

TOLEDO COMMERCE PARK

20536 N. Dixie Hwy
Bowling Green, Ohio

**SHOVEL READY
BTS SITE
FOR LEASE**



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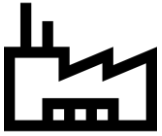
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PROPERTY INFORMATION



75,000 SF - 550,000 SF
or to build-to-suit



193
parking spaces
or to-suit



40 foot
clear height



+/- 1 Mile
from I-75

PROJECT FEATURES

- Due Diligence has been completed
- Heavy Power – Available (to suit) by Toledo Edison
- 40' Clear Height or to suit
- 50' x 60' column spacing with 60' dock speed bays or to suit
- Ample car parks, dock positions and trailer storage
- 7" 4,000 PSI reinforced concrete floor slab ESFR fire suppression system or to suit
- LED lighting

TRANSPORTATION

- Direct and Full Access to Interstate I-75 via Exit 187
- 10-Minute Drive Time to I-475 Interchange (Toledo)
- 1-Hour Drive Time to I-275 Interchange (Detroit, MI)
- 1-Day Drive Time to 88M Total Population
- 25-Minute Drive Time to Toledo Express Airport
- 1-Hour Drive Time to Detroit Metropolitan Wayne County Airport (DTW)

Labor Force

- Skilled Labor Force of 297,477 within 45- Minute Drive Time

State, Regional, and Local Incentives Available

- Jobs Creation Tax Credit reduces Commercial Activity Tax (CAT) Liability
- No tax on goods sent to Indiana and Michigan
- Foreign Trade Zone Status
- JobsOhio Workforce Grant
- No state of Ohio personal property tax or corporate income tax

PROPERTY INFORMATION (continued)

BUILDING SPECS	
Size	55,000
Clear Height	40'
Loading Docs	55
Parking	193
Trailer Parks	113
Office	To Suit
Roof	45mil TPO
Exterior Walls	Insulated Pre-Cast Load Bearing Concrete
Floor	7" Thick Reinforced Concrete slab on Grade
Structure	50' x 56' Bay Spacing with 60' Dock Speed Bays
HVAC	Gas Fired Heating System
Lighting	High-Efficiency LED Lighting Fixtures
Fire Suppression	ESFR
Electrical	4,000 AMPS Available

***All Specs are as noted or to-suit**

UTILITIES		
Electric	Toledo Edison	Service to Suit
Gas	Suburban Natural Gas Company	Service to Suit
Water	Northwestern Water & Sewer District	12-inch
Sewer	Northwestern Water & Sewer District	10-inch
Fiber	Multiple Providers Available	Available

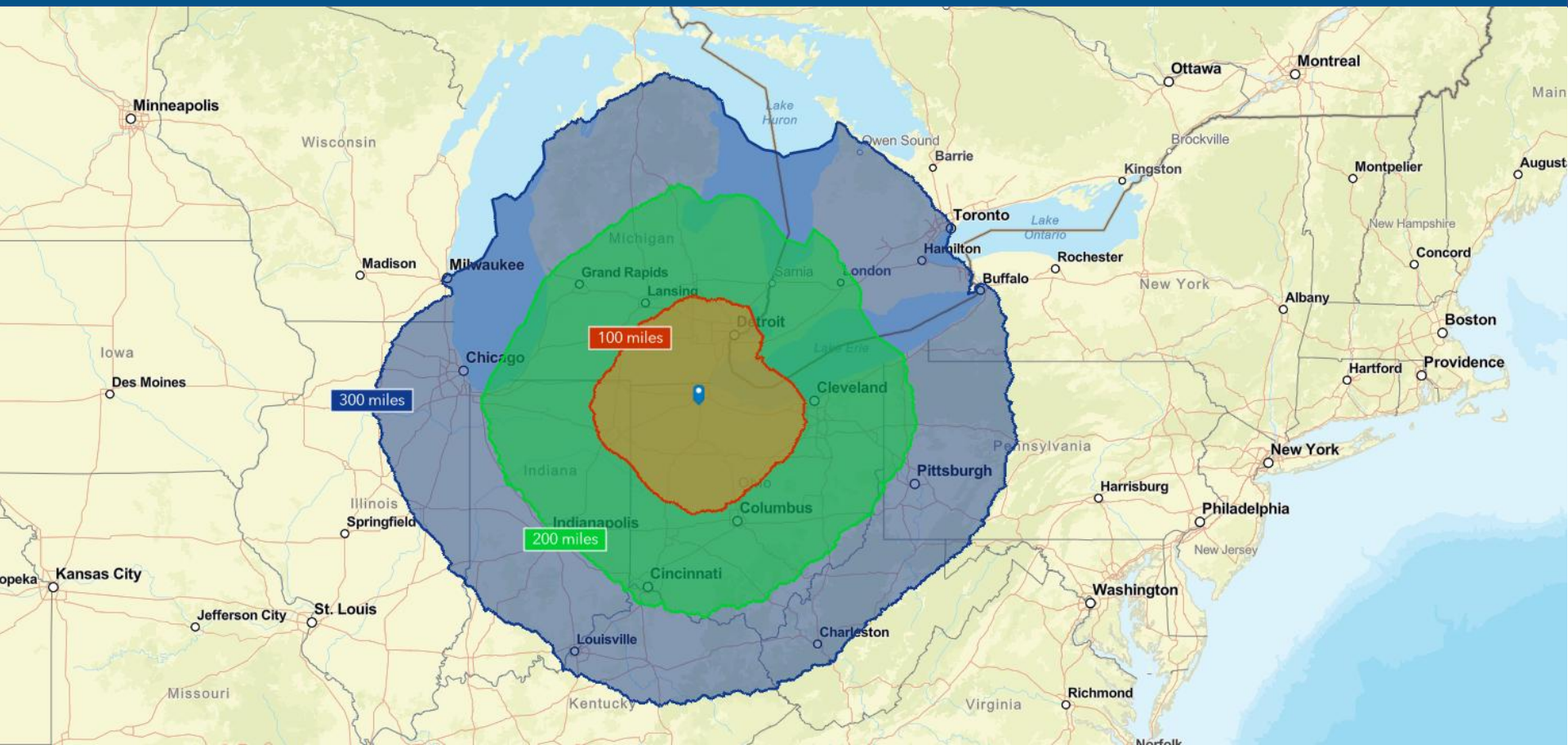
SITE PLAN



DISTANCE MAP



DISTANCE MAP



DRIVING DISTANCE & TIME TO MAJOR CITIES

Detroit, Michigan	84 Miles / 1h 21 min
Columbus, Ohio	122 Miles / 2h min
Cleveland, Ohio	125 Miles / 1h 59 min
Cincinnati, Ohio	183 Miles / 2h 55 min
Indianapolis, Indiana	213 Miles / 3h 20 min

Pittsburgh, Pennsylvania	241 Miles / 3h 43 min
Chicago, Illinois	254 Miles / 4h
Louisville, Kentucky	281 Miles / 4h 29 min
Toronto, Canada	315 Miles / 5h 5 min
Nashville, Tennessee	454 Miles / 7h 3 min