

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
Total Expenses	\$1.14/SF

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

CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

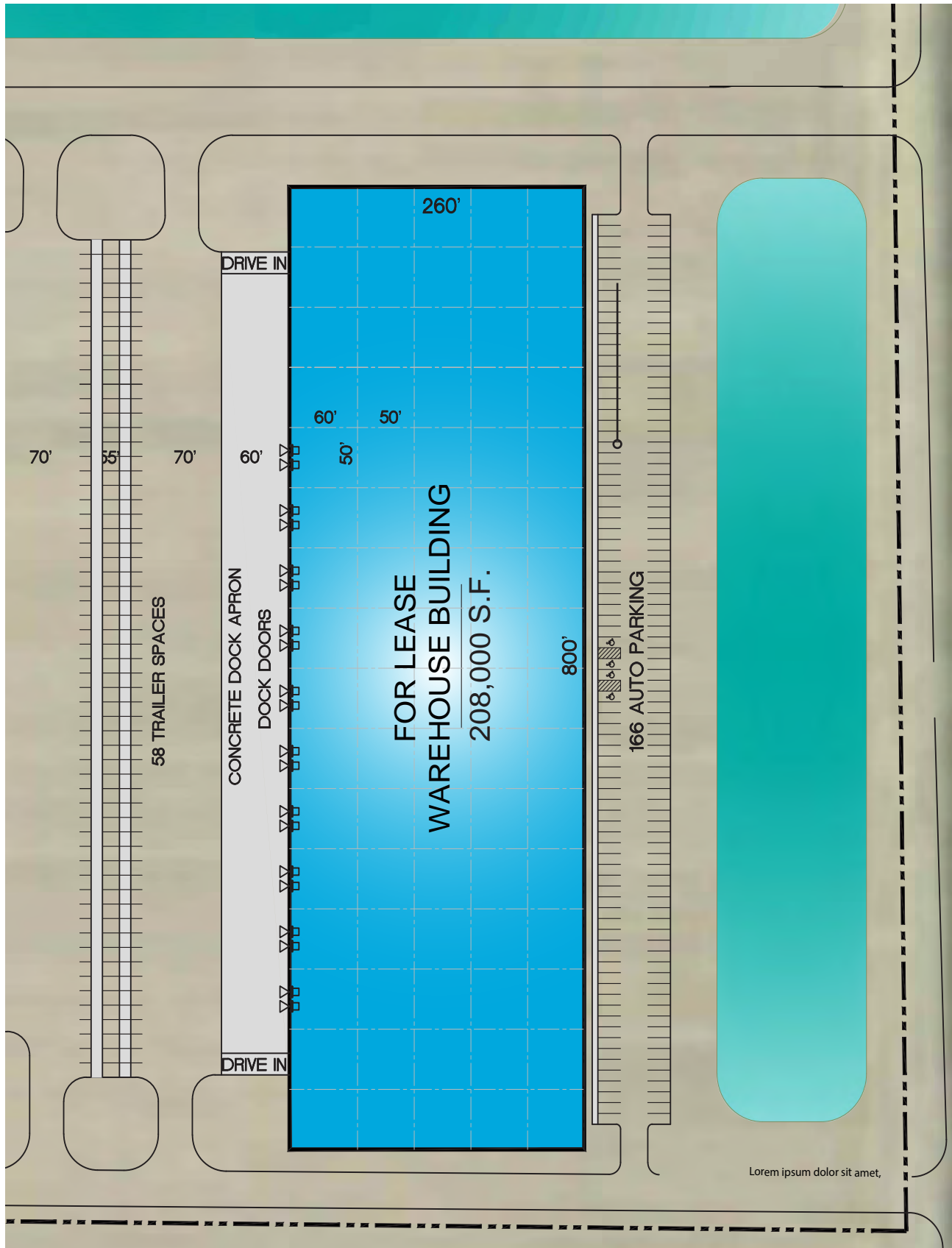


**EASY ACCESS
TO GARDEN RD., STATE
ROUTE 2 & I-80/I-90
(OHIO TURNPIKE)**

(Monclova Township) Swanton, OH 43558

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PROPOSED SPEC BUILDING SITE PLAN



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DEVELOPMENT AERIAL MAP



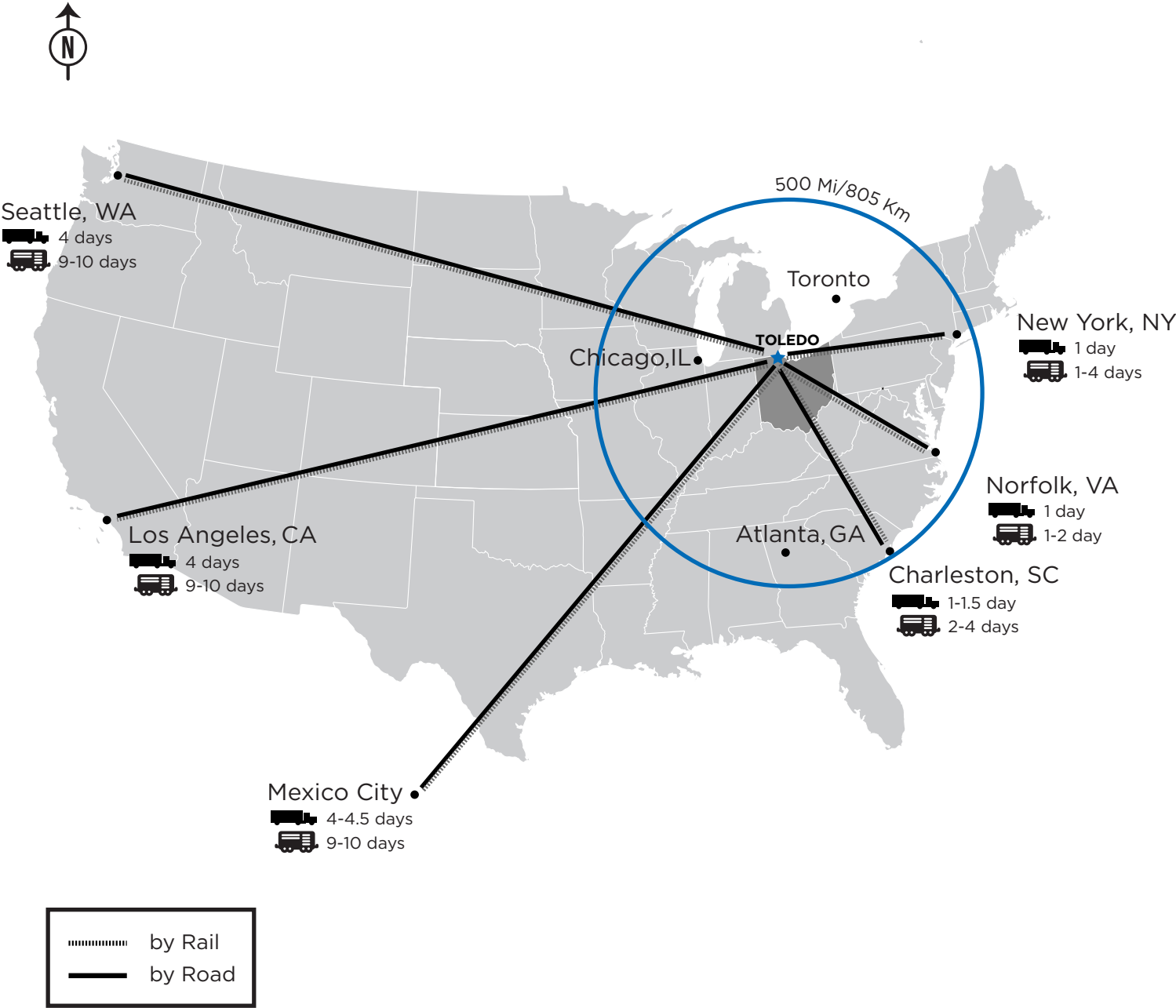
Address	Parcel #	Size	Taxes
10580 Airport Highway	38-46521	6.45 Acres	Taxes/Year: \$886.42
10650 Airport Highway	38-28757	14.747 Acres	Taxes/Year: \$1,982.22
2044 Garden Road	38-28861	19.238 Acres	Taxes/Year: \$3,068.10

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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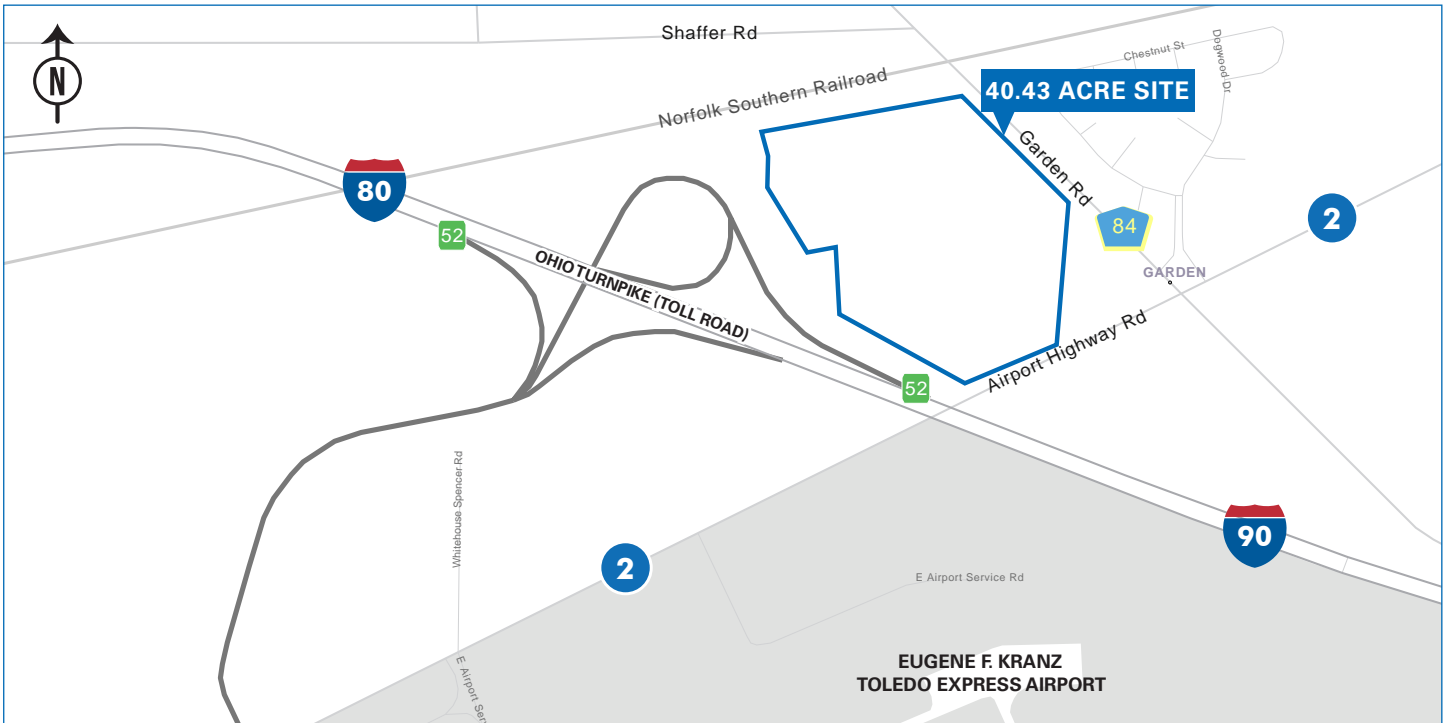
EMPLOYMENT OVERVIEW
(15-MILE RADIUS)

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

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LOCAL & REGIONAL MAP



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