



4031 Spartan Dr

Oregon, Ohio 43616

Property Highlights

- Four private offices + two in warehouse
- Conference room and large reception desk area
- Large break area in the warehouse
- Two in office restrooms
- Men's warehouse restroom, two stalls and one urinal
- Women's warehouse restroom has four stalls
- 2 restrooms on the floor of the warehouse
- Column 27x 44.3
- 26ft side, 29 ft middle
- 12 docks, 2 14ft grade level doors

Property Overview

Located in Spartan Industrial Park this property is located near multiple tier 1 automotive suppliers, Midwest Terminals, and Cleveland Cliffs. 3 miles from St Rt 2, 4.5 miles from I-280, 6 miles to FCA, and 6 miles to I-75.

Offering Summary

Lease Rate:	\$5.25/SF NNN
Building Size:	82,757 SF

For More Information



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Location Information

Street Address	4031 Spartan Dr
City, State, Zip	Oregon, OH 43616
County	Lucas
Market	Oregon
Signal Intersection	No
Road Type	Paved
Nearest Highway	State Route 2, Interstate 280
Nearest Airport	Detroit Metro

Building Information

Building Size	82,757 SF
Tenancy	Single
Year Built	2003
Construction Type	Pre engineered steel
Ceiling Height (Min/Max)	26-29ft
Fire Suppression System	WET

Lease Specifications & Responsibilities

Utilities	Tenant
Real Estate Taxes	Tenant
Insurance (Fire & Hazard)	Tenant
Content, Liability Insurance	Tenant
Janatorial	Tenant
Roof	Landlord
Structure	Landlord
CAM	Estimated \$.98 PSF
Improvements	Negotiable
Lease Term	Three Year Minimum

Property Information

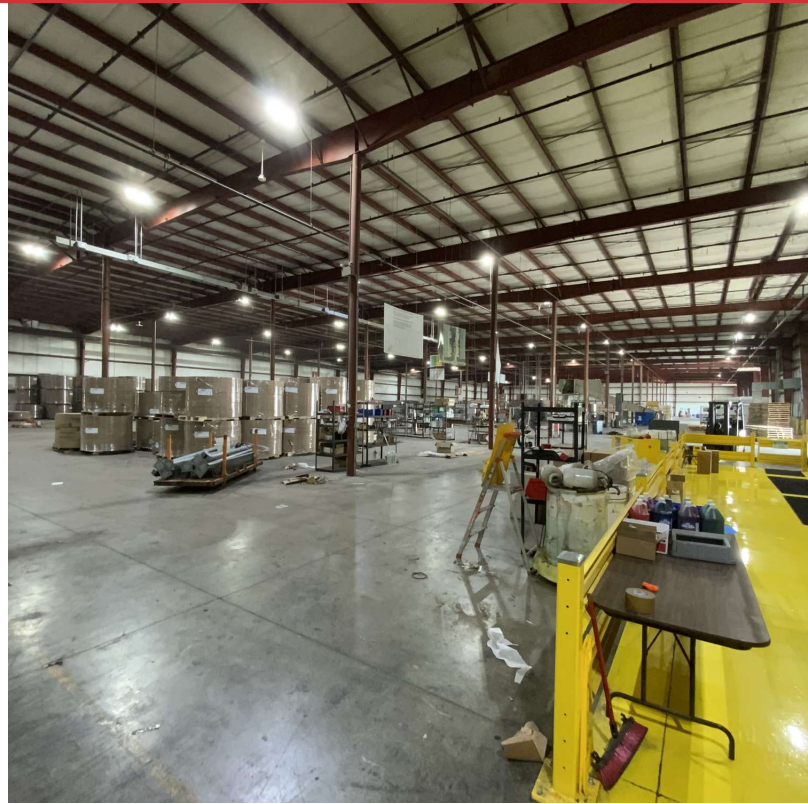
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	40-CI
Lot Size	8,856,837,000 SF
APN #	4408116
Traffic Count	2901
Traffic Count Street	Corduroy Rd.

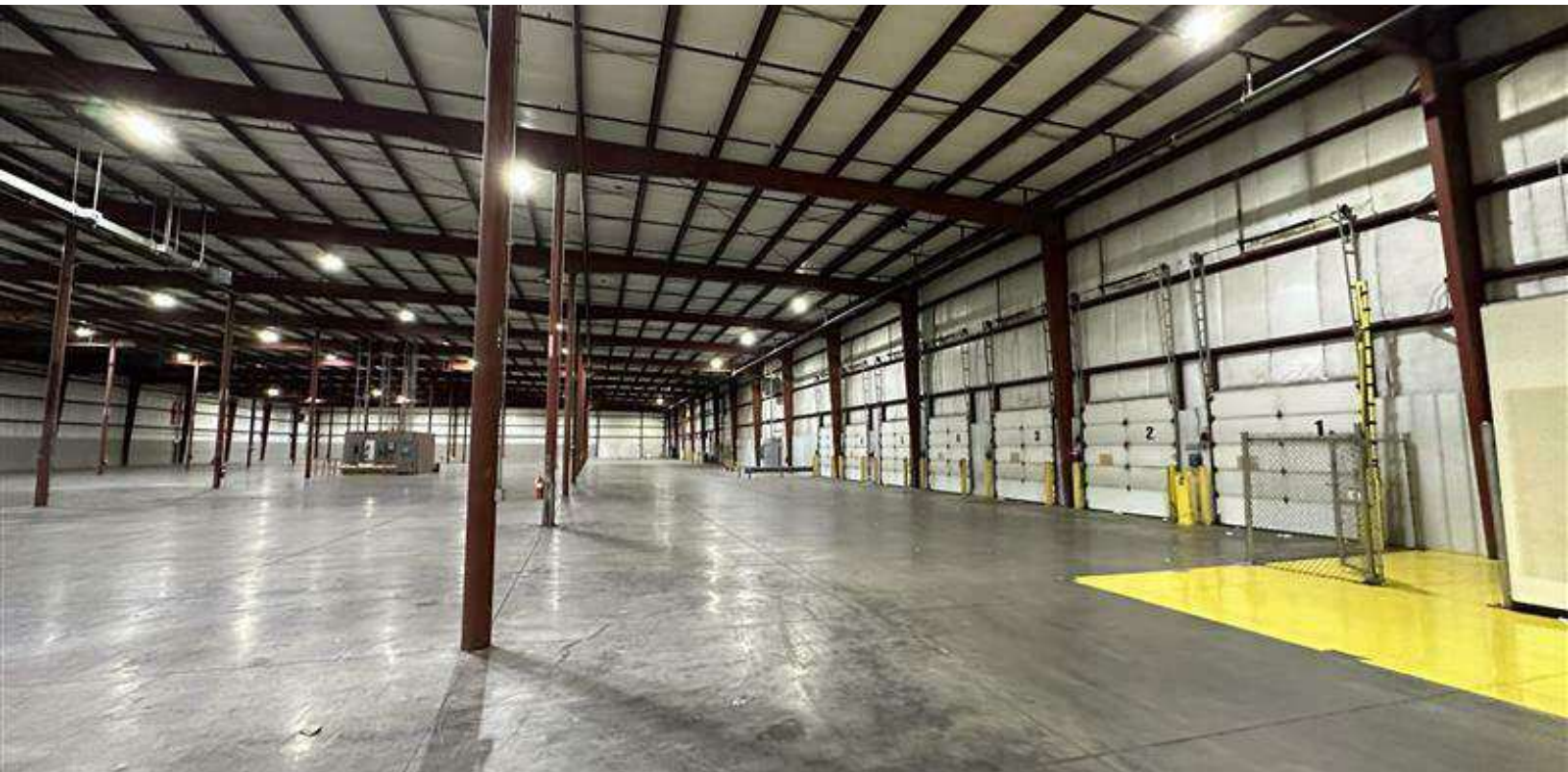
Utilities & Amenities

Electricity	Toledo Edison
Water	City of Oregon
Gas	Columbia Gas
Sanitary Sewer	City of Oregon

Taxes

Real Estate Tax Year	2022
General Taxes	\$65,433
House Bill 920	(\$8,544.06)
Net General	\$56,888.94
Special Taxes	\$590.60
Total Annual Taxes	\$57,479.54



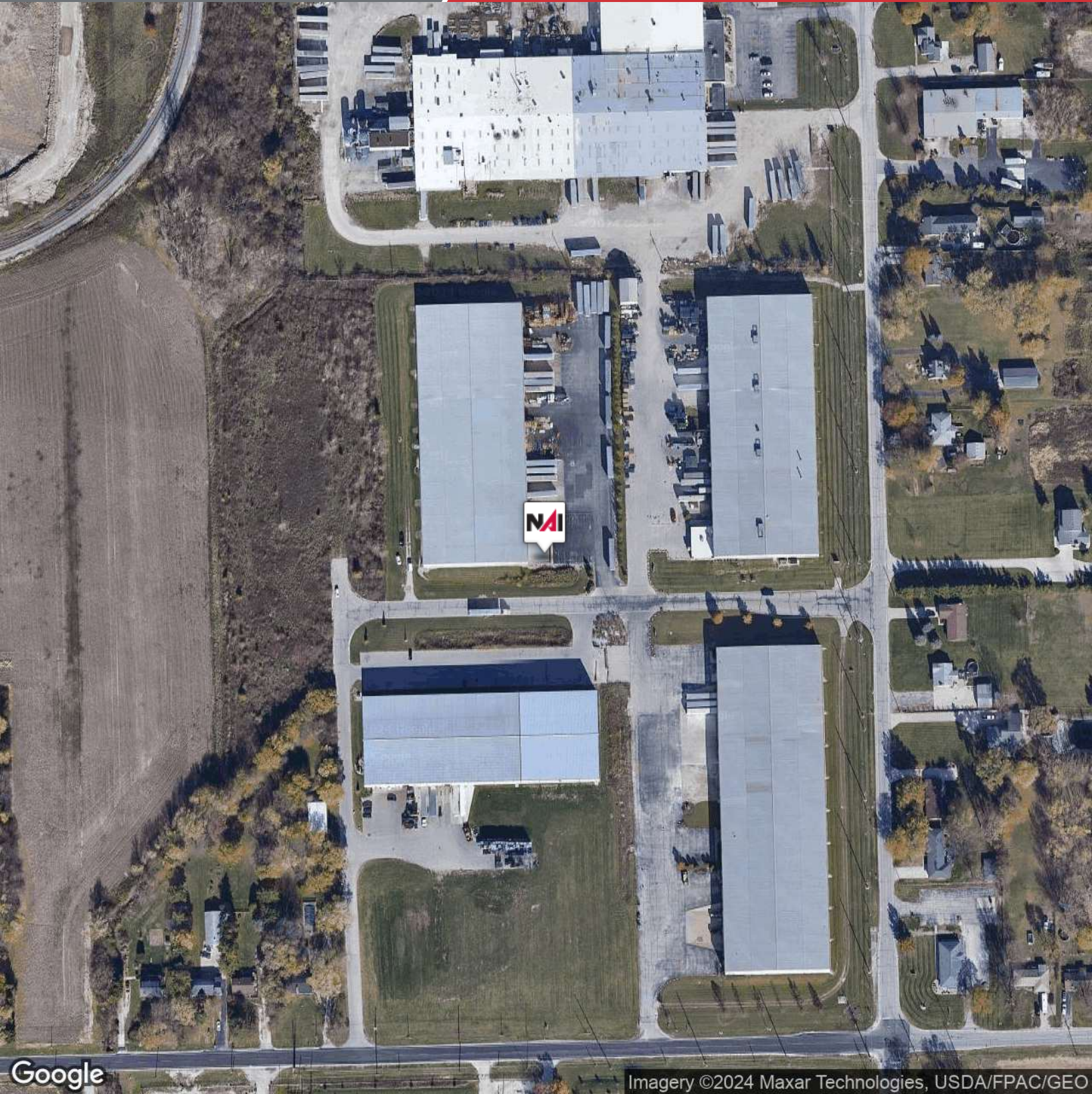


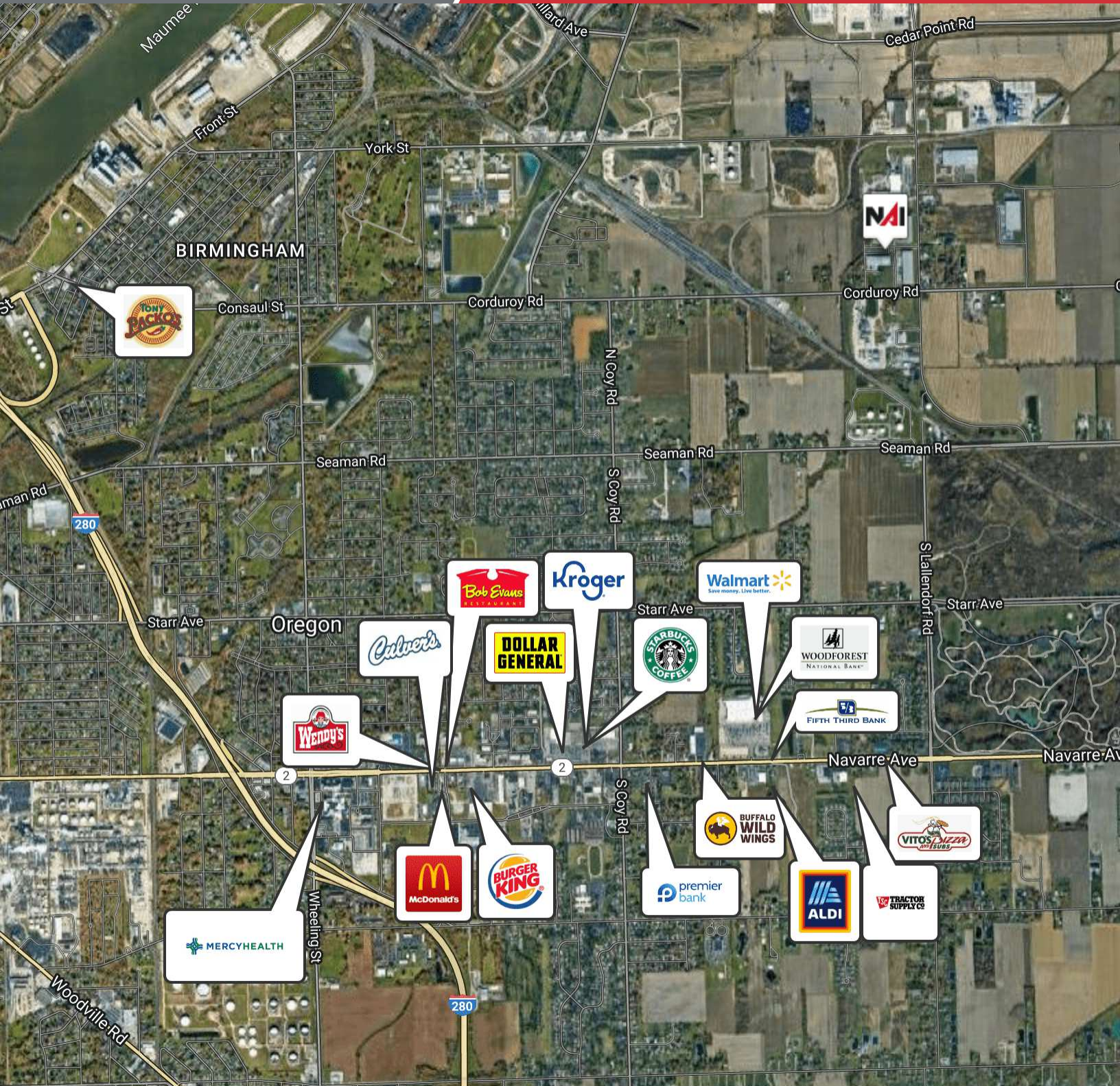








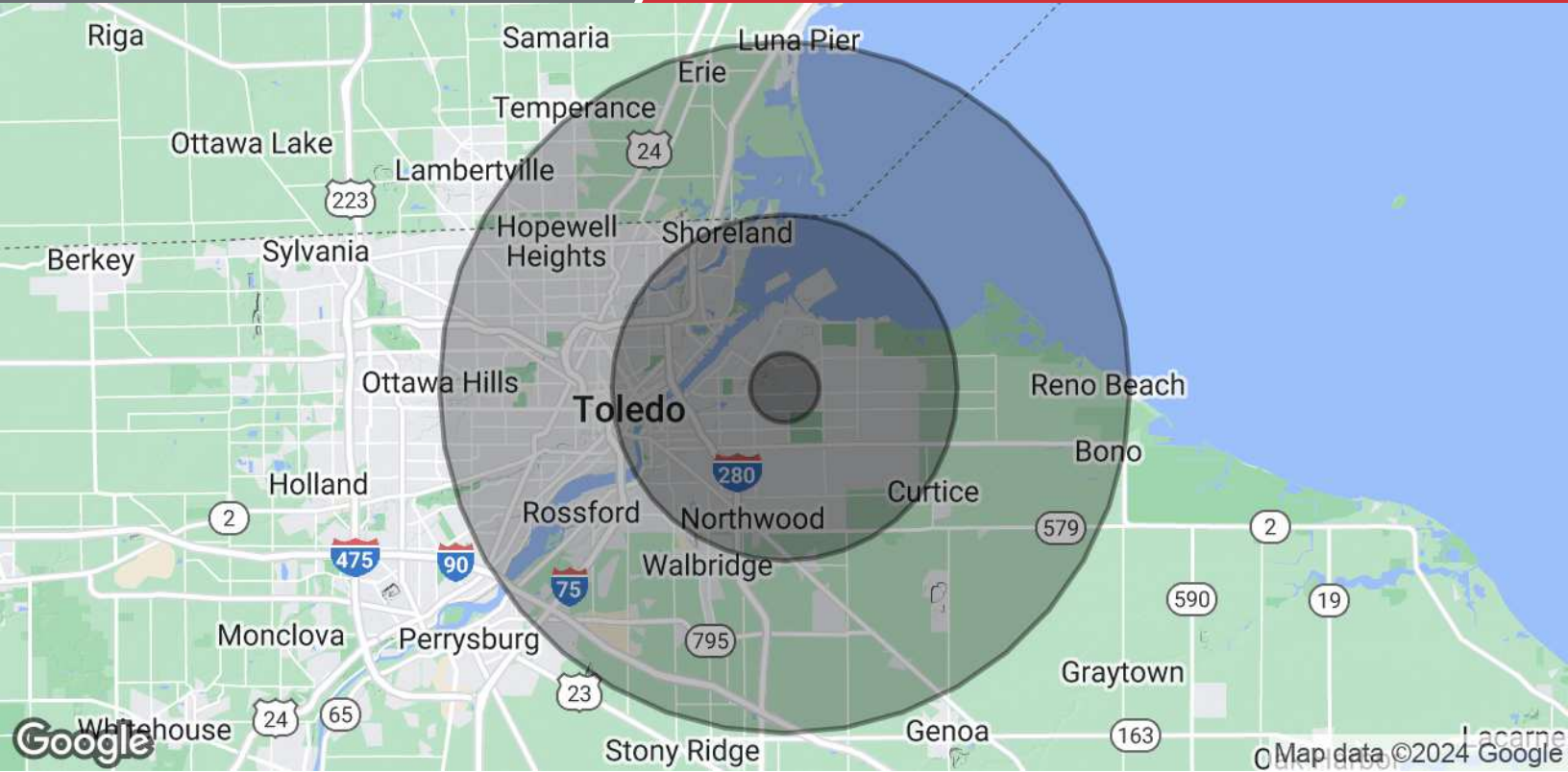




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Population	1 Mile	5 Miles	10 Miles
Total Population	485	90,983	301,381
Average Age	39.0	38.5	38.4
Average Age (Male)	24.9	37.1	37.0
Average Age (Female)	46.6	39.7	39.5
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	157	43,838	145,390
# of Persons per HH	3.1	2.1	2.1
Average HH Income	\$83,844	\$45,230	\$51,305
Average House Value	\$185,103	\$80,037	\$94,277

2020 American Community Survey (ACS)