



AVAILABLE FOR SALE | INDUSTRIAL

## 2025 PRODUCTION DRIVE | FINDLAY, OH 45840

56,364 SF INDUSTRIAL BUILDING

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Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



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2025 PRODUCTION DRIVE

## Offering Summary

Sale Price:  
**Undisclosed**

Building Size:  
**56,364 SF**

Year Built:  
**1995**

Lot Size:  
**6.77 Acres**

### Property Overview

- High quality manufacturing facility
- 45,994 SF production area
- 10,370 SF office area
- Constructed for easy expansion on 6.77 AC
- 34.5kV 1200amp, primary ownership
- 28' to roof joist
- Concrete flooring thickness 7" - 60"
- Less than 3 miles from I-75 / SR 99 interchange
- Bridge Cranes: (6) 2 ton, (1) 3 ton, (1) 10 ton, (2) 1 ton, (2) 1/2 ton
- Jib Cranes: (1) 1/2 ton, (1) 1 ton
- Fully climate-controlled facility
- Office and R/D areas
- Zoned I-1 manufacturing
- Recent improvements
- Phase 1 Environmental and survey available

**RK**

Sale Price	<b>UNDISCLOSED</b>
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**LOCATION INFORMATION**

Street Address	2025 Production Drive
City, State, Zip	Findlay, OH 45840
County	Hancock
Sub-market	Outside Metro Area
Cross-Streets	Bright Rd.
Township	Findlay
Nearest Highway	I-75

**BUILDING INFORMATION**

Tenancy	Single
Number of Grade Level Doors	1 - 12'x14'
Number of Dock High Doors	2 - 8'x10'
Number of Cranes	14
Office Space	10,370 SF
Number of Floors	1
Condition	Excellent
Roof	Modified Bitumen
Number of Buildings	1
Mezzanine	Yes
Construction Description	Block/Steel
Lighting	LED

**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1 Manufacturing
APN #	600001004626

**PARKING & TRANSPORTATION**

Number of Parking Spaces	75
Parking Surface Description	Asphalt

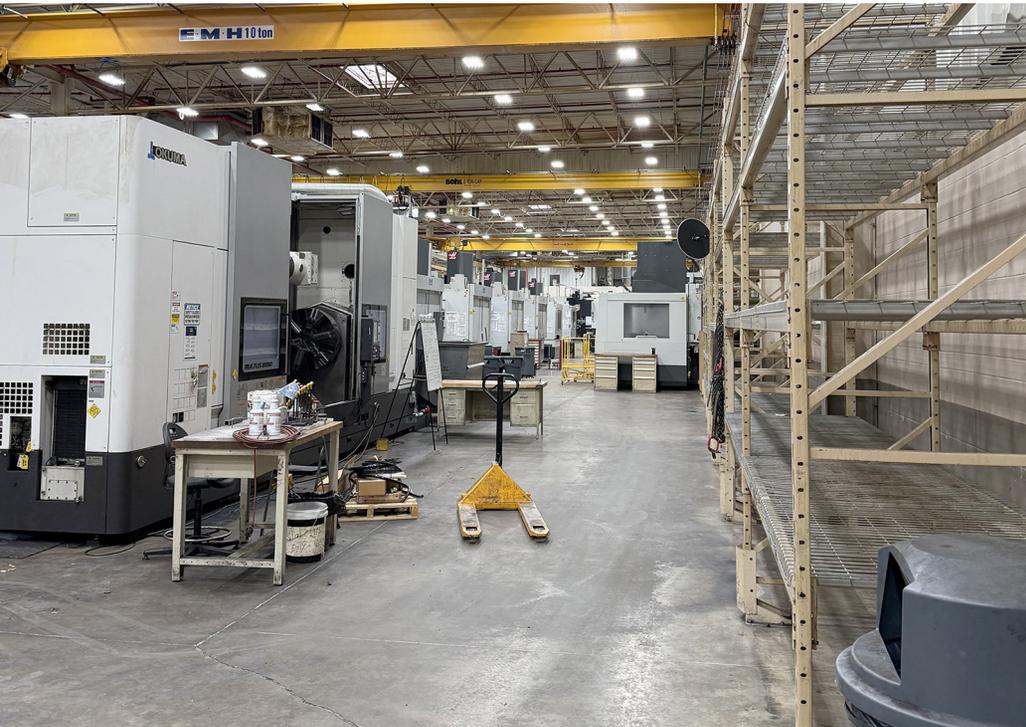
**UTILITIES & AMENITIES**

Central HVAC	Yes
Fire Suppression Description	Wet
Power Provider	AEP (34.5kV)
Fuel Provider	Columbia Gas
Water Provider	Municipal

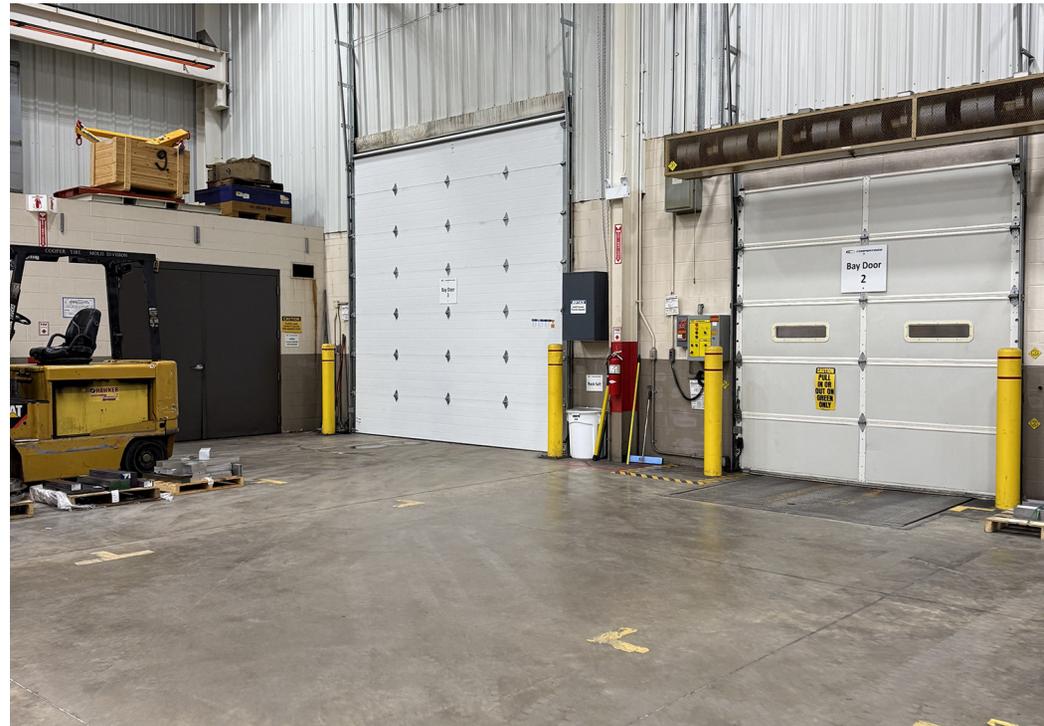
**TAXES & VALUATION**

Annual Real Estate Taxes	\$41,621.20
Annual Real Estate Taxes / SF	\$0.77

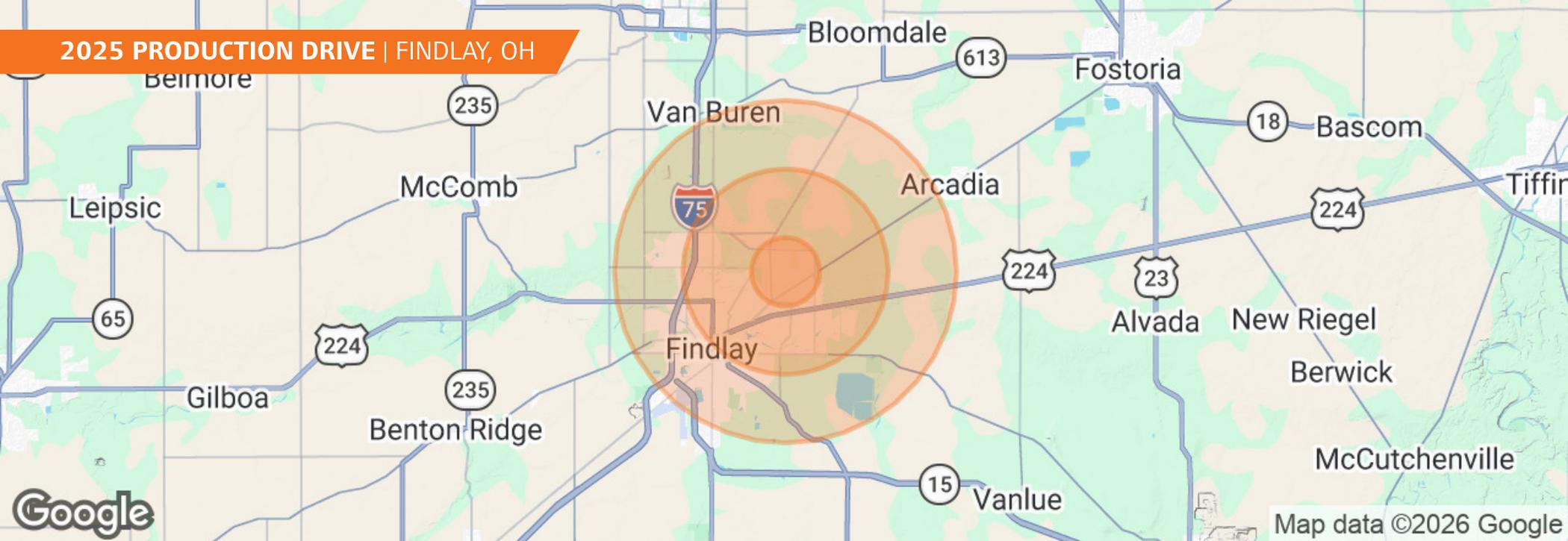
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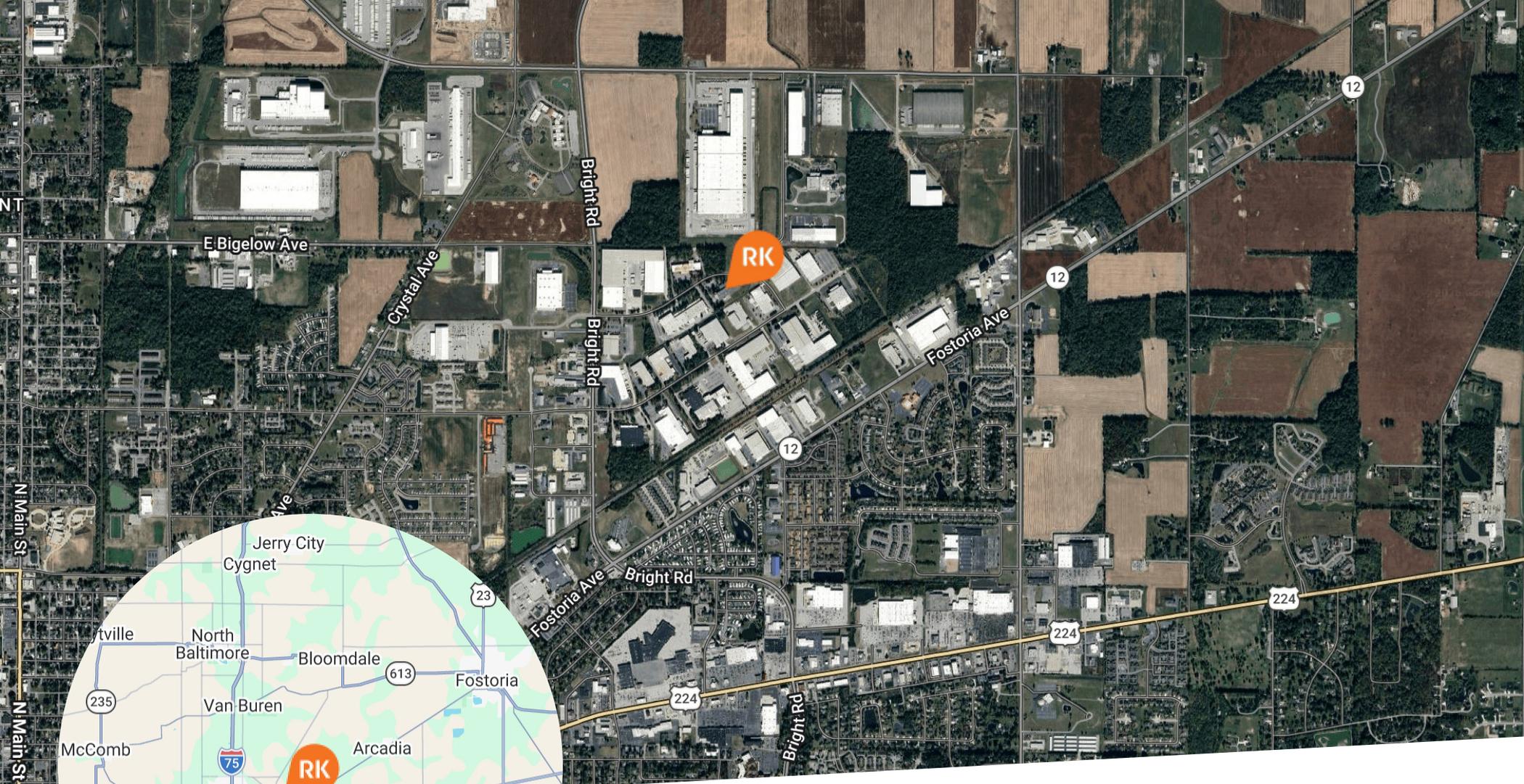
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,846	27,541	47,464
Average Age	51.0	40.1	39.7
Average Age (Male)	50.3	39.5	38.9
Average Age (Female)	53.2	42.0	41.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,646	12,182	20,755
# of Persons per HH	1.7	2.3	2.3
Average HH Income	\$62,552	\$81,997	\$90,284
Average House Value	\$130,503	\$204,390	\$219,118

2023 American Community Survey (ACS)



## 2025 PRODUCTION DRIVE

# Location Benefits

- Findlay has a diverse industrial mix that includes advanced manufacturing, logistics, energy, and automotive manufacturing.
- These sectors are supported by a skilled labor force trained in both manufacturing and technical fields as well as a proactive local economic development team.



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Lynette Reichle, SIOR

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**OUR PURPOSE**

**To make real estate work for  
our clients and customers**

**OUR VALUES**

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

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