

6610 FAIRFIELD DRIVE
NORTHWOOD, OHIO 43619

INDUSTRIAL BUILDING FOR LEASE
10,800 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

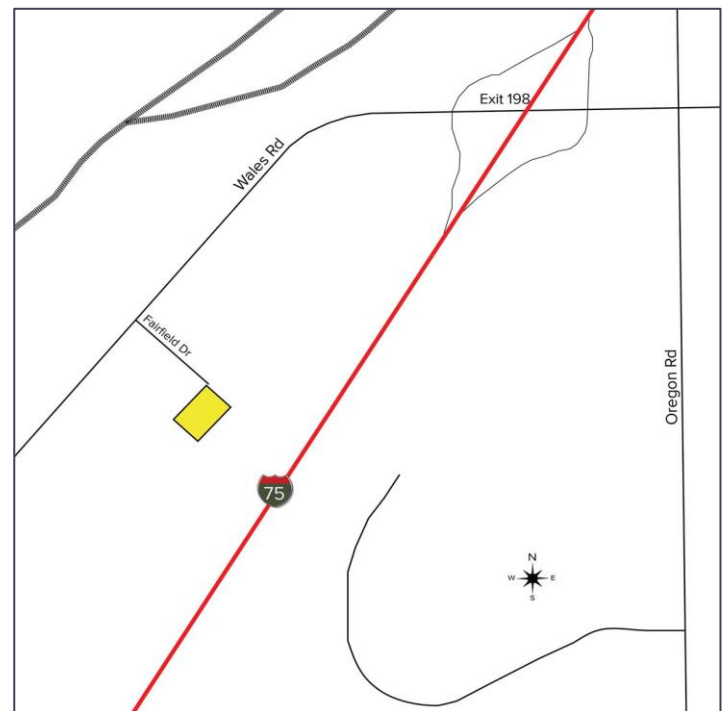


VIEW VIDEO TOUR



GENERAL INFORMATION

Lease Rate:	\$5.75 PSF NNN
Available Space:	10,800 square feet
Building Size:	45,900 square feet
Number of Stories:	One
Year Constructed:	2002
Condition:	Good
Acreage:	5.37 acres
Land Dimensions:	Irregular – approx. 510' of frontage on I-75
Closest Cross Street:	Wales Road
County:	Wood
Zoning:	M-2
Parking:	Approx. 100 shared spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Industrial Building For Lease

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BUILDING SPECIFICATIONS –SUITE A

Office Space:	2,700 sf (86'x75')
Shop Space:	8,100 sf
Exterior Walls:	Decorative block & corrugated metal
Structural System:	Steel joist
Roof:	Corrugated metal
Floors/Coverings:	Concrete/vinyl
Ceiling Height:	20' to clear, 18' eaves
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Office only
Power:	200 amp
Security System:	Yes
Restrooms:	Three
Overhead Door:	One – 12' x 12' drive-in
Truck Well/Dock:	Two – 8' x 10' + interior dock
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	Yes

2025 REAL ESTATE TAXES

Parcel Number:	M51-300-820405001001
Total Annual Taxes:	\$42,141.16

BUILDING INFORMATION

Current Occupant:	Armormvue
Occupancy Date:	June 2026
Sign on Property:	Yes
Showing Instructions:	Contact agents to schedule appointment

LEASE DETAILS

Term:	3-5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities: Utilities, trash, interior maintenance, janitorial, RE taxes, CAM & insurance, content/liability insurance 2025 NNN charges are \$1.77 PSF	

Comments:

- Newly paved parking lot
- Clear span
- I-75 frontage
- Approximately 1 mile to on/off ramp

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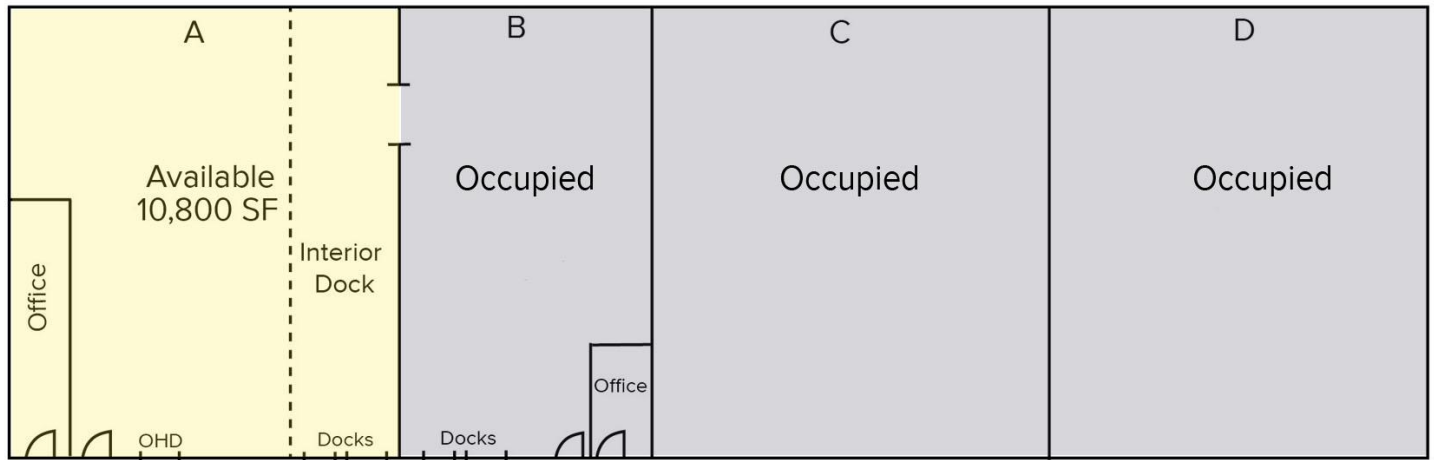
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Not to scale



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Warehouse



Warehouse



Lobby



Back Office

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