

1168 N. MAIN STREET
BOWLING GREEN, OH 43402

OFFICE BUILDING FOR SALE OR LEASE
32,582 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

POGGEMEYER DESIGN GROUP



GENERAL INFORMATION

Sale Price:	\$1,875,000
Lease Rate:	\$7.25 PSF NNN
Building Size:	32,582 square feet
Number of Stories:	Two
Year Constructed:	1990, addition in 1997
Condition:	Excellent
Lot Dimensions:	Irregular – refer to site plan
Acreage:	6.38 acres
Closest Cross Street:	Industrial Pkwy
County:	Wood
Zoning:	S-4
Parking:	129 spaces
Curb Cuts:	One
Street:	4 lane with turn



For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225

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SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Exterior Walls:	Wood siding
Structural System:	Frame
Roof:	Asphalt shingle
Floors:	Concrete & wood
Floor Coverings:	Carpet/tile/hardwood
Ceiling Height:	8' - 10'
Basement:	Yes
Heating:	Various furnace HVAC systems zoned throughout the building
Air Conditioning:	Central
Power:	120/240v
Restrooms:	Eight
Security System:	Yes
Overhead Doors:	Yes
Sprinklers:	No
Signage:	Tombstone sign in front

BUILDING INFORMATION

Current Occupant:	Vacant
Available:	Immediately

Comments:

- Poggemeyer/Kleinfelder built the building in 1990, and it has been expanded to accommodate their growth.
- Additional land to the north contiguous to the mall is currently not utilized.
- Building includes drive-in garage bays and a former racquetball court, currently utilized as a storage warehouse.
- Most remaining furniture could be included in the sale.

2026 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
B07-511-180000008002	4.94	\$47,691.12	\$629,400	\$1,619,500	\$2,248,900
B07-511-180000008003	0.86	\$1,941.14	\$91,300	\$0.00	\$91,300
B07-511-180000008006	0.19	\$432.16	\$20,200	\$0.00	\$20,200
B07-511-180000008008	<u>0.39</u>	<u>\$881.50</u>	<u>\$41,400</u>	<u>\$0.00</u>	<u>\$41,400</u>
Totals:	6.38	\$50,945.92	\$782,300	\$1,619,500	\$2,401,800

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Previous Operating Expenses

Operating Expenses:		
Insurance		\$ 18,000
Property Taxes		\$ 51,060
Maintenance:		\$ 86,654.21
Landscaping	\$ 6,750	
Repairs/Misc.	\$65,271.21	
Security & Trash		\$ 8,573
Utilities:		\$ 49,375
Gas	\$6,500	
Electric	\$22,800	
Water/Sewage	\$2,000	
Phone	\$ 0	
Internet	\$2,400	
Window Wash	\$800	
Total Operating Expenses:		\$ 126,310

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Exterior



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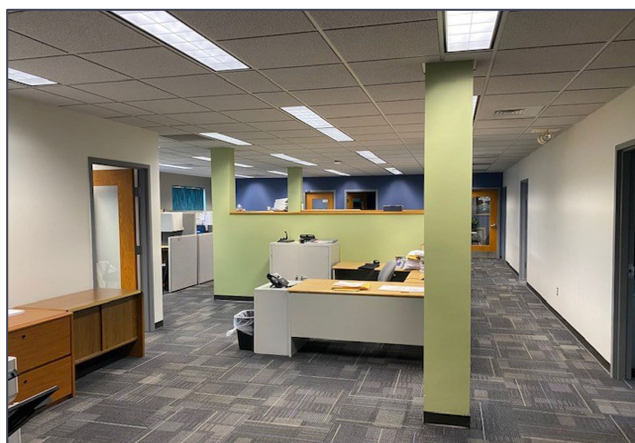
Lobby Entrance



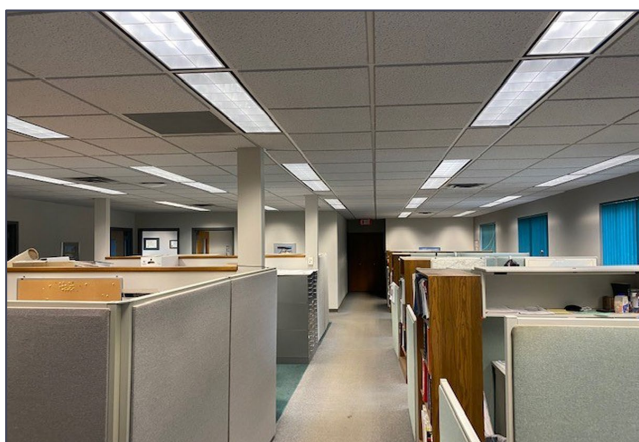
Lobby



Upper level above lobby



Open Office



Open Office



Typical Office

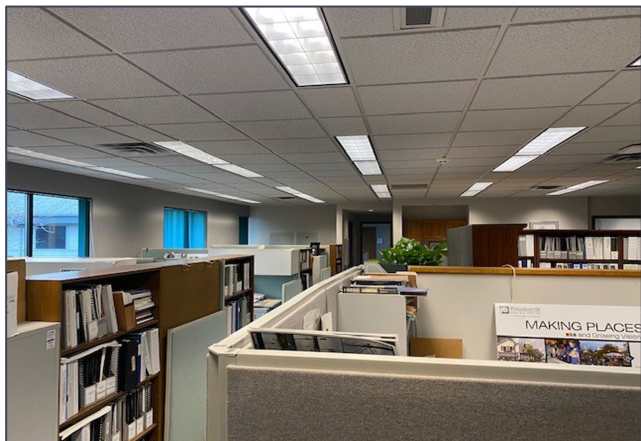
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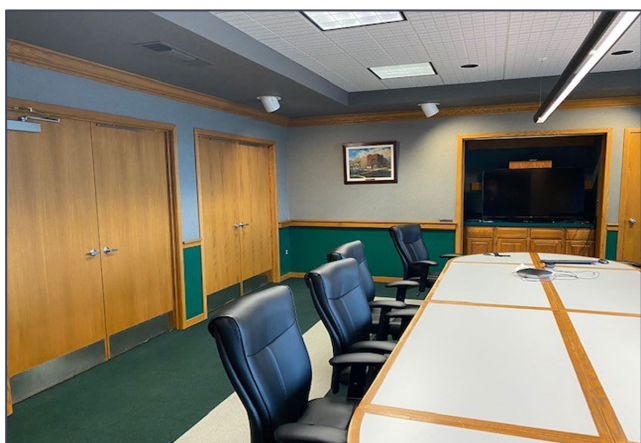
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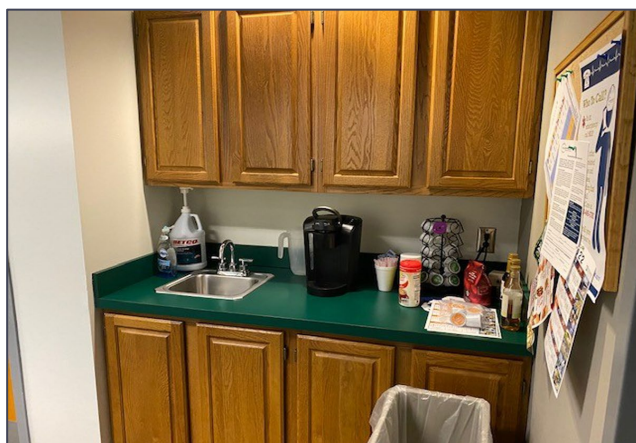
Open Office



Conference Area



Conference room opens to upper lobby



Kitchenette



Kitchenette



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Mail Room



Print Room



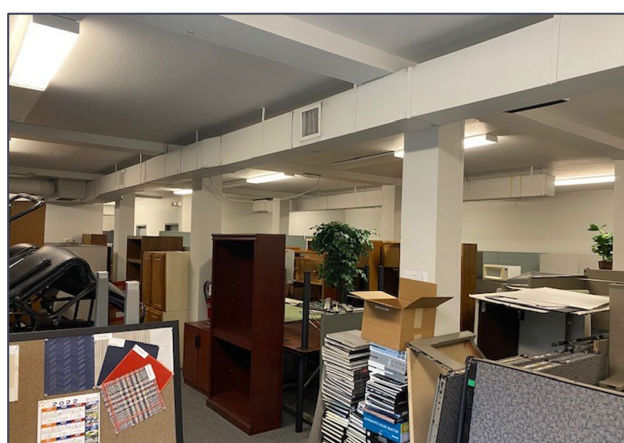
Small Meeting Room



Stairway to Basement



Basement



Basement

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Multi-Purpose Room in Basement



Archive Storage



HVAC Closet



Racquetball Court Converted to Storage



Garage Addition



High Bay Garage

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Lower-Level Patio



Lower-Level Patio



Upper-Level Patio

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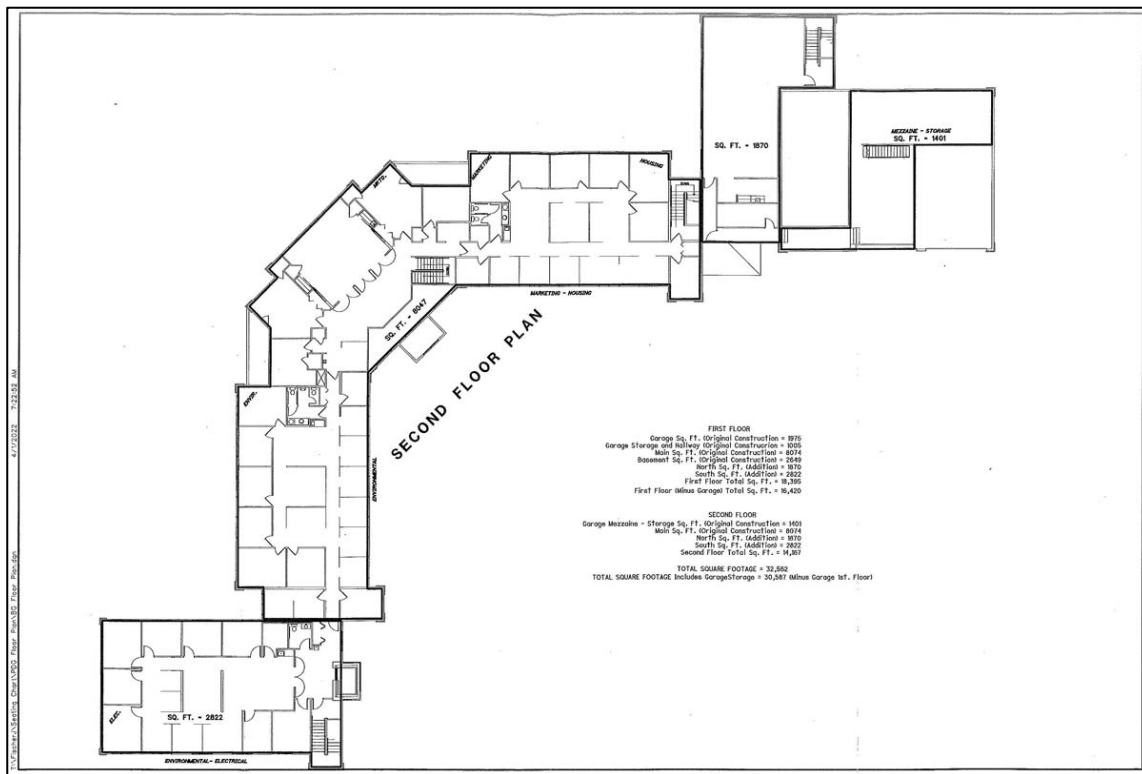
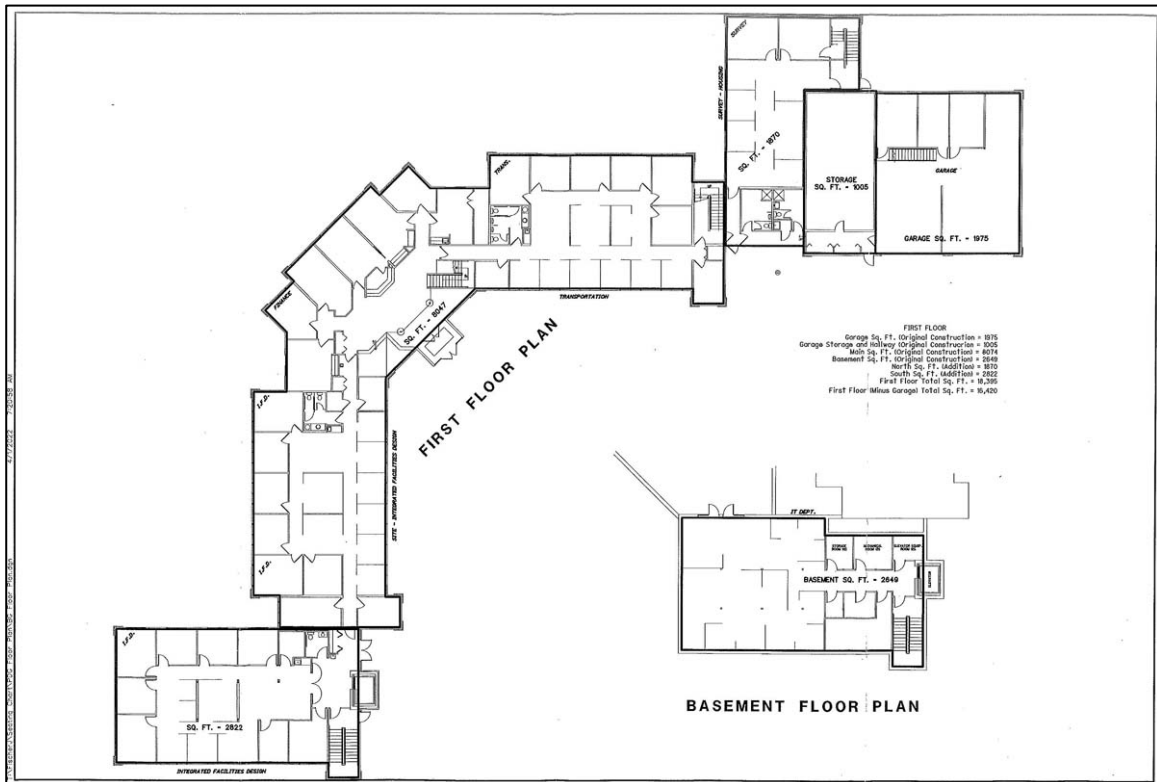
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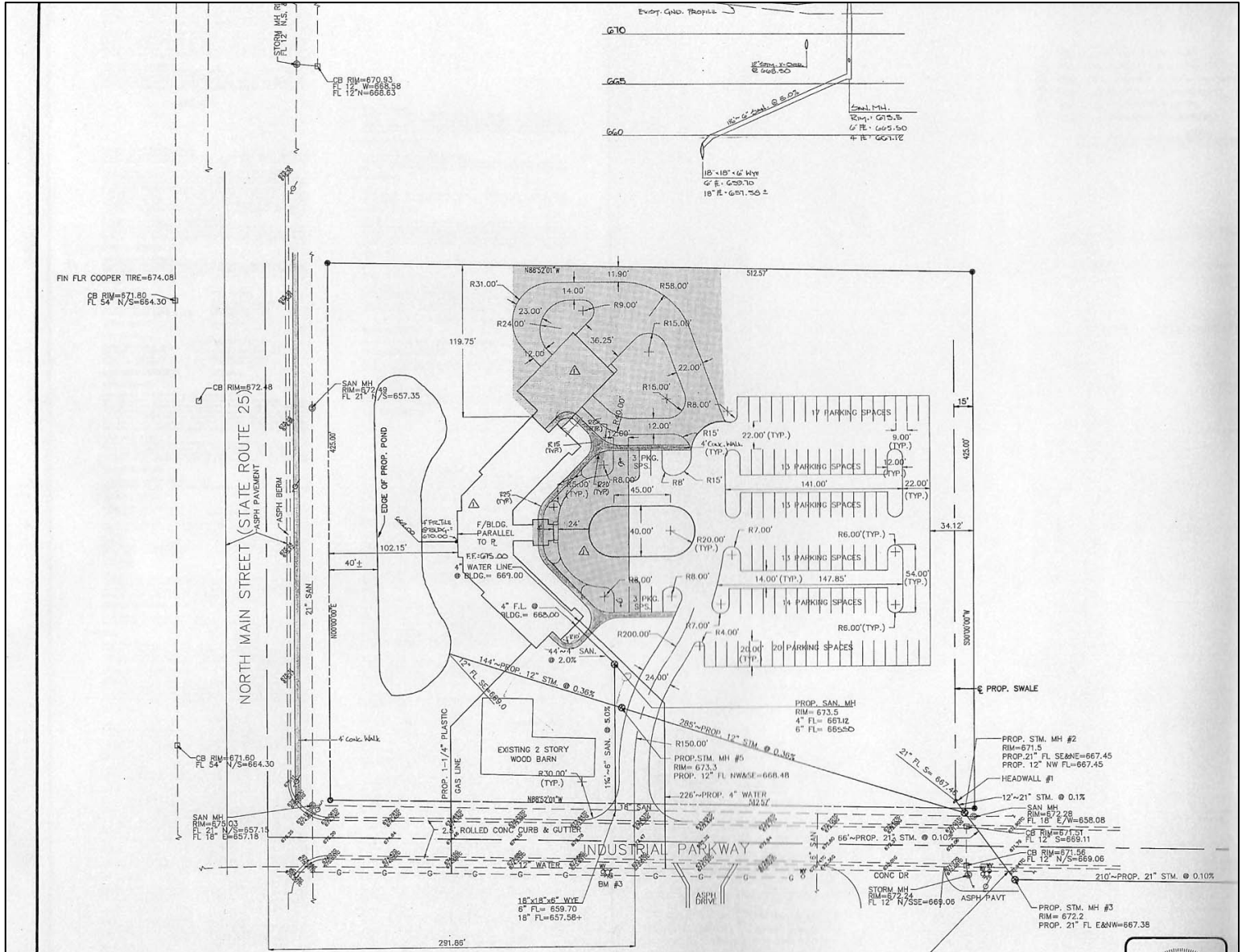
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