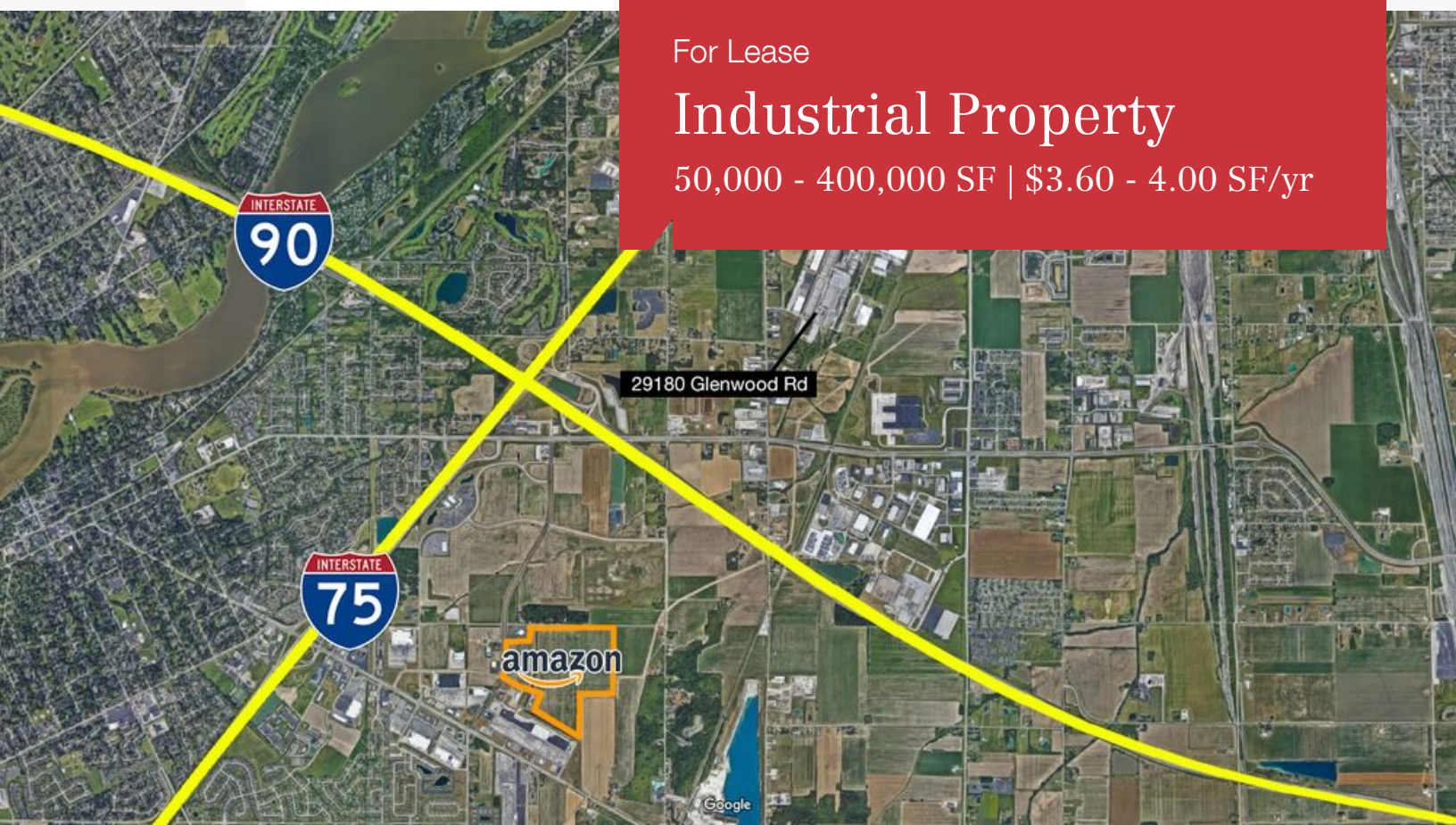


For Lease

Industrial Property

50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



Crossroads Industrial Park- Perrysburg

29180 Glenwood Rd
Perrysburg, Ohio 43551

Property Highlights

- Ideally located at the intersection of I-75 and I-80/90 Turnpike
- New 700,000sf Amazon fulfillment center under construction 5 minutes away
- 50,000sf up to 400,000sf available
- Site attributes include rail spur potential and 10 MGW substation on site
- Additional 24 Acres for Build to Suit Opportunities up to 430,000sf
- 60% of the US population, 38% of the Canadian population within a 1-day delivery distance

OFFERING SUMMARY

Available SF	50,000 - 400,000 SF
Lease Rate	\$3.60 - 4.00 SF/yr (NNN)
Lot Size	72.12 Acres
Building Size	800,000 SF

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Building 2	\$3.60 SF/yr	50,000-100,000
Building 3	\$3.60- 4.00 SF/yr	140,000-400,000
Building 4 Build To Suit	\$3.60 - 4.00 SF/yr	430,000

For more information



Mark Baringer

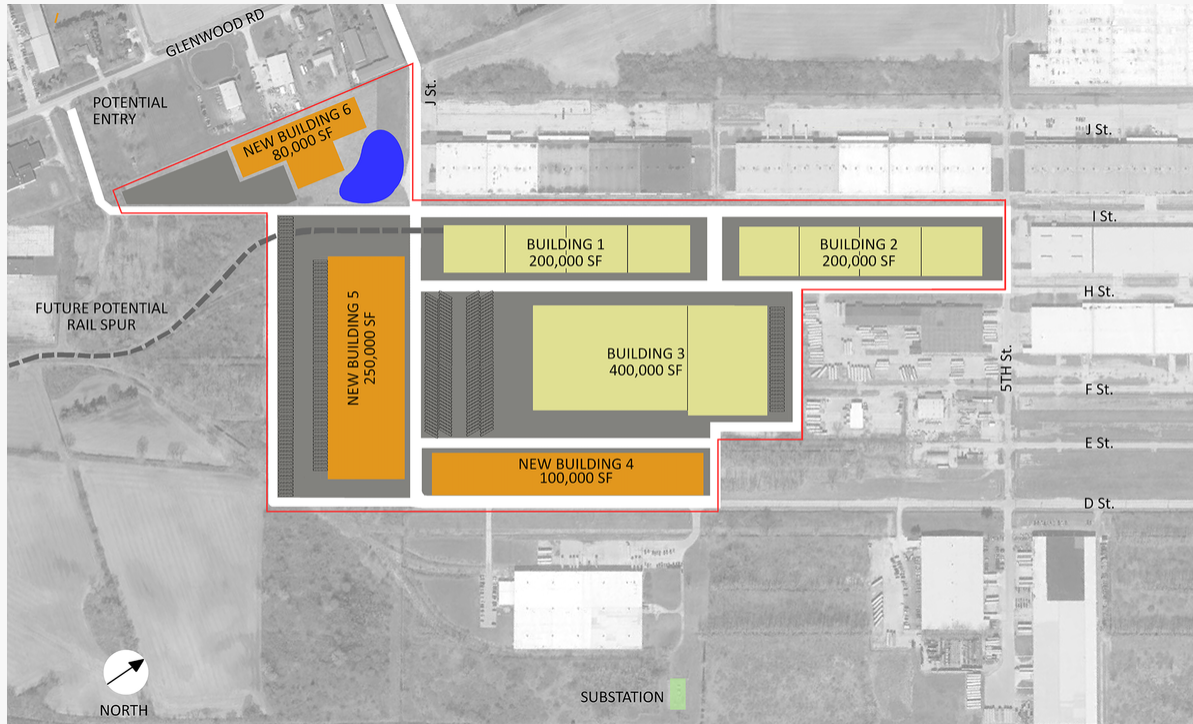
O: 419 960 4410 x317

mbaringer@naiharmon.com

For Lease

Industrial Property

50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



LEASE TYPE **NNN** | TOTAL SPACE **50,000 - 400,000 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **\$3.60 - \$4.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2	Available	50,000 - 100,000 SF	NNN	\$3.00 SF/yr	-
Building 3	Available	140,000 - 400,000 SF	NNN	\$3.60 - \$4.00 SF/yr	Building 3 totals 400,000 SF with two spaces available.
Building 4 Build To Suit	Available	80,000 - 430,000 SF	NNN	TBD	-

For Lease

Industrial Property

50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



AVAILABLE SF: 50,000 - 400,000 SF

LEASE RATE: \$3.60 - 4.00 SF/yr
(NNN)

LOT SIZE: 72.12 Acres

BUILDING SIZE: 800,000 SF

GRADE LEVEL
DOORS: 9

DOCK HIGH DOORS: 29

CEILING HEIGHT: 16' - 28' FT

ZONING: I-2 General Industrial
District

Property Overview

Former Global Distribution property. Industrial space for lease, from 50,000sf up to 400,000sf in two buildings. Single buildings of 200,000sf or 400,000sf available. Clear heights from 16' to 28', with various dock and door availability. Sites attributes include 10 MGW substation on-site, a water capacity of 6.8 MGD and access to Columbia Gas natural gas pipeline. There is potential for rail spurs on-site, with easements still in place from past spurs. There is also additional acreage available for Build to Suit opportunities, from 80,000sf to 430,000sf.

Location Overview

The subject is in Perrysburg, Ohio, a Toledo suburb. It is ideally located five minutes from access to both I-75 and I-80/I-90 Ohio Turnpike. I-75 runs north/south from Canada to Miami, FL. I-80 and I-90 are the two longest interstates in the country, both traveling from coast to coast. This makes this area a transportation hub like few others. Five minutes away construction has started on a new 700,000sf Amazon Fulfillment Center. There are more than 460,000 employees within a one hour drive, and 60% of the US population and 38% of the Canadian population are within a one-day delivery.

Additional Photos



For Lease

Industrial Property

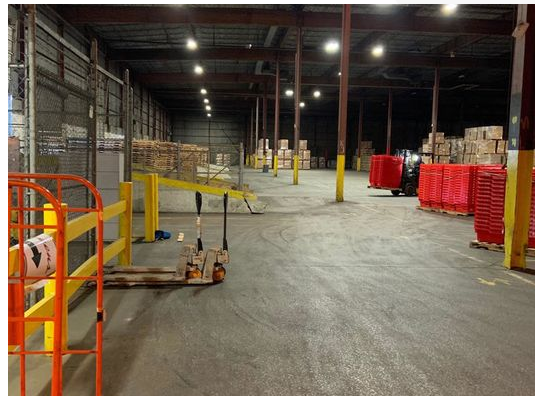
50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



For Lease

Industrial Property

50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



NAIHarmon Group

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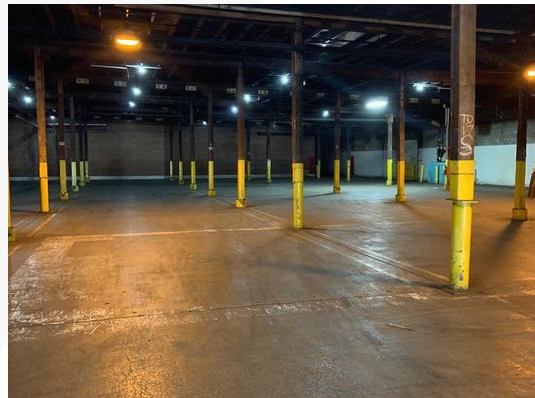
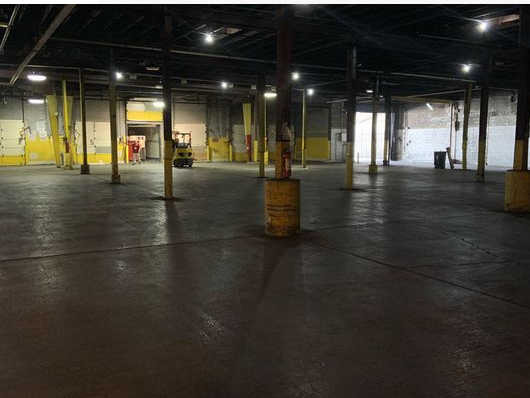
4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



For Lease

Industrial Property

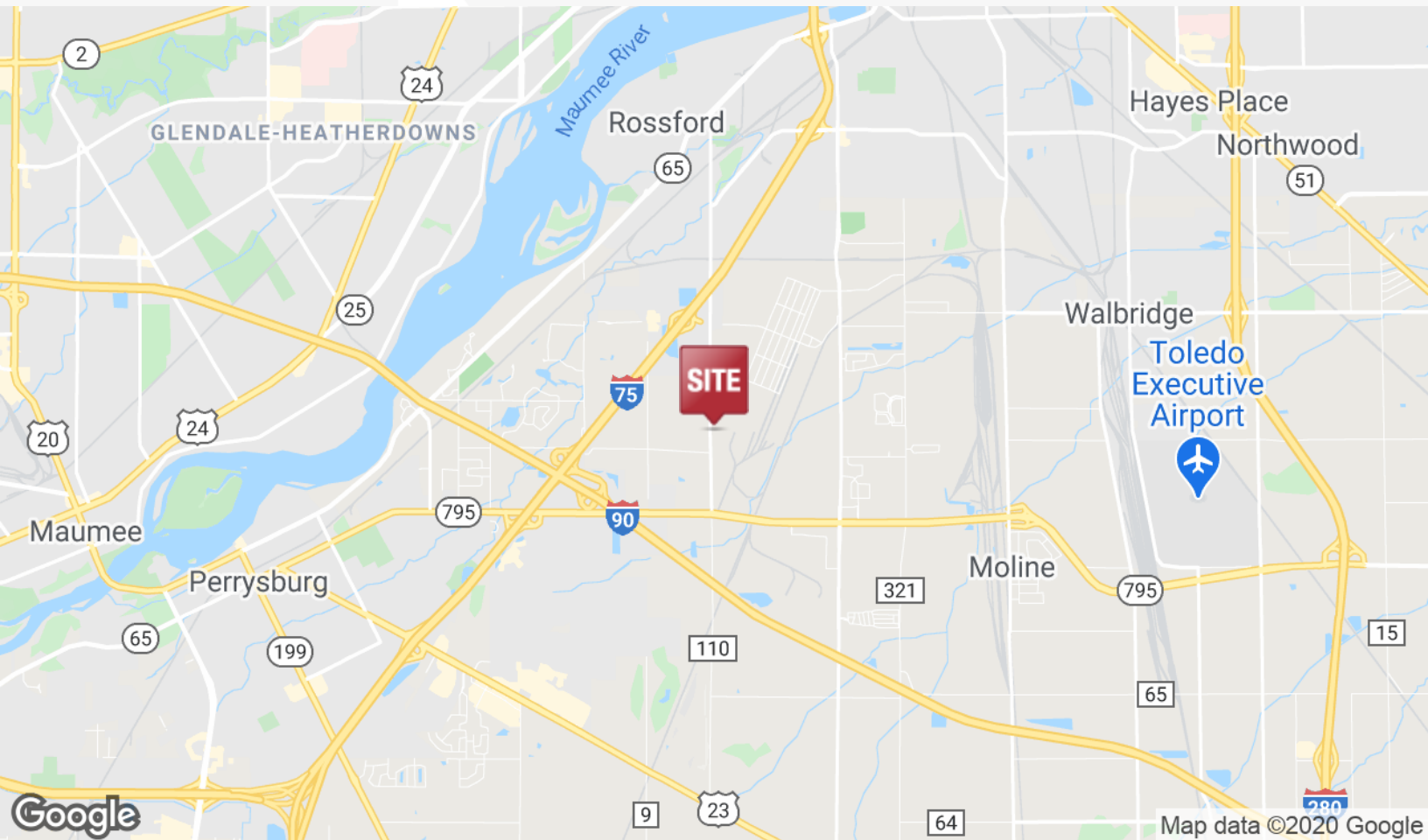
50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr



Location Maps

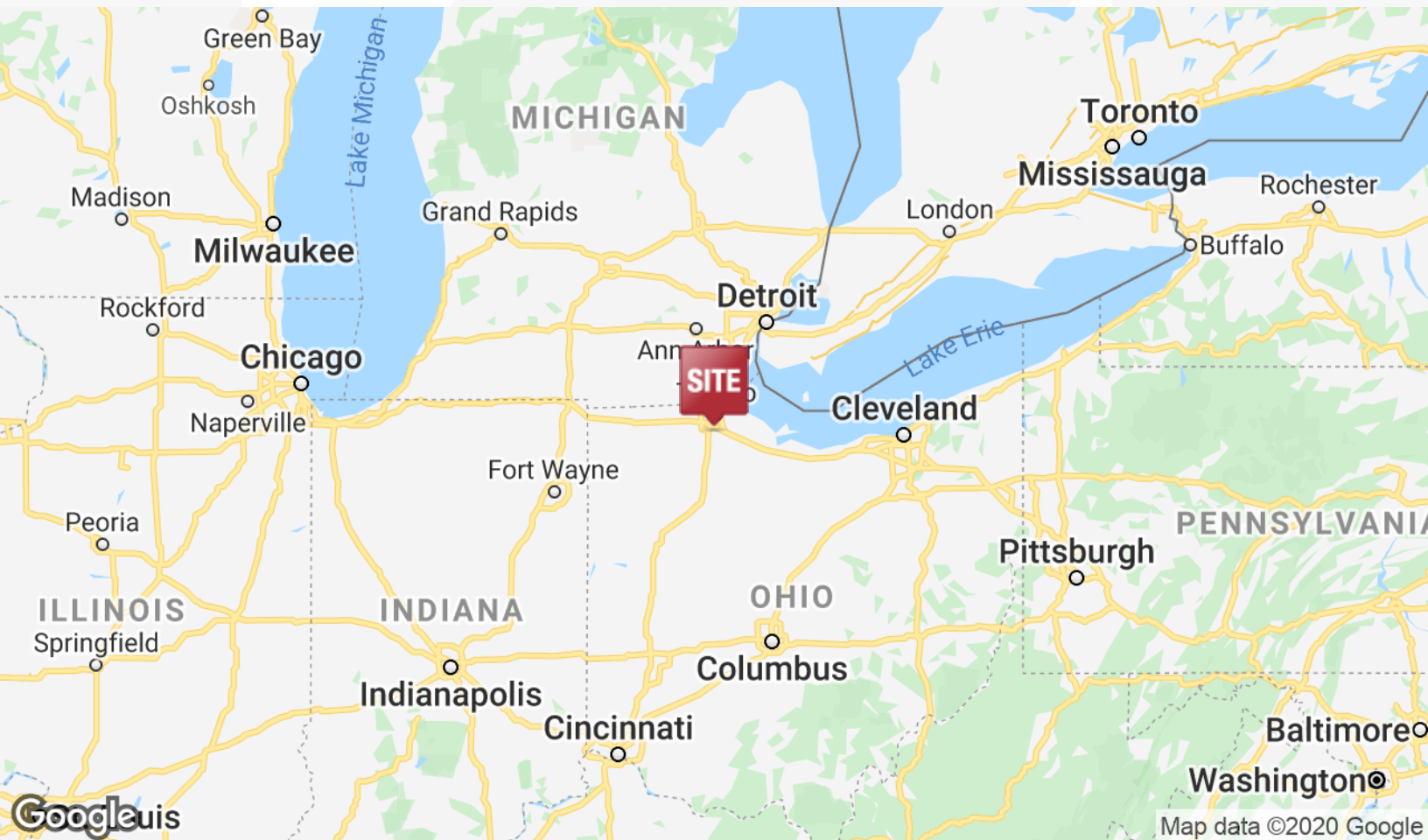


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Google Map data ©2020 Google

Location Maps



For Lease

Industrial Property

50,000 - 400,000 SF | \$3.60 - 4.00 SF/yr

	3 Miles	10 Miles	20 Miles
Total Households	7,205	183,862	321,039
Total Persons Per Hh	2.4	2.4	2.5
Average Hh Income	\$72,029	\$51,672	\$60,875
Average House Value	\$183,772	\$136,542	\$162,621

	3 Miles	10 Miles	20 Miles
Total Population	16,968	449,118	797,920
Median Age	40.9	35.9	37.4
Median Age (Male)	39.3	34.2	36.0
Median Age (Female)	42.4	37.3	38.6

* Demographic data derived from 2010 US Census

For Lease

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Mark Baringer

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Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)
Ohio Association of REALTORS® (OAR)
National Association of REALTORS® (NAR)
International Council of Shopping Centers (ICSC)
Lifewise Academy | Leadership Council Member

Education

The University of Toledo, Majoring in Real Estate

Professional Background

Mark joined our team with over 30 years of commercial and investment experience. Prior to his real estate involvement, he worked in the banking and appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating an appraisal firm. Mark was an original board member of Children's Lantern, a faith-based 501c foundation helping homeless children. Mark is currently on the leadership team of Lifewise Academy in Defiance, Ohio.

As a Senior Investment Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, shopping centers, multifamily, office, and single tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sale/leasebacks. His clients have included national real estate investment trusts, corporations, partnerships, banks, high net worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay; across all property types.