

507 WEST INDIANA STREET  
EDON, OHIO 43518

INDUSTRIAL BUILDING FOR SALE & LEASE  
127,461 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**MANUFACTURING/TIER 1**



## GENERAL INFORMATION

Sale Price:	\$4,971,000 (\$39.00 PSF)
Lease Rate:	\$5.00/SF (NNN)
Building Size:	127,461 sf (12,404 sf office)
Number of Stories:	1 w/mezzanines
Condition:	Excellent
Acreage:	7.86 acres
Land Dimensions:	Irregular
Closest Cross Street:	N. Michigan Street
County:	Williams
Zoning:	(M-2) Industrial (Heavy)
Parking:	111 (3 ADA)
Curb Cuts:	1, rear stone path as well
Street:	2 lane, 2 way
Heavy Haul Route:	RT 49 & 34



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Office Space:	12,000 sf
Shop Space:	115,461 sf (climate controlled)
Exterior Walls:	Masonry & metal panel
Structural System:	Masonry & steel
Roof:	TPO overlay new in 2018
Floors/Coverings:	Concrete in warehouse Carpet/tile in offices
Floor Thickness:	6"
Ceiling Height:	18' to 21'
Column Spacing:	105,713 sf - 40' X 40' 16,330 sf - 16' X 40'
Heating:	GFA throughout (fully climate controlled)
Air Conditioning:	Entire building has AC
Power:	480 V 3-phase, 6600 amps
Security System:	Yes
Restrooms:	6
Drive-in Doors:	7
Truck Well/Dock:	8
Sprinklers:	Yes, wet system
Signage:	Facia/monument
Rail:	Available – adjacent to Indiana Northeastern Railroad Company
Cranes:	No
Floor Drains:	No

### Comments:

- Former mission critical tier 1 automotive supplier facility, occupied by Linamar Corporation, a top-100 automotive supplier in the world.
- Environmental site assessment and survey on file.
- HVAC was replaced in 2018.
- Reconditioned electrical transformers in 2024.
- Parking lot was sealed and stoned in October 2024.
- Major shipping/receiving additions in 2023.

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### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon closing/lease execution
Sign on Property:	Yes
Showing Instructions:	Call Keenan Fields or Jared Jensen

### LEASE DETAILS

Term:	5 + years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	Utilities, Maintenance, and NNN charges

### REAL ESTATE TAXES

	071-200-05-007.000
Parcel Numbers:	071-200-05-015.000 071-200-05-016.000
Total Annual Taxes:	\$7,885.14*

\* Enterprise Zone tax abatement (CRA) still in place.

### STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



### For Verification Of Zoning:

Contact Chad Ordway-Zoning/Village Administrator  
Call (419)272-2152 or email [admin@edon-ohio.com](mailto:admin@edon-ohio.com)



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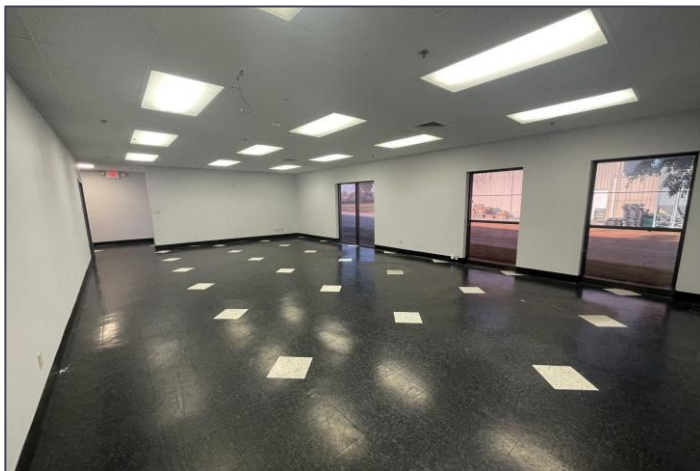
Office Entrance



Reception



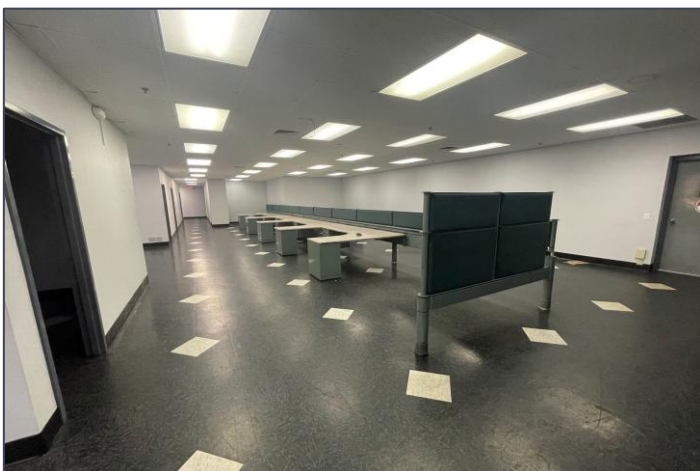
Breakroom



Office Area



Office Area



Office Area

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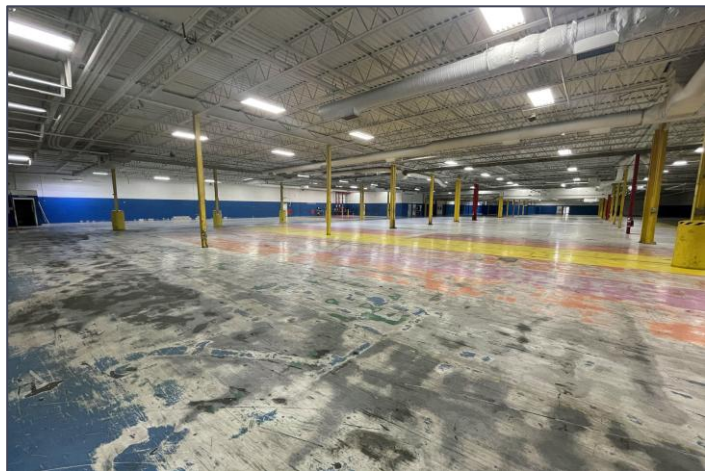
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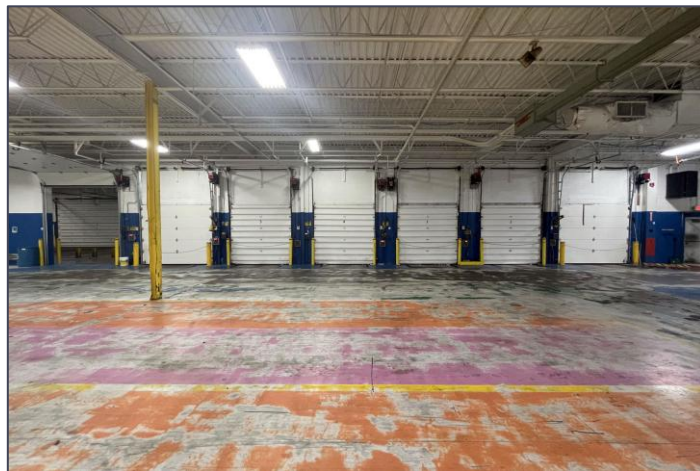
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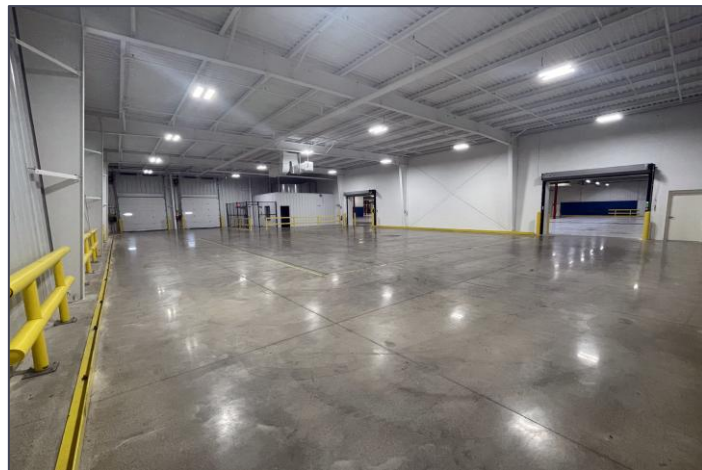
Main Warehouse



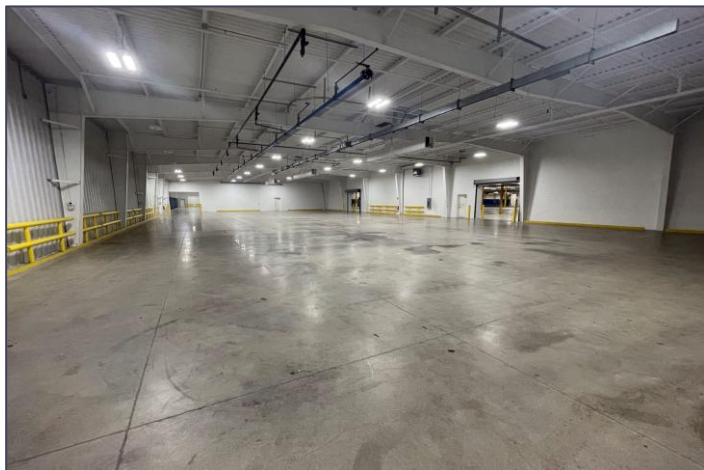
Main Warehouse Dock Area



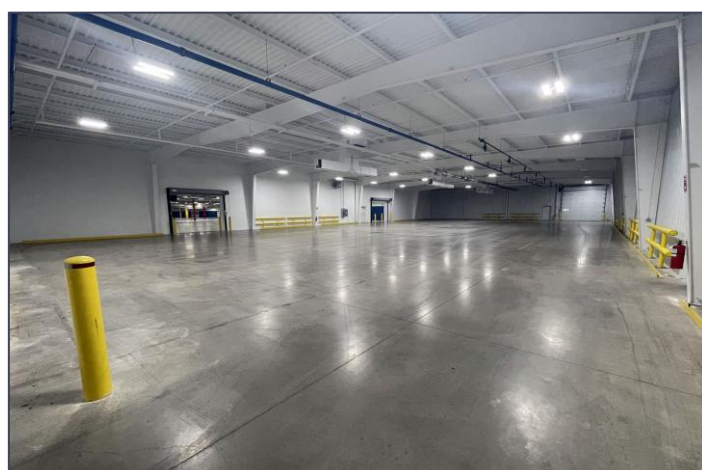
Oil Separation/Scrap Recycling Bay



New Shipping + Receiving/Dock Area (Southeast Corner)



New Manufacturing Expansion Area (Northeast corner)



New Manufacturing Expansion Area (Northeast corner)

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Fire Suppression System



1200 Amp Bus Duct



Transformers



UTILITIES	
Power:	Toledo Edison - 480 V 3-phase, 6600 amps
Gas:	Ohio Gas Company - 3" line 2" Service Line
Water:	City of Edon - 80psi
Sanitary Sewer:	City of Edon
Fiber:	Spectrum

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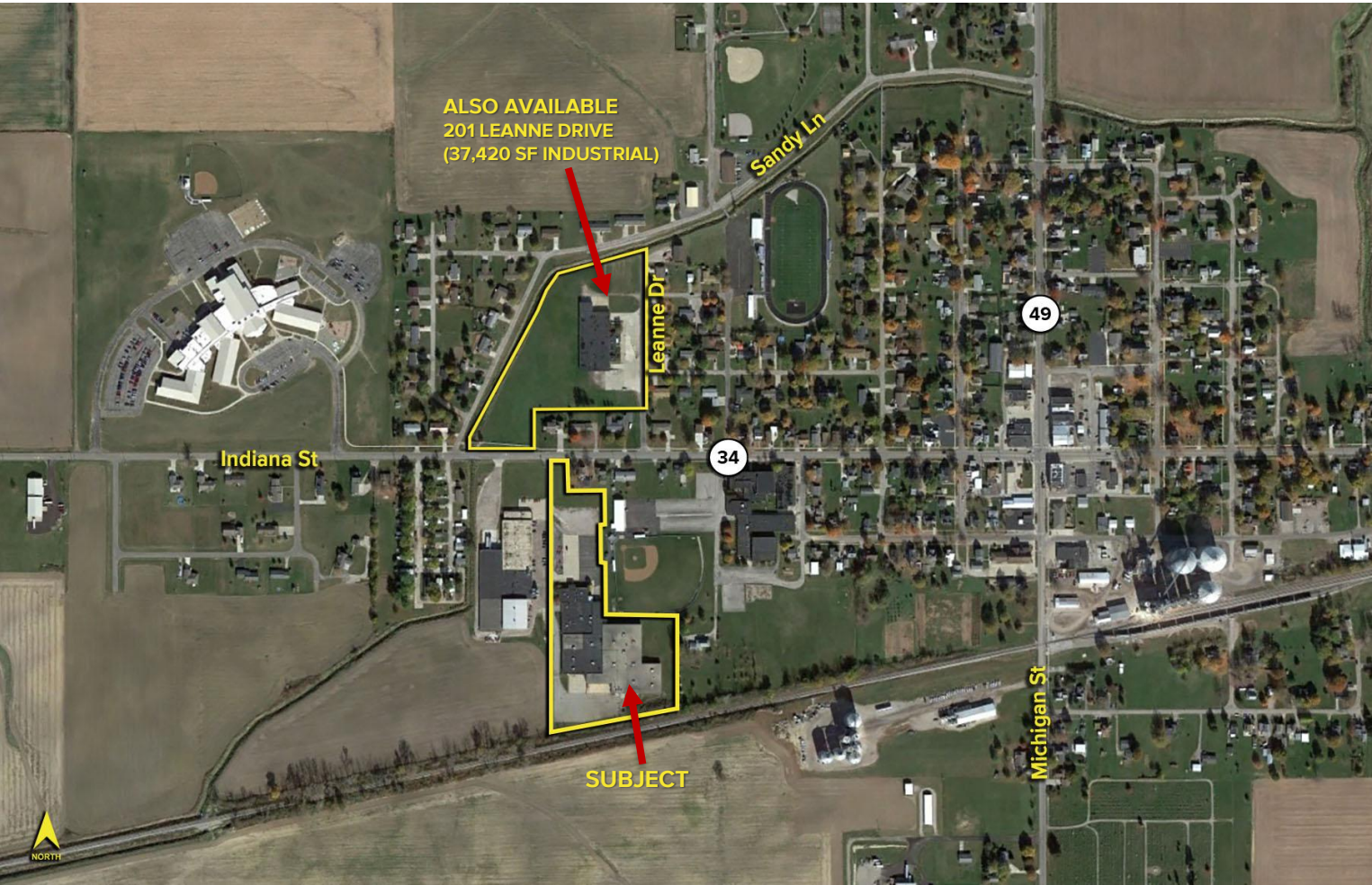
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TRANSPORTATION	
Route 34	I-90 (6 miles) I-69 (29 miles)
Williams County Airport	18 miles
Tri-State Steuben County Airport	22 miles
Fort Wayne International Airport	60 miles
Toledo Port	80 miles
Building is adjacent to Indiana Northeastern Railroad Company.	



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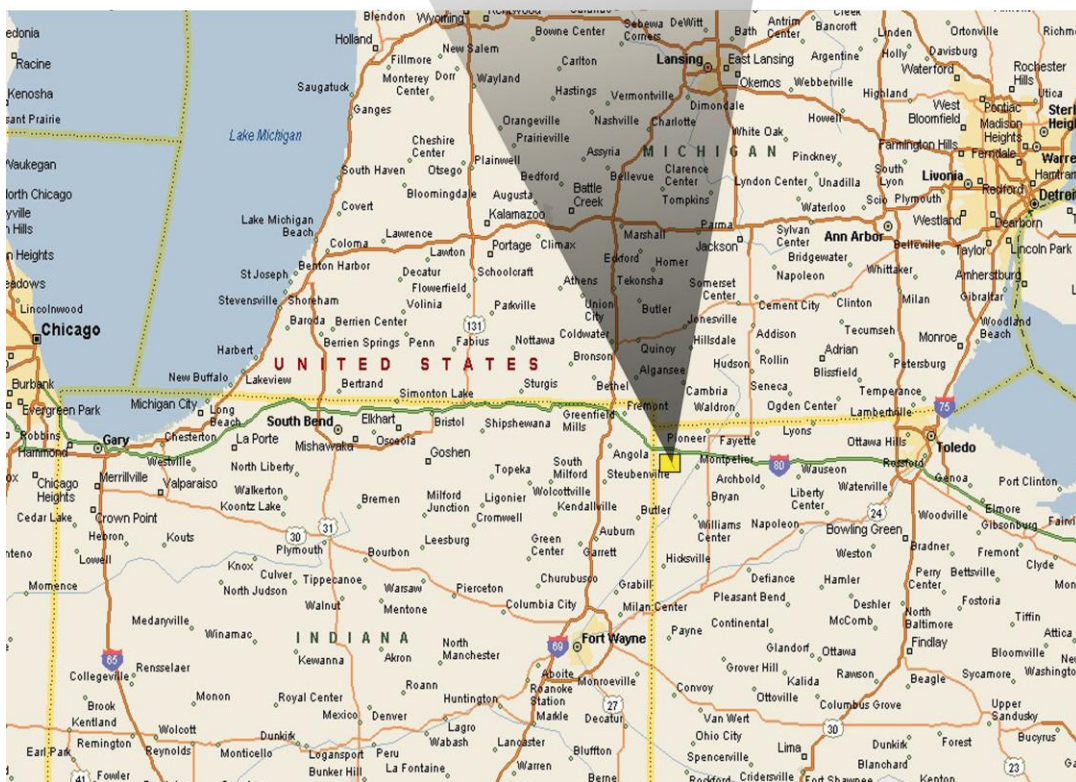
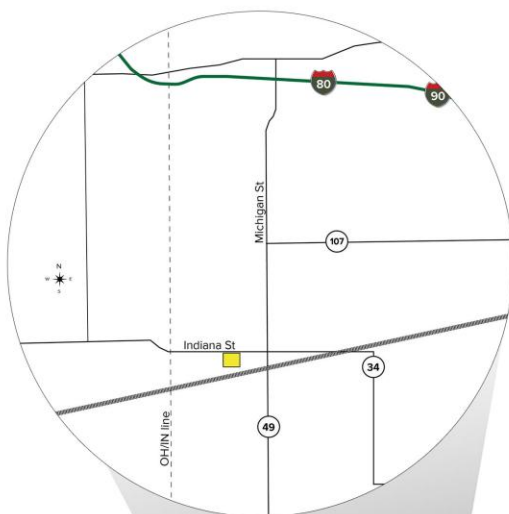
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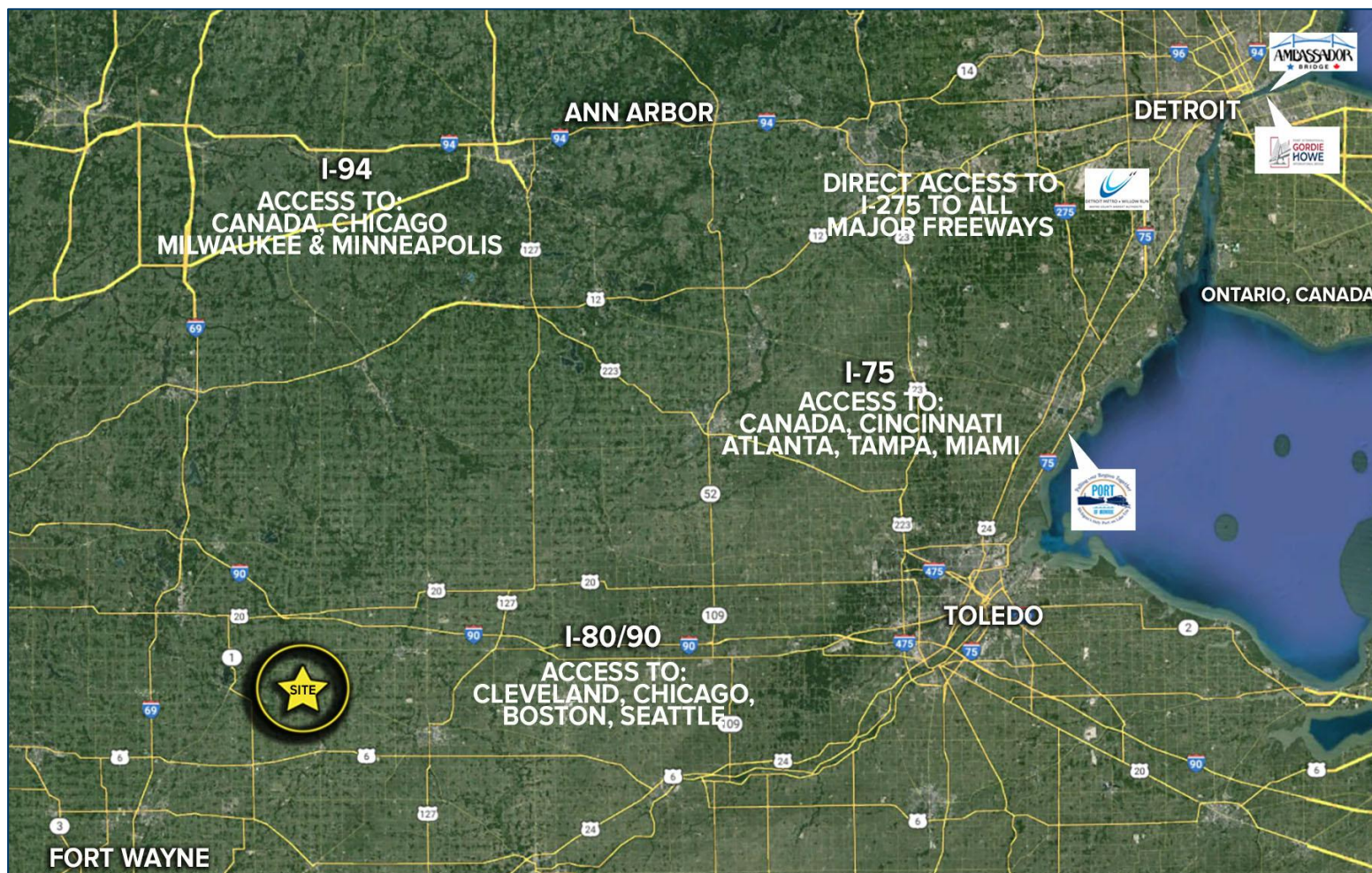
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