

Available For Lease or Build-To-Suit

INNOVATION INDUSTRIAL PARK

ROSSFORD, OHIO 43460

+/- 1,791,000 Square Feet | 9 Available Buildings



- ▶ AVAILABLE INDUSTRIAL SPACE: 145 ACRES BUILD-TO-SUIT
- ▶ IDEAL USES INCLUDE WAREHOUSE, LIGHT ASSEMBLY OR PRODUCTION
- ▶ IMMEDIATE FREEWAY ACCESS VIA THE 4-WAY BUCK ROAD, I-75 INTERCHANGE

CONTACT



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NEWMARK

Terry COYNE.com

SCANNELL
PROPERTIES

Highlights



PHOTO-REALISTIC WAREHOUSE EXAMPLE



PHOTO-REALISTIC WAREHOUSE EXAMPLE

Lease Rates

Warehouse: \$8.50/SF NNN | Office: \$15.50/SF NNN



32-Foot
Clearance Height



Docks/Drive-in Doors
Built-to-Suit



Great Location

- Adjacent To UPS Facility
- Near FedEx Facility



Freeway Proximity

Located at The 4-Way Buck Road,
I-75 Interchange

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Industrial Park Features



Power
480 Volt, 1000 Amp, 3-Phase



Offices
Built-to-Suit



Lighting
LED



Sprinkler System
ESFR



Truck Trailer Parking
Ample



Automobile Parking
Ample

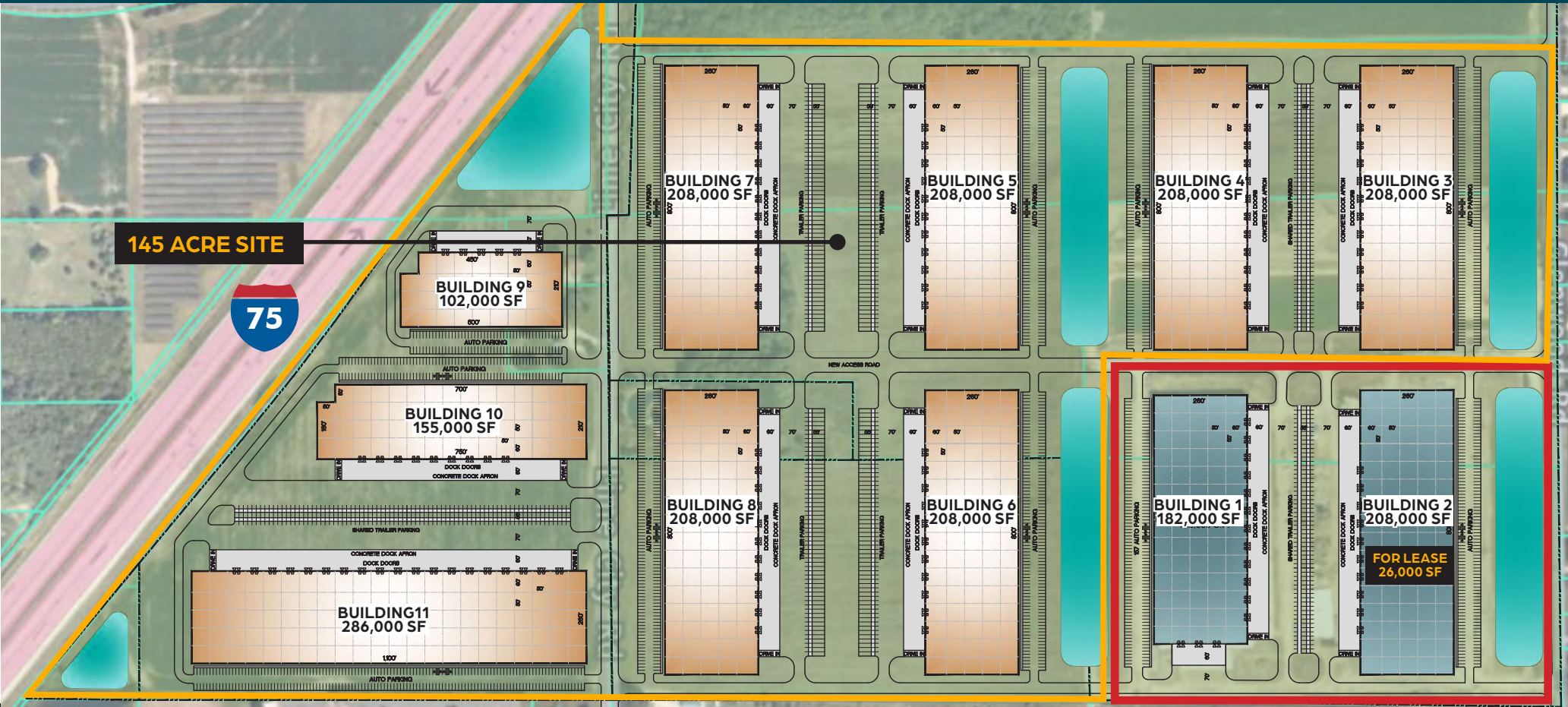


Column Spacing
50' x 50'



Bays On Dock Side of Building
60' x 50'

Site Plan



**For Lease
or Build-To-Suit**

Available Space
26,000 SF to
+/- 1,791,000 SF

Buildings
11 Total
(9 Available)

Acreage
145 Acres

**Building 1 & 2
Completed**
26,000 SF
Available in
Building 2





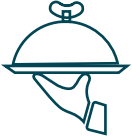











Location
Located near The
4-Way Buck Road, I-75
Interchange

Aerial Photos

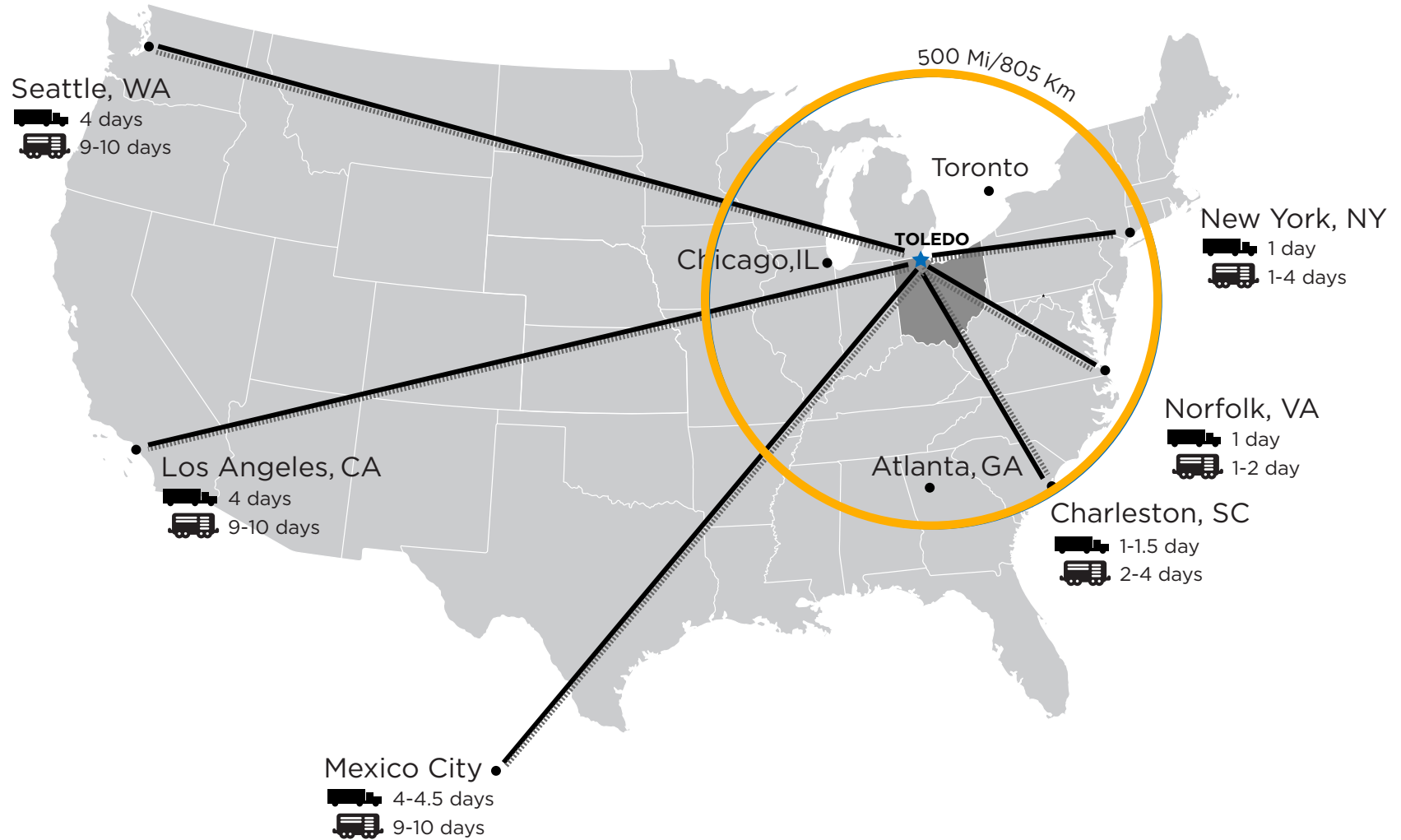


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EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 567,777 Population	 25% High School Diploma	 \$53,297 Median Household Income	 59.5% White Collar	 16% Services
 39.5 Median Age	 33% Some College	 \$30,507 Per Capita Income	 24.5% Blue Collar	 5.4% Unemployment Rate
 228,463 Households	 29% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$44,164 Median Disposable Income		 15% Spend 7+ hours commuting to and from work per week	 18,200 Total Businesses	 301,536 Total Employees

Toledo Transportation Map



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Site Overview



INNOVATION INDUSTRIAL PARK

is under construction. This site has been vetted and the environmental, surveys and due diligence are complete.



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