF NNN



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**NEWMARK**

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*Terry* **COYNE**.com

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## SPEC BUILDING HIGHLIGHTS



**190**  
**SURFACE**  
**AUTOMOBILE**  
PARKING  
SPACES



**480 VOLT,**  
**1000 AMP,**  
**3-PHASE**  
POWER



**LED**  
LIGHTING



**ESFR**  
SPRINKLER  
SYSTEM



**70**  
**TRUCK**  
**TRAILER**  
PARKING  
SPACES



**50' X 50'**  
COLUMN  
SPACING



**60' X 50'**  
BAYS ON  
DOCK SIDE OF  
BUILDING



**OFFICE**  
BUILT-TO-SUIT



**ADJACENT TO**  
NORFOLK  
SOUTHERN  
RAILROAD



**DIRECTLY ACROSS FROM**  
EUGENE F. KRANZ  
TOLEDO EXPRESS  
AIRPORT



**FREEWAY VISIBILITY**  
OHIO TURNPIKE (I-80/90)  
AND AIRPORT HIGHWAY  
(STATE ROUTE 2)



**EASY ACCESS TO**  
GARDEN RD., STATE  
ROUTE 2 & I-80/I-90  
(OHIO TURNPIKE)



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## DEVELOPMENT AERIAL MAP



Address	Parcel #	Size	Taxes
10580 Airport Highway	38-46521	6.45 Acres	Taxes/Year: \$886.42
10650 Airport Highway	38-28757	14.747 Acres	Taxes/Year: \$1,982.22
2044 Garden Road	38-28861	19.238 Acres	Taxes/Year: \$3,068.10

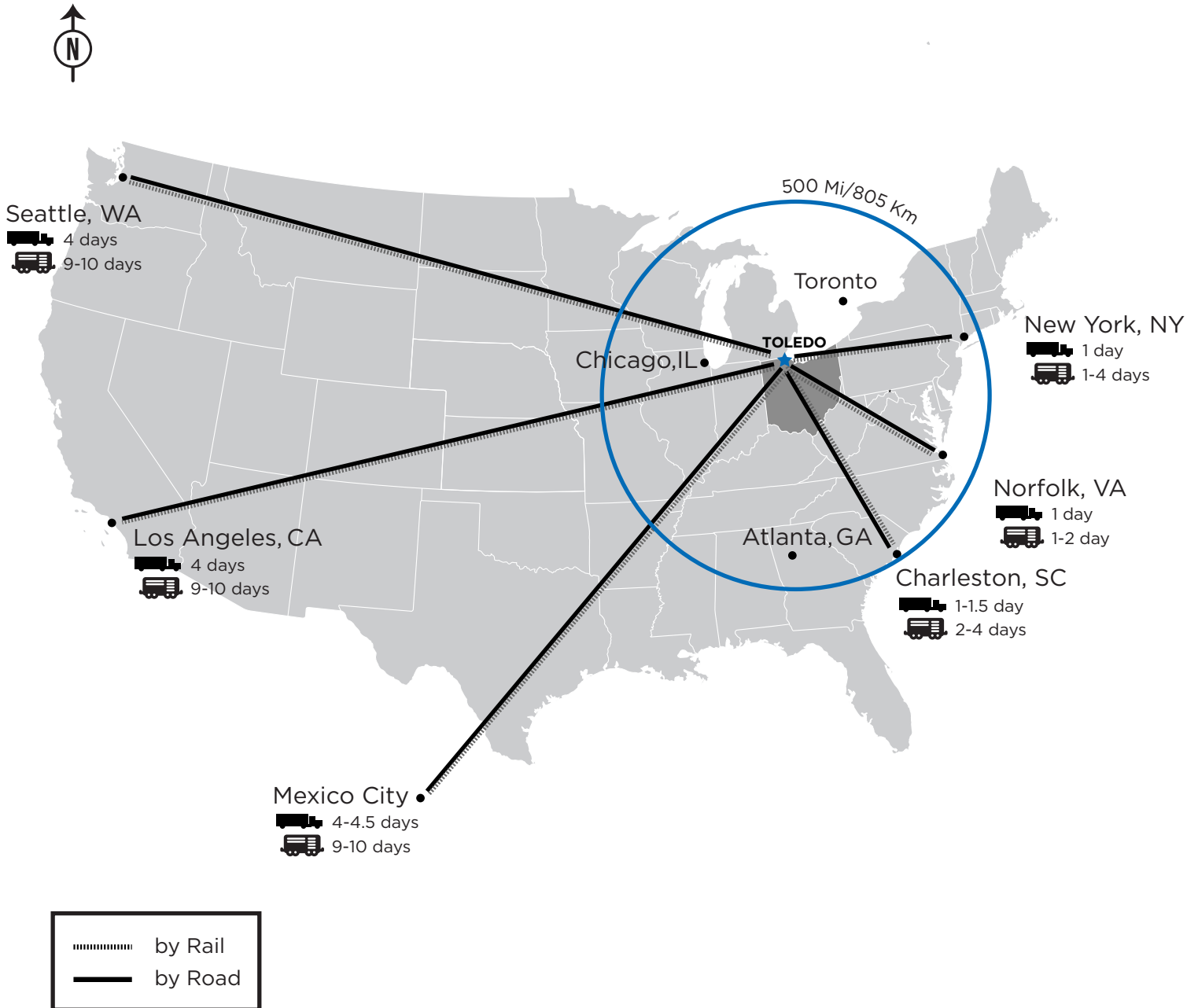
### TRAFFIC COUNTS

Location	Traffic Count
Ohio Turnpike (I-80/90)	21,743 Vehicles Per Day
Airport Highway (State Route 2)	15,151 Vehicles Per Day

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## INDUSTRIAL LOGISTICS MAP



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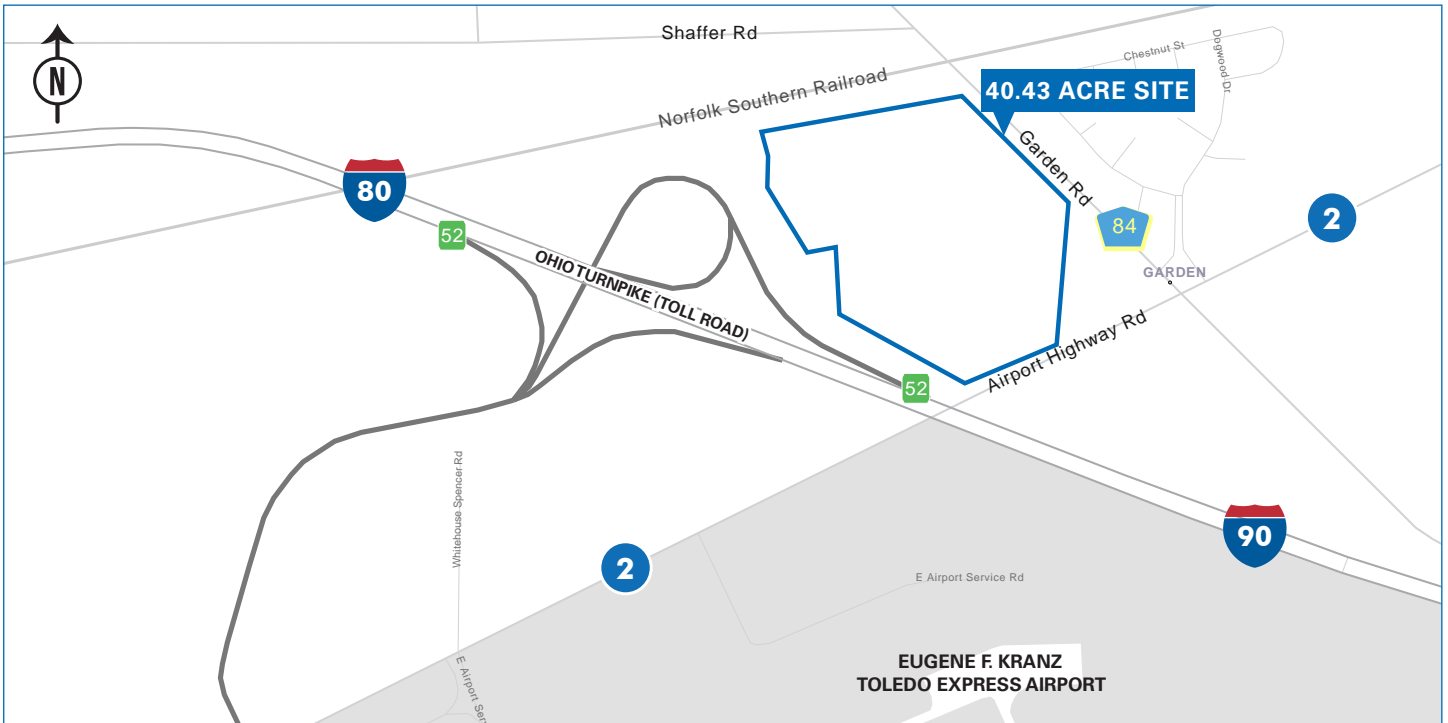
## EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>462,457</b> Population	 <b>24%</b> High School Diploma	 <b>\$58,536</b> Median Household Income	 <b>59.9%</b> White Collar	 <b>16.4%</b> Services
 <b>39.7</b> Median Age	 <b>32%</b> Some College	 <b>\$35,944</b> Per Capita Income	 <b>23.8%</b> Blue Collar	 <b>4.4%</b> Unemployment Rate
 <b>194,789</b> Households	 <b>32%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$50,528</b> Median Disposable Income		 <b>14%</b> Spend 7+ hours commuting to and from work per week	 <b>16,400</b> Total Businesses	 <b>250,587</b> Total Employees

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## LOCAL & REGIONAL MAP



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