

AVAILABLE FOR LEASE SPEC WAREHOUSE 50,000 – 208,000 SF

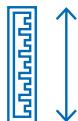
10580 & 10650 AIRPORT HIGHWAY, 2044 GARDEN ROAD
(Monclova Township) Swanton, OH 43558



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
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Licensed Real Estate Broker

NEWMARK

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SPEC BUILDING HIGHLIGHTS

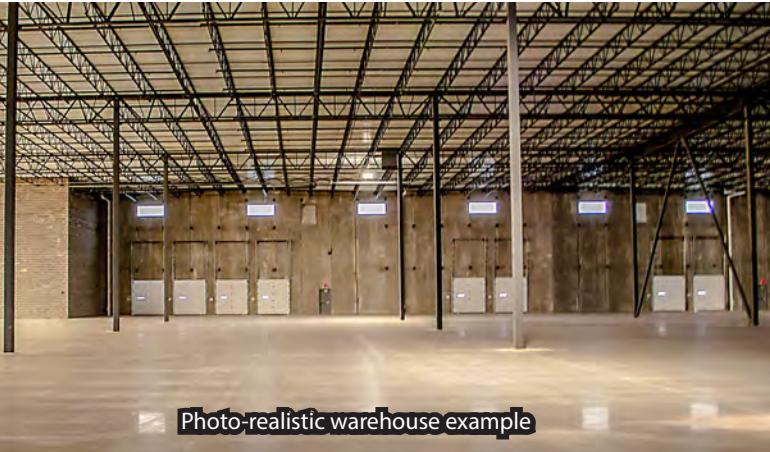


Photo-realistic warehouse example



Photo-realistic warehouse example



190
SURFACE
AUTOMOBILE
PARKING
SPACES



480 VOLT,
1000 AMP,
3-PHASE
POWER



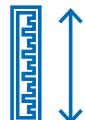
LED
LIGHTING



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)

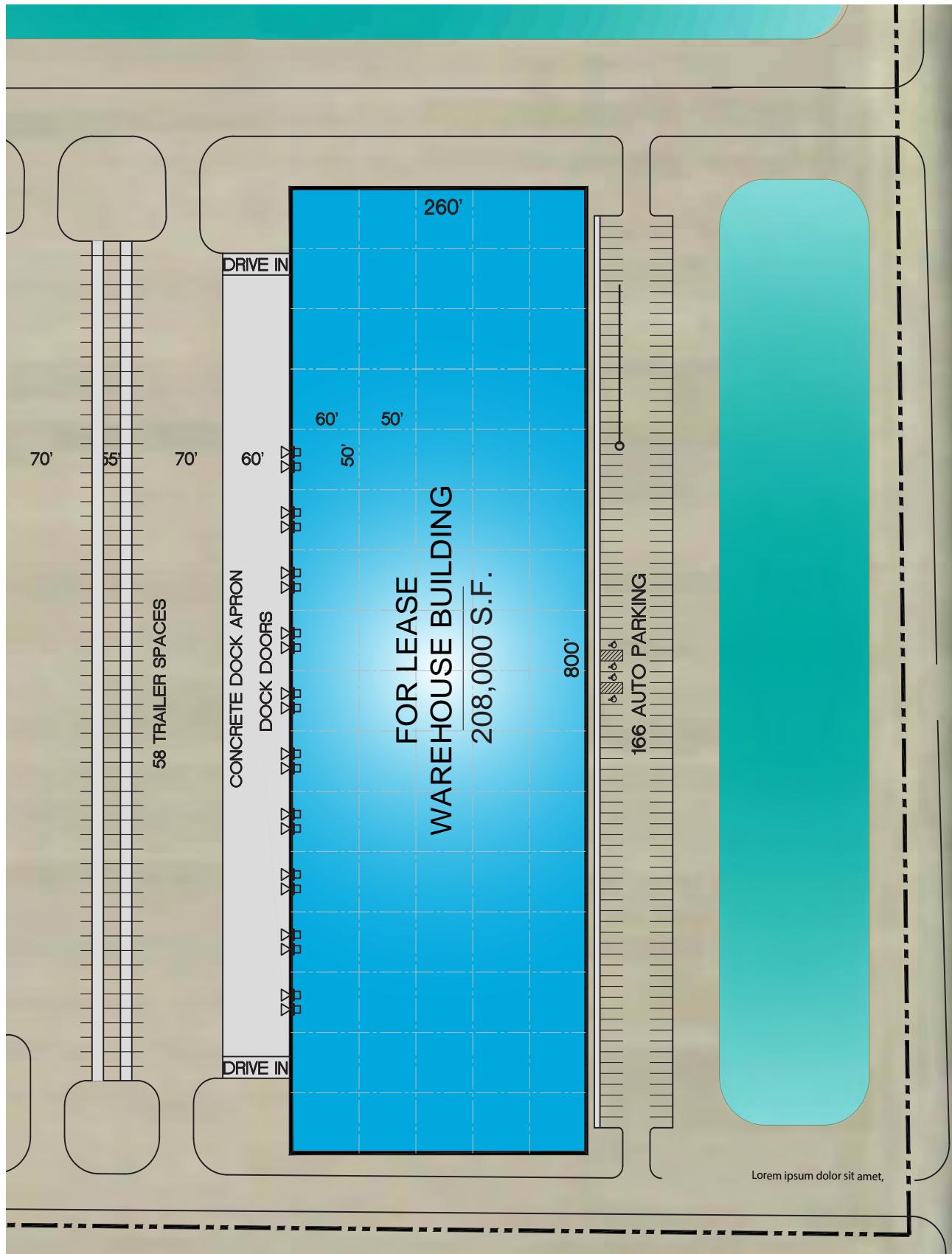


EASY ACCESS
TO GARDEN RD., STATE
ROUTE 2 & I-80/I-90
(OHIO TURNPIKE)

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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

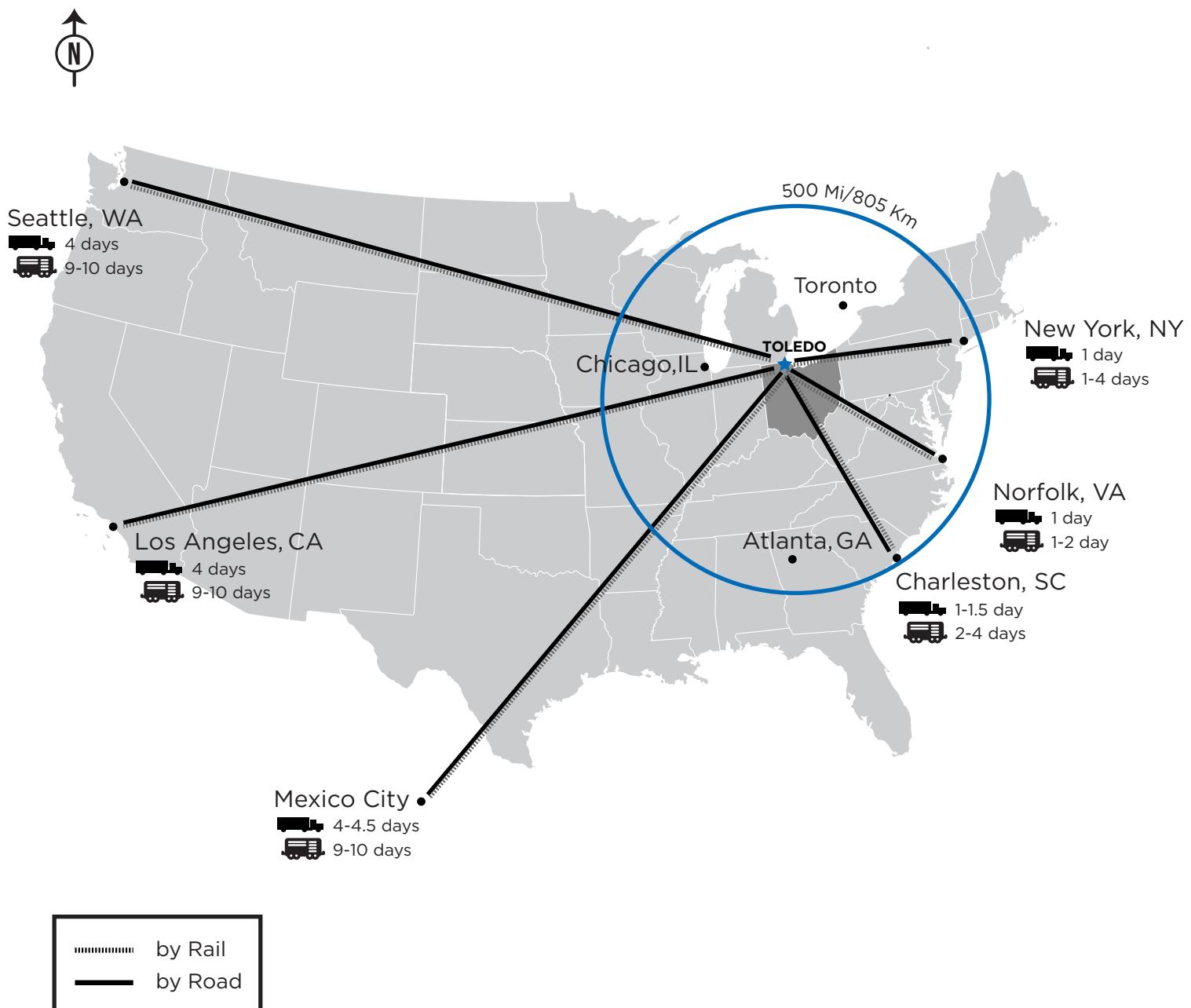
TRAFFIC COUNTS

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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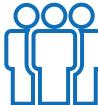
INDUSTRIAL LOGISTICS MAP



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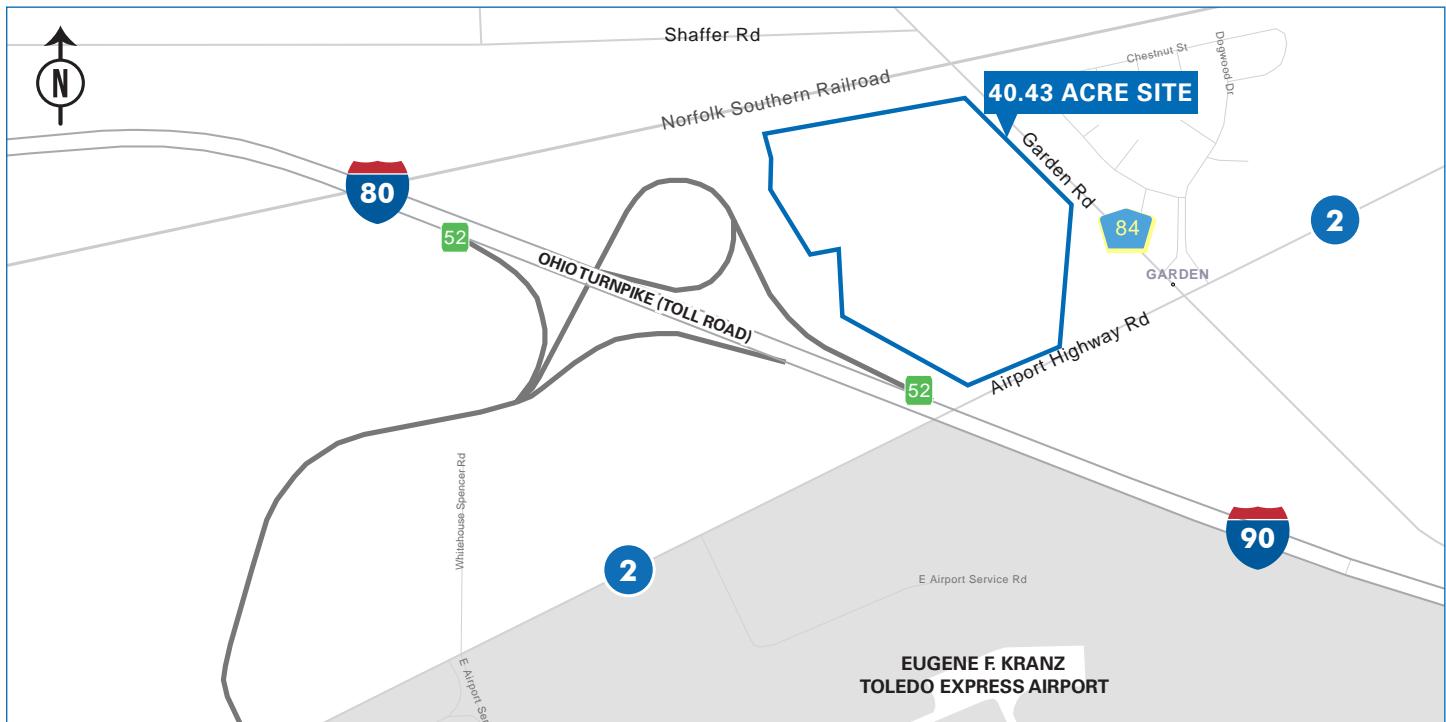
EMPLOYMENT OVERVIEW (15-MILE RADIUS)

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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