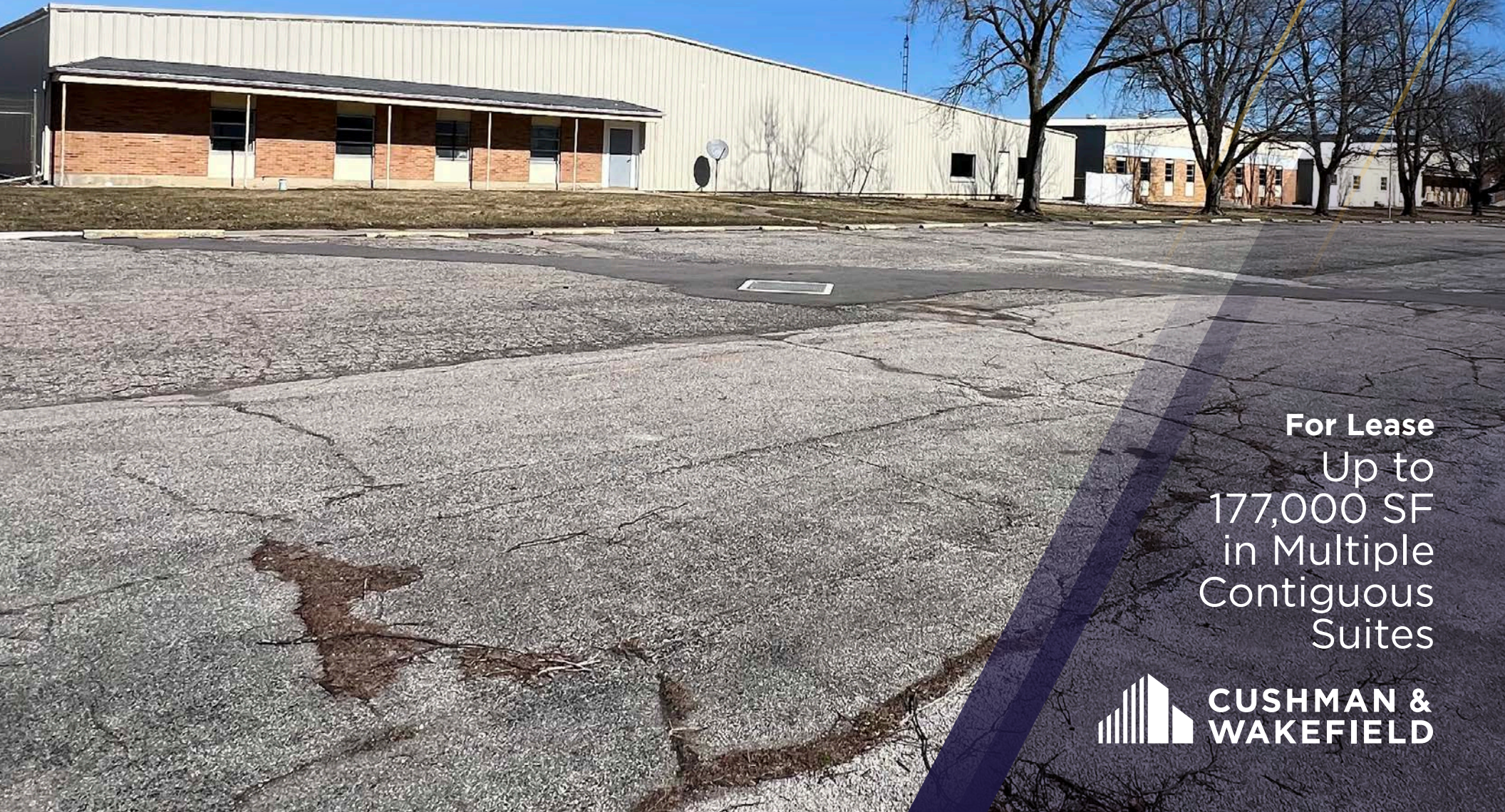
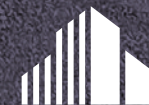


# 240

**INDUSTRIAL PARKWAY  
FAYETTE, OH 43521**



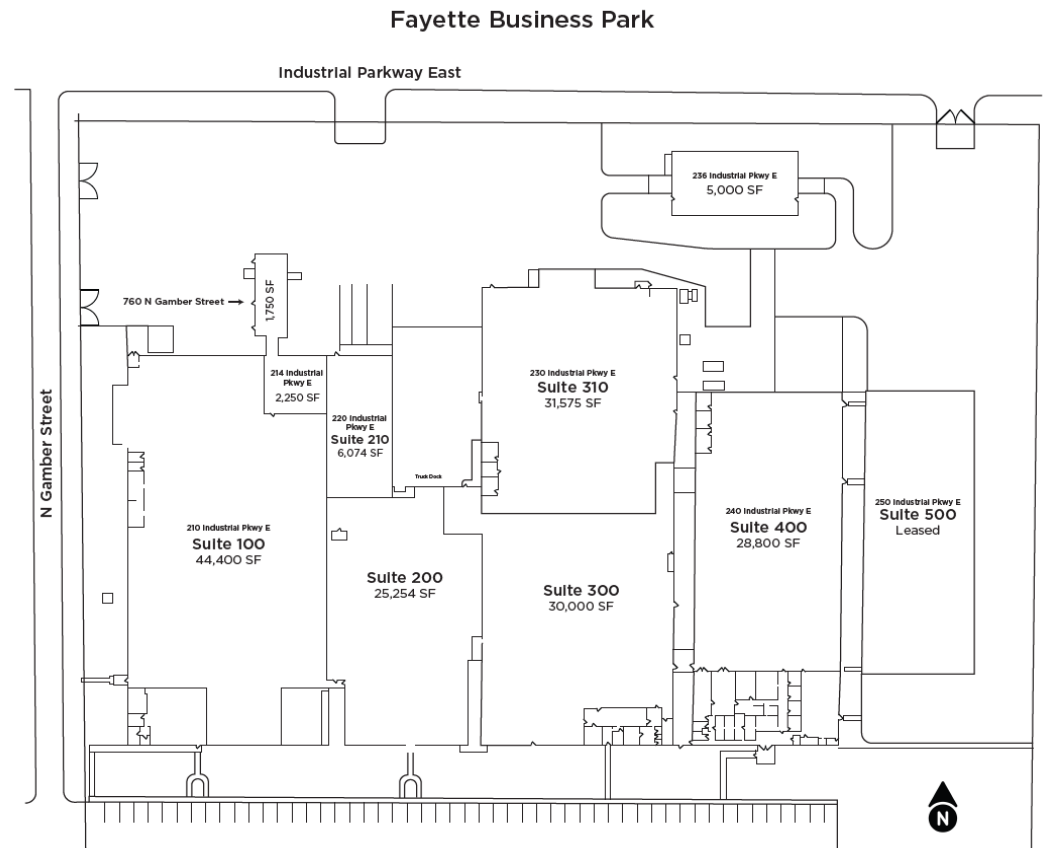
**For Lease**  
Up to  
177,000 SF  
in Multiple  
Contiguous  
Suites



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

Total RBA	215,872 SF
Site Area	12 Acres
Buildings	1
Year Built	1960, 1966, 1970, 1976, 1977, and 2005
Construction	Steel frame with insulated steel sidewalls
Roof	Mixed of metal and EPDM
Power	Multiple services
Lighting	Florescent
Electric	First Energy
Natural Gas	Ohio Gas
Water/Sewer	Village of Fayette
Fire Suppression	Wet system, ordinary hazard
Security	Per tenant
Auto Parking	South side of building and some spaces on the north side
Outside Storage	Per code
Site Fencing	North (rear) section is fenced
Zoning	M2 General Industrial
Parcel ID	19-039360-00.000
Operating Expenses	CAM \$0.30/SF
	Taxes \$0.18/SF
	Ins \$0.08/SF
	\$0.56/SF
Lease Rate	\$3.95/SF NNN
	*Rates may vary depending on suites and amount of SF



**AVAILABLE SPACE**

44,400 SF (160' x 327')

**COLUMN SPACING**

24' X 57 and 24' x 37'

**CLEAR HEIGHT**

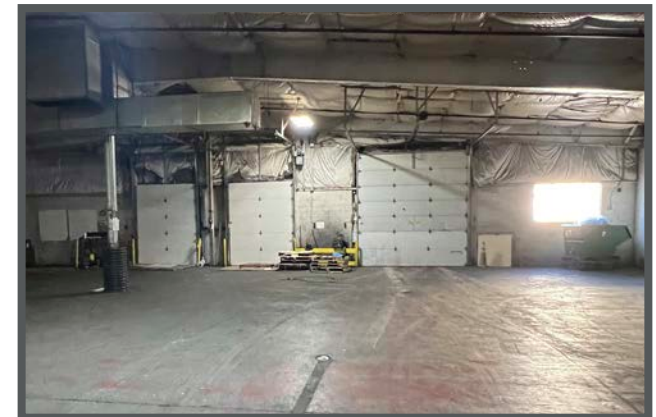
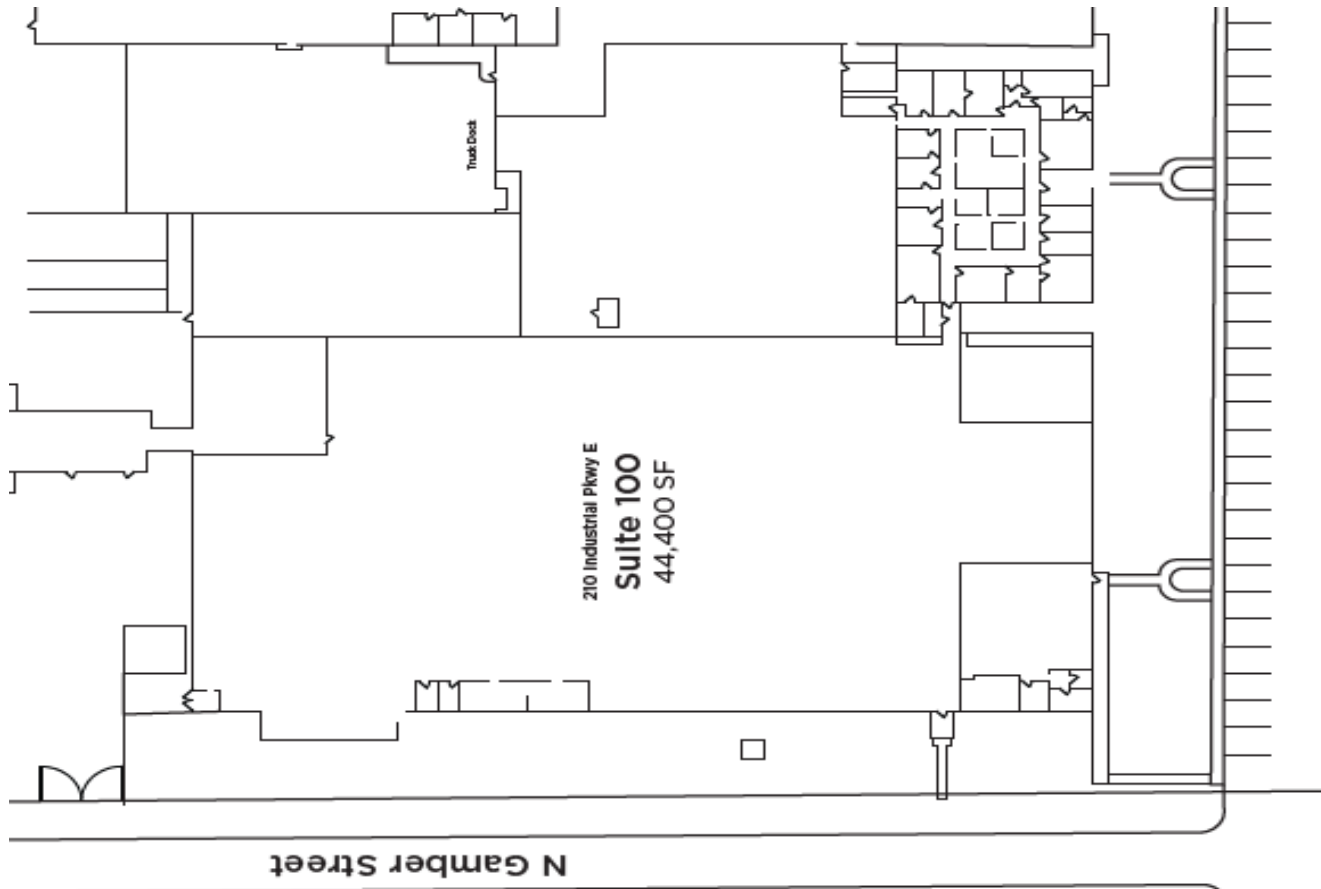
West bay 11' to 15'10"  
East bay 8' to 11'

**LOADING**

1 - 12'x 14' grade door  
2 - 8' x 10' dock doors

**COMMENTS**

3 restrooms total  
12' x 24' breakroom  
Buss duct



**AVAILABLE SPACE**

25,254 SF (122' x 207')

**COLUMN SPACING**

One row of columns - 30' x 48'

**CLEAR HEIGHT**

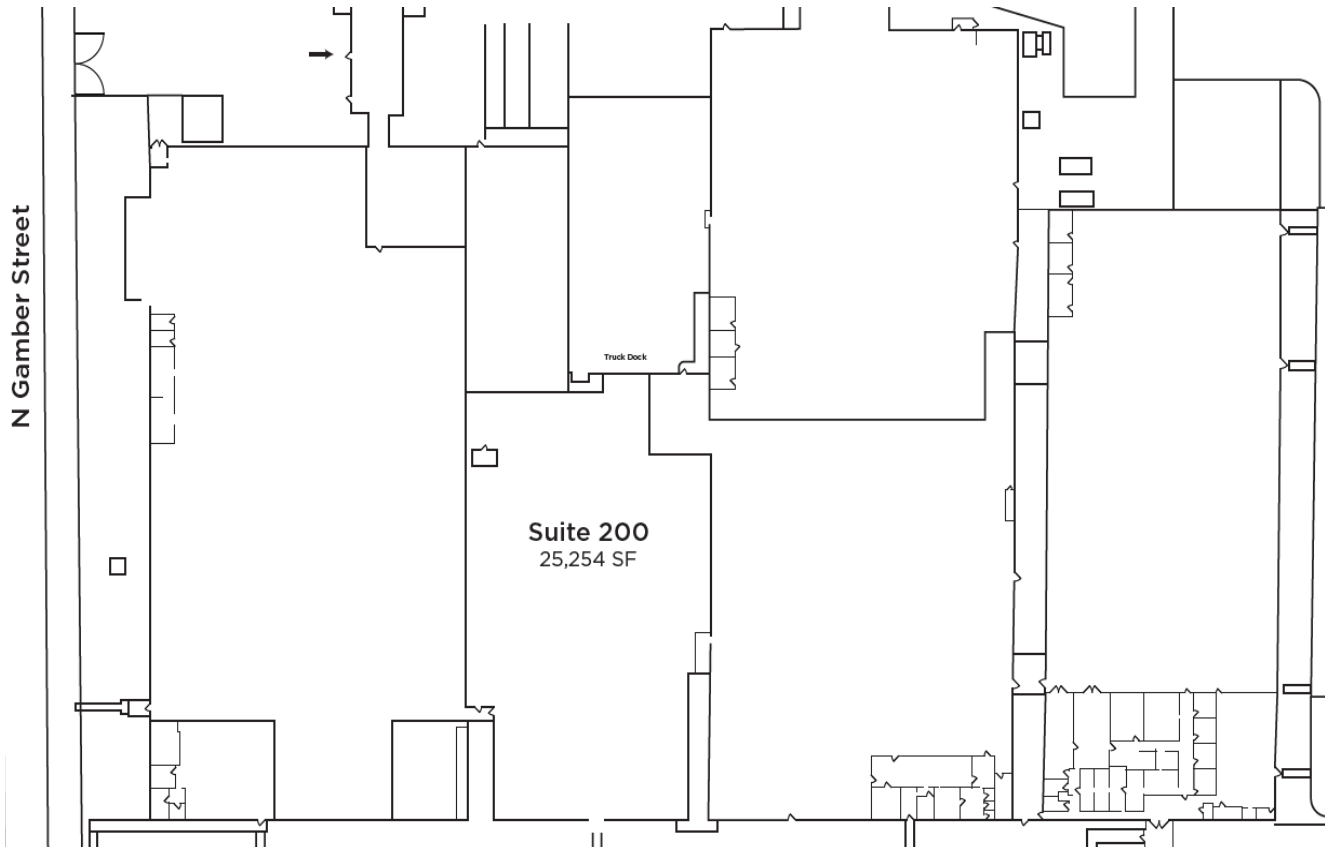
11' to 14'7"

**LOADING**

1 - 7' x 8' grade door with ramp / 3 - 8' x 9' dock doors with bumpers, levelers, and seals

**COMMENTS**

3 restrooms total  
12' x 24' breakroom  
Buss duct



**AVAILABLE SPACE**

44,400 SF

**COLUMN SPACING**

Clear span

**CLEAR HEIGHT**

13' to 15'

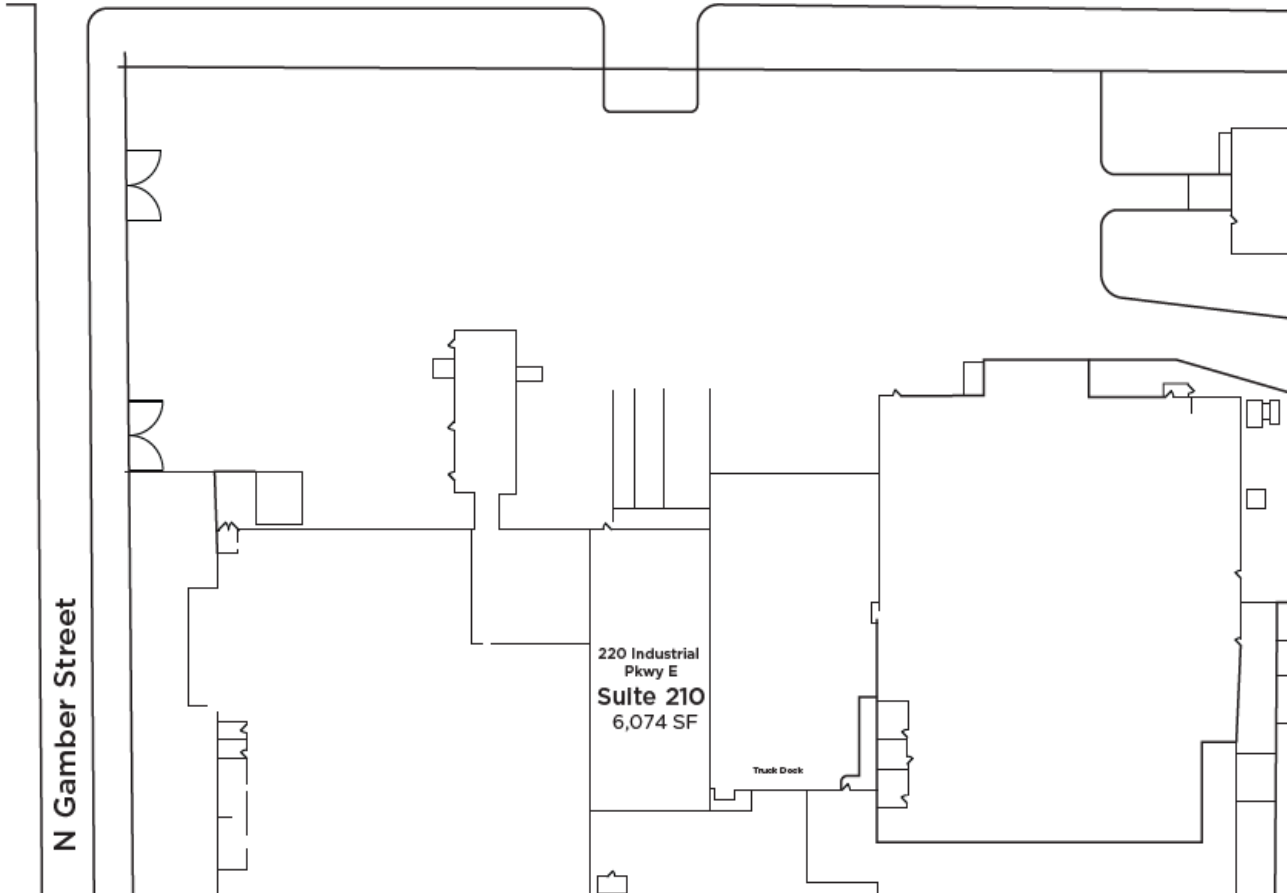
**LOADING**

1 - 12' x 19' exterior truck dock and 1 - 12' x 12' grade door

**COMMENTS**

No restrooms or office  
Buss duct

Industrial Parkway East



**AVAILABLE SPACE**

30,000 SF

**COLUMN SPACING**

57' x 24'

**CLEAR HEIGHT**

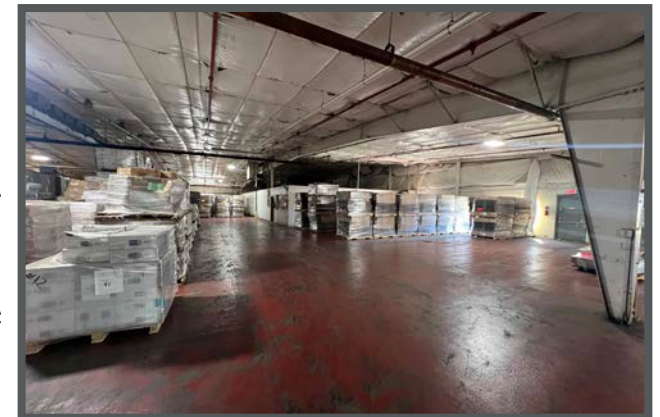
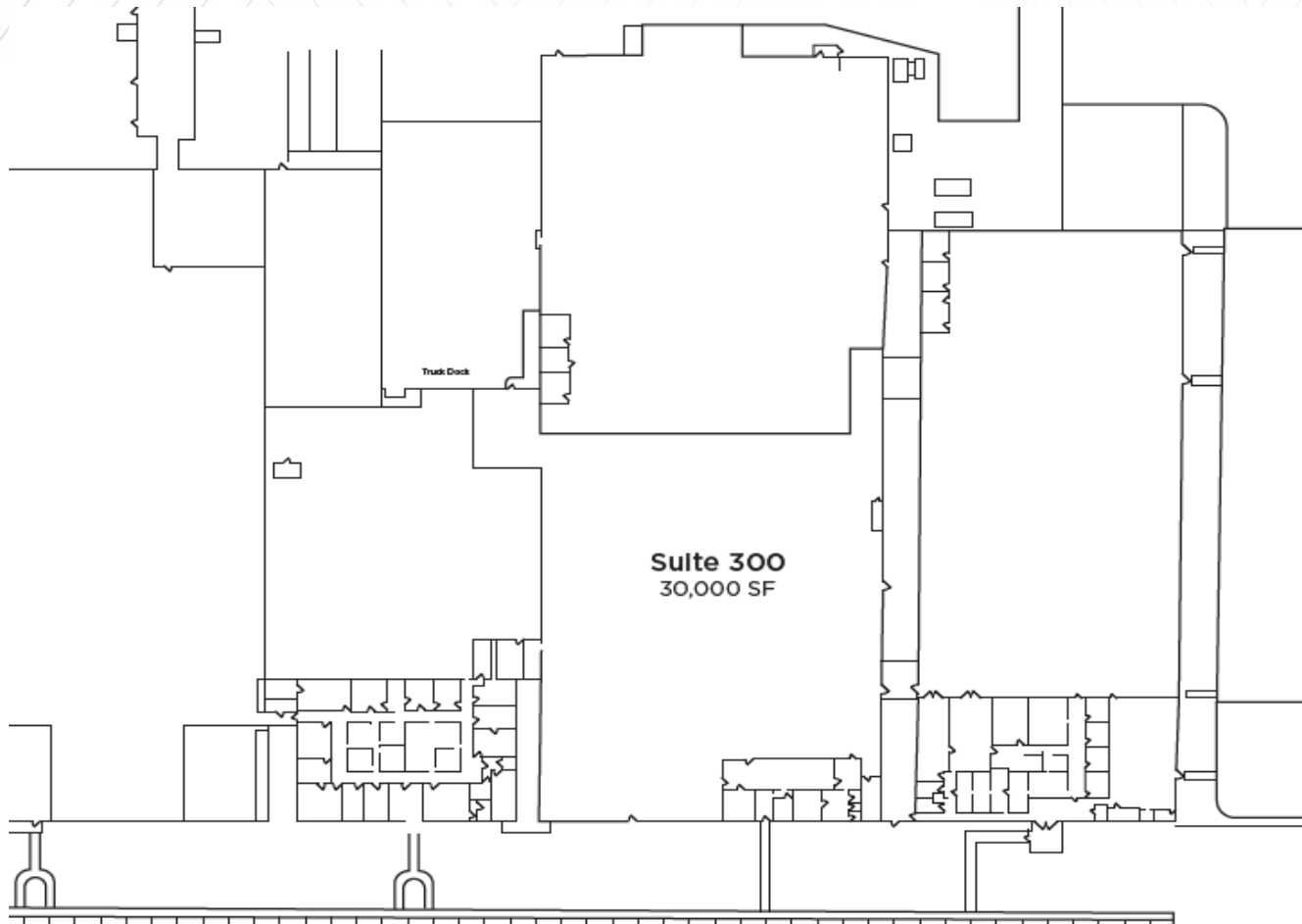
9' to 14'9"

**LOADING**

Loading through Suite 310

**COMMENTS**

Offices at south end of suite  
Buss duct  
Suites 300 and 310 are currently combined for a total of 61,575 SF



**AVAILABLE SPACE**

31,575 SF

**COLUMN SPACING**

57' x 24'

**CLEAR HEIGHT**

9' to 14'9"

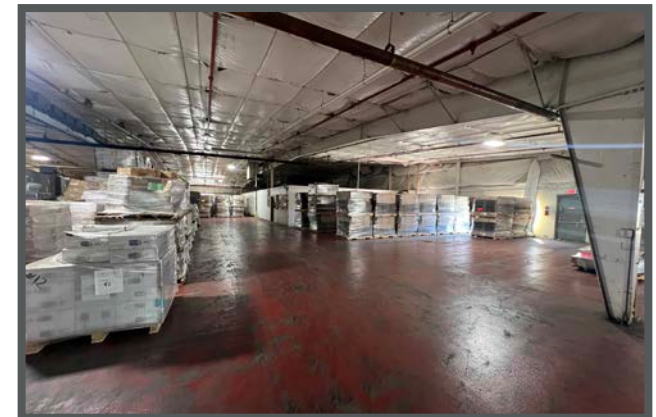
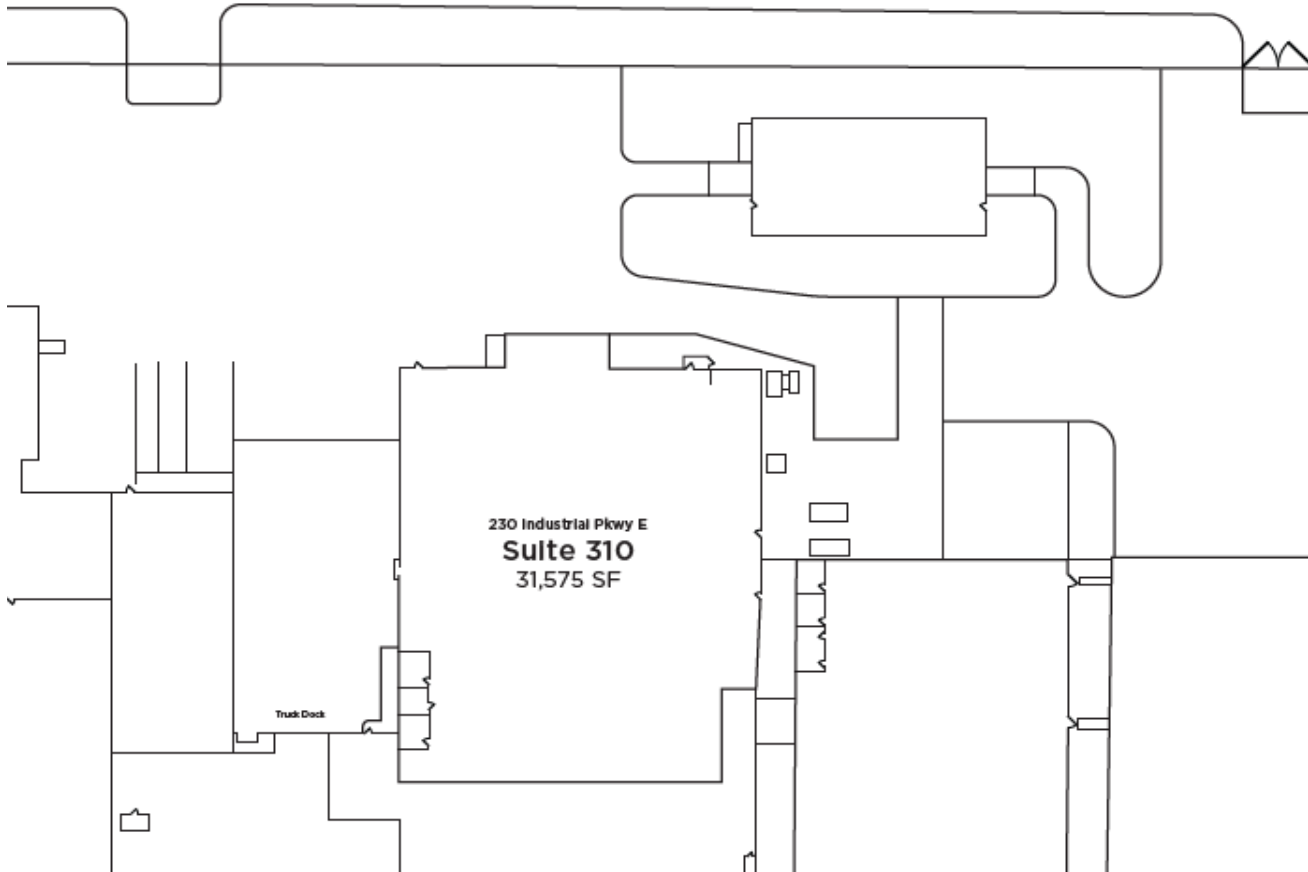
**LOADING**

1 - 8' x 10' dock and  
1 - 10' x 10' grade level door

**COMMENTS**

2,106 SF office  
4 restrooms (2 office, 2 plant)  
Buss duct  
Suites 300 and 310 are currently  
combined a total of 61,575 SF

**Industrial Parkway East**



**AVAILABLE SPACE**

28,800 SF

**COLUMN SPACING**

One row of columns, 30' x 58'

**CLEAR HEIGHT**

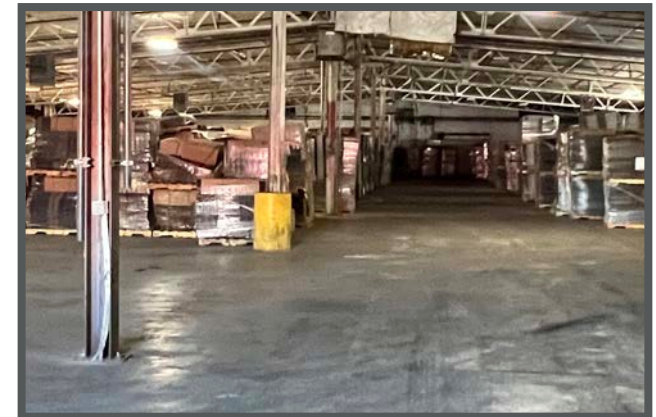
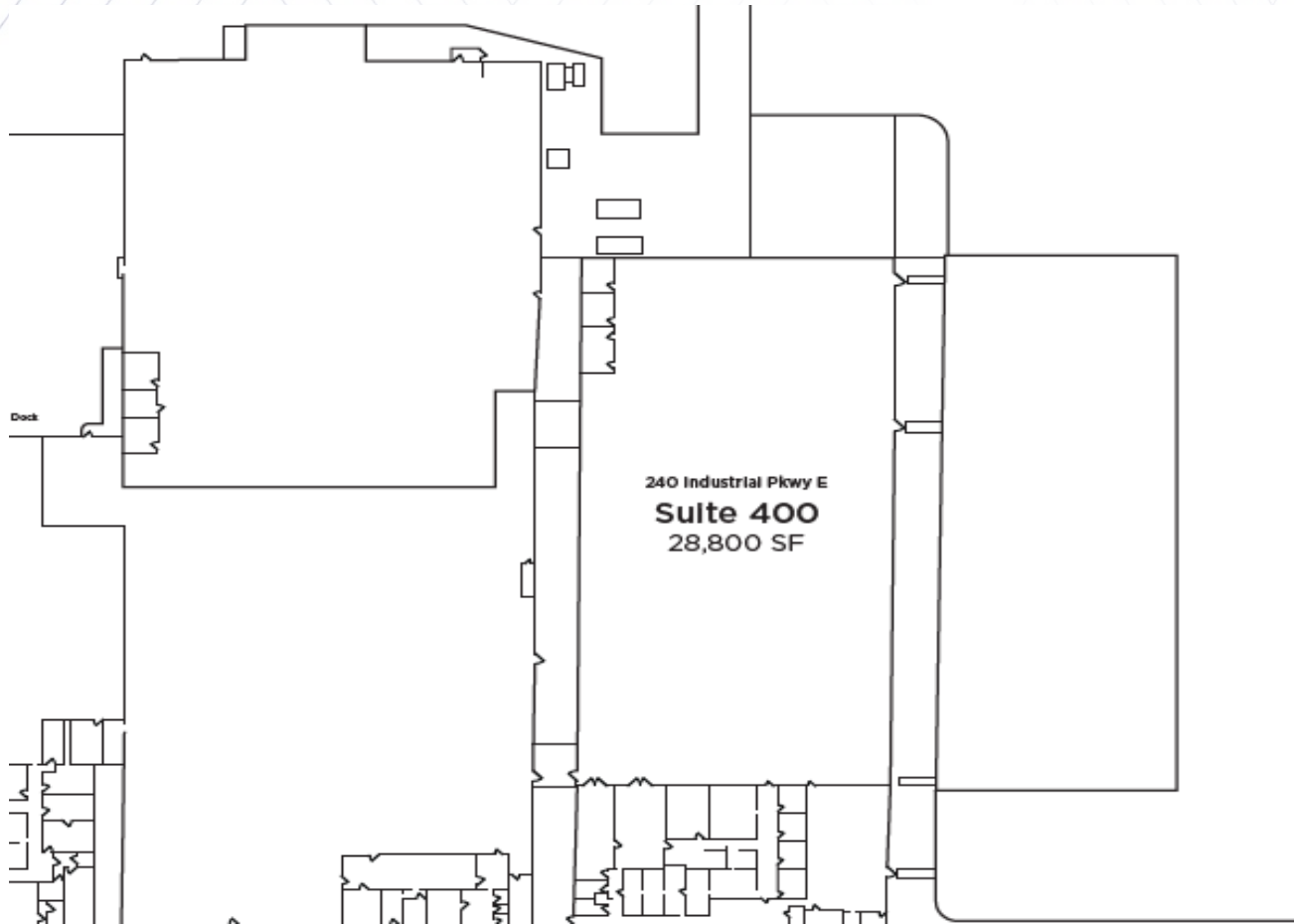
11' x 15'6"

**LOADING**

3 - 8' x 9' truck docks and  
1 - 12' x 12' grade level door

**COMMENTS**

240 SF break room/office  
2 restrooms



**AVAILABLE SPACE**

4,000 SF

**COLUMN SPACING**

24' X 57 and 24' x 37'

**CLEAR HEIGHT**

11'

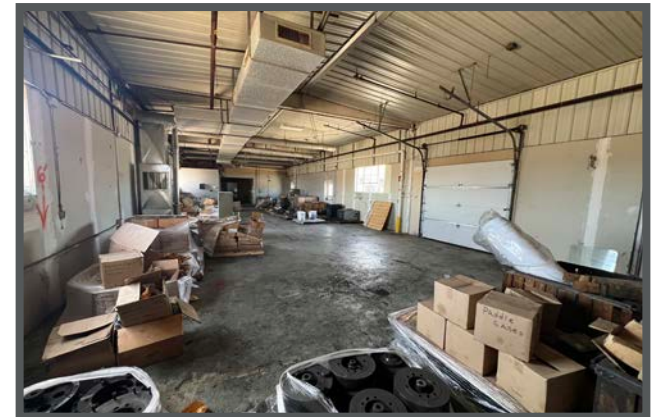
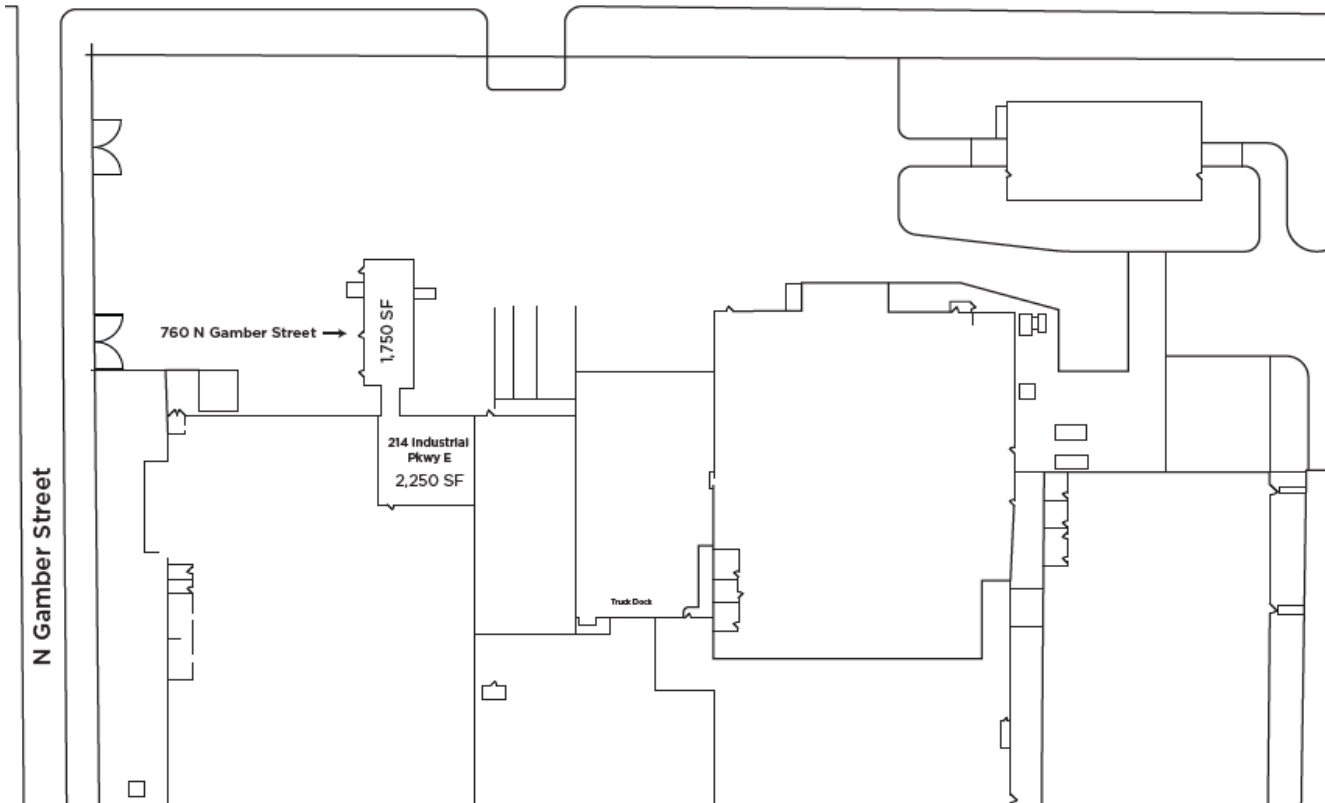
**LOADING**

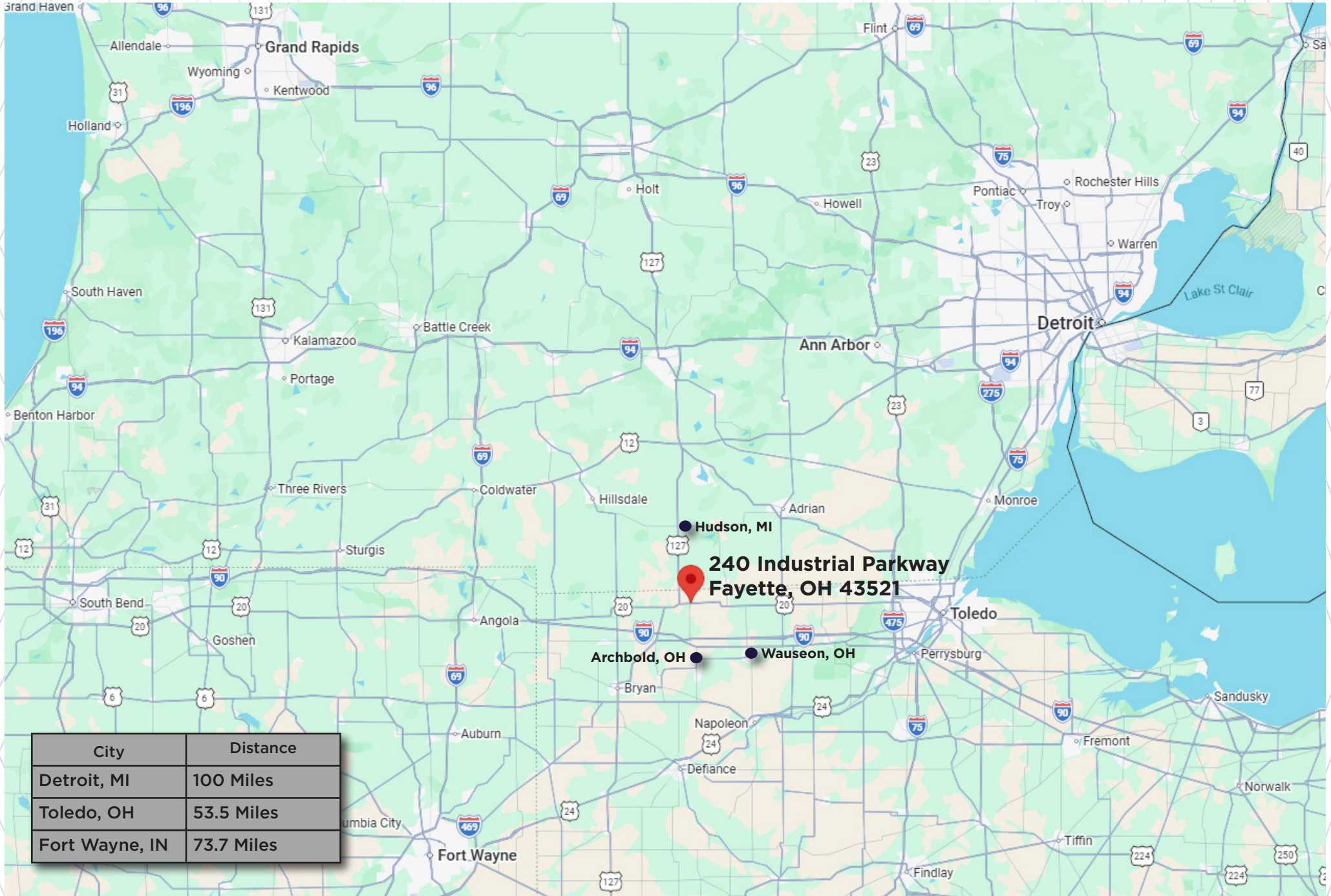
1 - 8' x 8' overhead door

**COMMENTS**

1 restroom  
12' x 24' breakroom  
Buss duct  
Two contiguous sections

Industrial Parkway East





City	Distance
Detroit, MI	100 Miles
Toledo, OH	53.5 Miles
Fort Wayne, IN	73.7 Miles



## EDUCATION

- ✓ Bachelor Degree 18.8%
- ✓ HS Graduates 94.8%

## SCHOOLS



- Northwest State
- University of Toledo
- Bowling Green State University
- Defiance College
- Adrian College

## UNEMPLOYMENT RATE

5.7%



## WORK-FORCE 21,000



## AVERAGE STARTING LABOR WAGE \$17.20/HR

## LARGE EMPLOYERS

- Sauder Woodworking
- North Star Bluescope Steel
- ConAgra Foods Packaged Foods
- Fulton County Health Center



## MEDIAN HOUSEHOLD INCOME \$72,866

## POPULATION

42,240



## AVG. HOME VALUE \$222,666



## ABOUT FULTON COUNTY



Fulton county is in northwestern Ohio and is made up of 12 townships and 7 villages, across 407 square miles. Fulton county was the last county created in Ohio and has a large presence of employment in manufacturing and health care.

Fayette is located ~44 miles west of the city of Toledo.



# 240

INDUSTRIAL PARKWAY  
FAYETTE, OH 43521

760  
N. GAMBER

SUITE 214

SUITE 210

SUITE 100

SUITE 200

SUITE 300/310

SUITE 400

## CONTACT

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+1 419 944 5182  
[craig.herschel@cushwake.com](mailto:craig.herschel@cushwake.com)

