

201 LEANNE DRIVE
EDON, OHIO 43518

INDUSTRIAL BUILDING FOR SALE & LEASE
37,420 Square Feet Available



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ASSOCIATES**
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FULL-SERVICE COMMERCIAL REAL ESTATE

MANUFACTURING/TIER 1



GENERAL INFORMATION

Sale Price:	\$1,684,000 (\$45.00 PSF)
Lease Rate:	\$4.00 PSF (NNN)
Building Size:	37,420 sf (2,118 sf office)
Number of Stories:	1
Year Constructed:	1972
Condition:	Excellent
Acreage:	7.14 acres
Land Dimensions:	Irregular
Closest Cross Street:	W. Indiana Street
County:	Williams
Zoning:	M-1 Industrial
Parking:	14 (1 ADA)
Curb Cuts:	2
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:	2,118 sf
Shop Space:	35,302 sf
Exterior Walls:	Metal Panel
Structural System:	Masonry & steel
Roof:	TPO overlay new in 2018
Floors/Coverings:	Concrete
Floor Thickness:	6"
Ceiling Height:	14' 3"
Column Spacing:	24' x 40'
Basement:	No
Heating:	GFA - Warehouse
Air Conditioning:	Fully conditioned
Power:	480 V 3-phase, 1200 amps (additional capacity available)
Security System:	Yes
Restrooms:	Multiple in shop and office
Overhead Doors:	2
Truck Well/Dock:	5
Sprinklers:	Yes, wet system
Rail:	No
Cranes:	No
Floor Drains:	No

UTILITIES

Power:	Toledo Edison - 480 V 3-phase, 1200 amps
Gas:	Ohio Gas Company - 3" line 2" Service Line
Water:	City of Edon - 80psi
Sanitary Sewer:	City of Edon
Fiber:	Spectrum

For Verification Of Zoning:

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

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

2023 REAL ESTATE TAXES

TD:	071
Parcel Number:	170-05-001.000
Total Annual Taxes:	\$4,051.42*

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

STRATEGIC PARTNERS

Click on the interactive links below to visit each website:



Comments:

- Former mission critical tier 1 automotive supplier facility, occupied by Linamar Corporation, a top-100 automotive supplier in the world.
- HVAC was replaced in 2018.

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North Docks



South Docks

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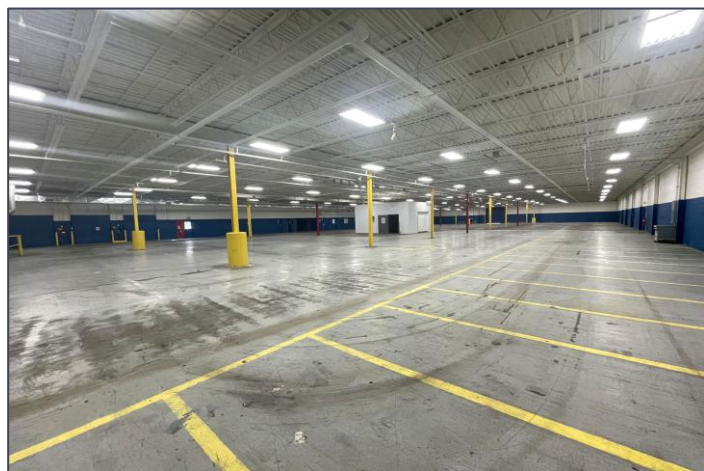
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North Side



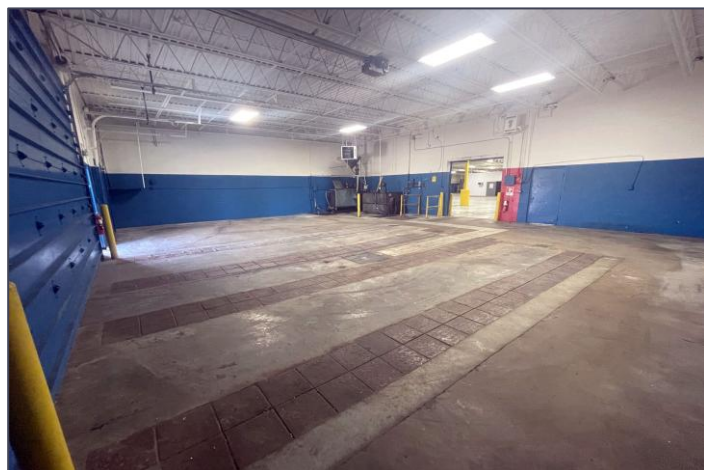
South Side



Warehouse



Warehouse



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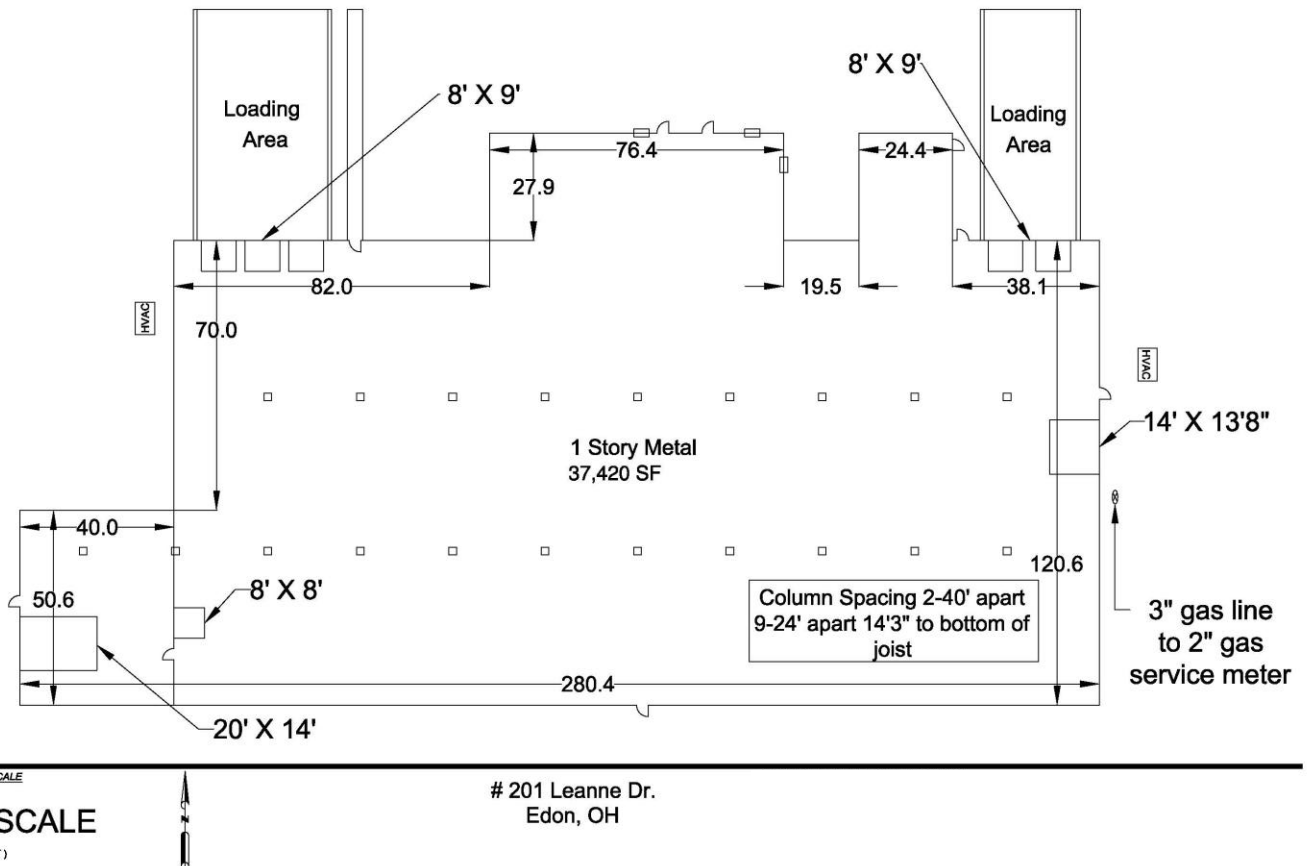
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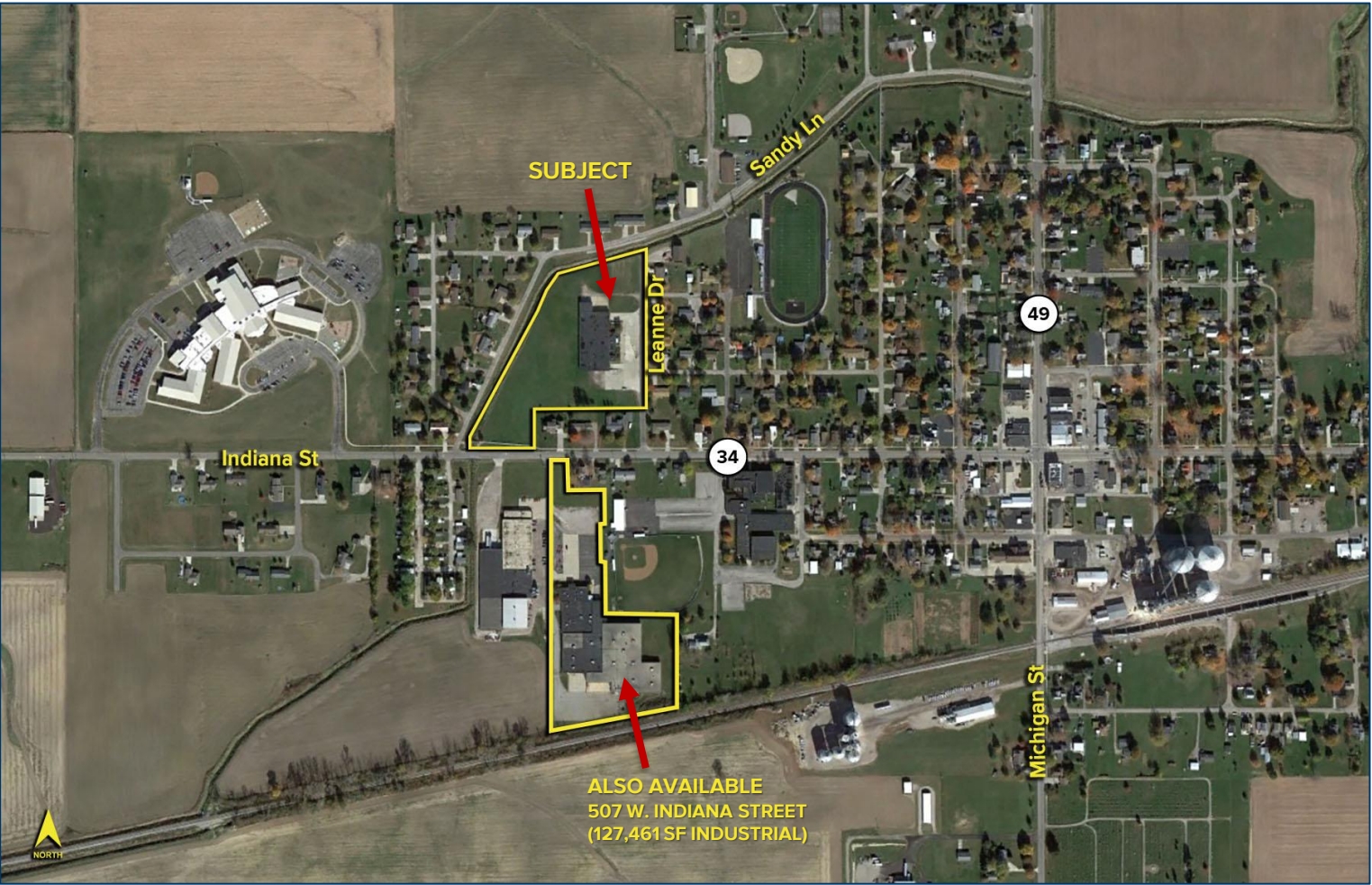
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TRANSPORTATION	
Route 34	I-90 (6 miles)
	I-69 (29 miles)
Williams County Airport	18 miles
Tri-State Steuben County Airport	22 miles
Fort Wayne International Airport	60 miles
Toledo Port	80 miles

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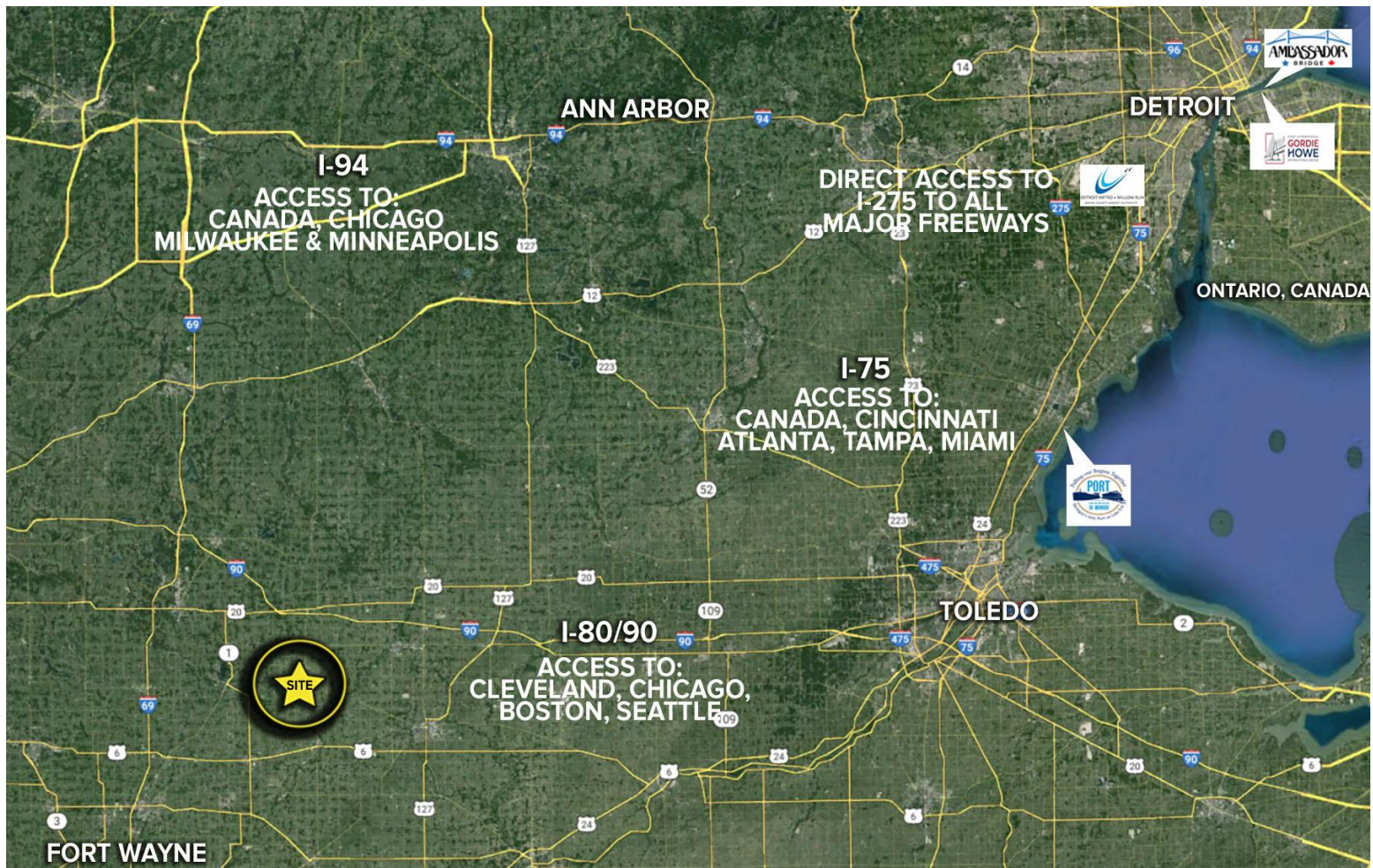
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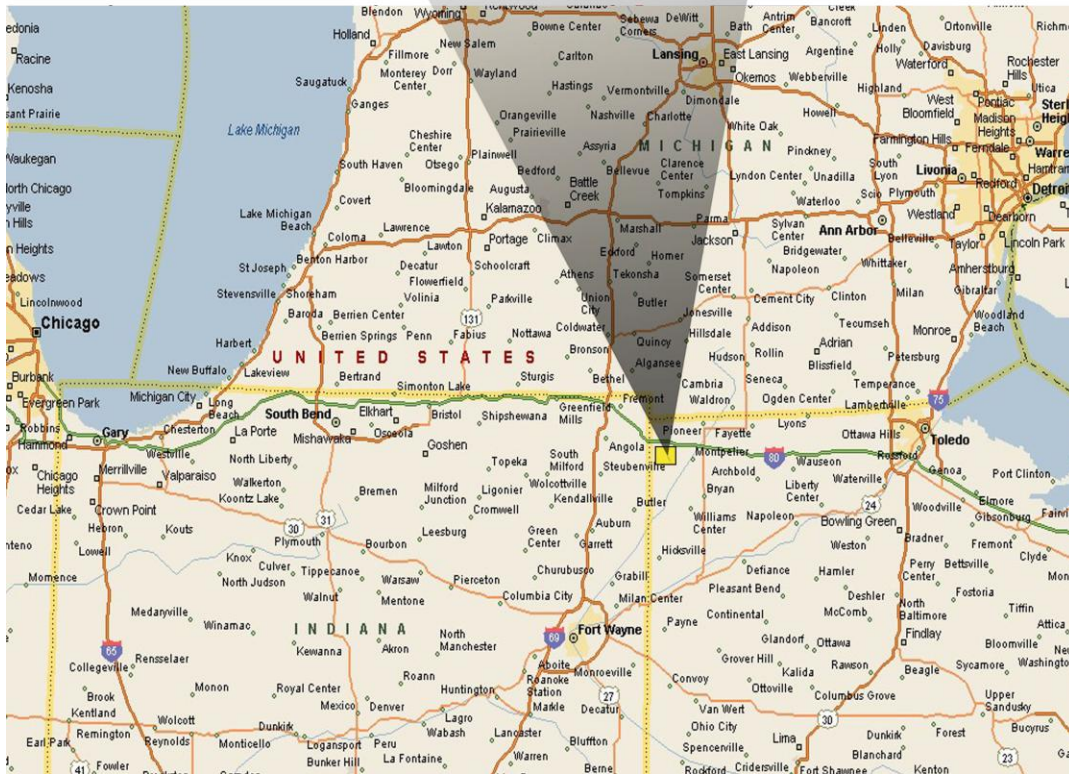
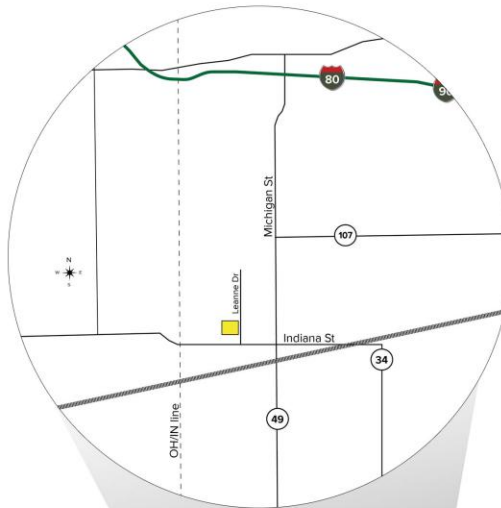
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