7829 PONDEROSA ROAD
PERRYSBURG TWP., OHIO 43551

INDUSTRIAL BUILDING FOR LEASE
58,000 Square Feet Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

GENERAL INFORMATION

Lease Rate:	$6.75 PSF NNN
Available Space:	58,000 SF
Building Size:	58,000 SF
Number of Stories:	1 with 2 story office
Year Constructed:	1990
Condition:	Great
Acreage:	5 acres
Land Dimensions:	516’ x 425’
Closest Cross Street:	SR-795
County:	Wood
Zoning:	Manufacturing/Assembly - 340
Parking:	75 ± striped spaces
Curb Cuts:	3
Street:	2 lane – Business Park

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000 Square Feet AVAILABLE

BUILDING SPECIFICATIONS	
Office Space:	10,000 ± SF (2 stories)
Shop Space:	53,000 SF
Exterior Walls:	Decorative block
Structural System:	Steel truss
Roof:	New roof in 2023
Floors/Coverings:	Concrete/carpet/LVP
Ceiling Height:	24’
Heating:	GFA + infrared tube
Air Conditioning:	Central in office
Power:	1600 amp, 480V 3 phase
Security System:	Yes
Restrooms:	Multiple throughout
Overhead Door:	1 – 14’ x 14’
Truck Well/Dock:	5 – 10’ x 10’
Sprinklers:	Yes - ESFR
Signage:	Monument
Cranes:	No
Floor Drains:	Yes
Heavy Haul Route:	SR-795

Comments:

- Well-maintained turnkey opportunity
- Professional Business Park
- Electrical – 2 services and 2 transformers
- Step down transformer in place
- Additional 1.5 acres available for building expansion or outdoor storage
- Distance to I-75 – 2.24 miles
- Distance to I-80/90 – 3.13 miles

BUILDING INFORMATION	
Current Occupant:	Blink Marketing Logistics
Occupancy Date:	Upon lease commencement
Sign on Property:	Yes
Showing Instructions:	Contact agent

LEASE DETAILS	
Term:	5 ± years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities: NNN and CAM + utilities	

2025 REAL ESTATE TAXES	
Area:	Perrysburg Township
Parcel Number:	P57-400-010000042001
Total Annual Taxes:	$92,255.24

UTILITIES	
Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Perrysburg
Sanitary Sewer:	City of Perrysburg
Storm Sewer:	City of Perrysburg

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

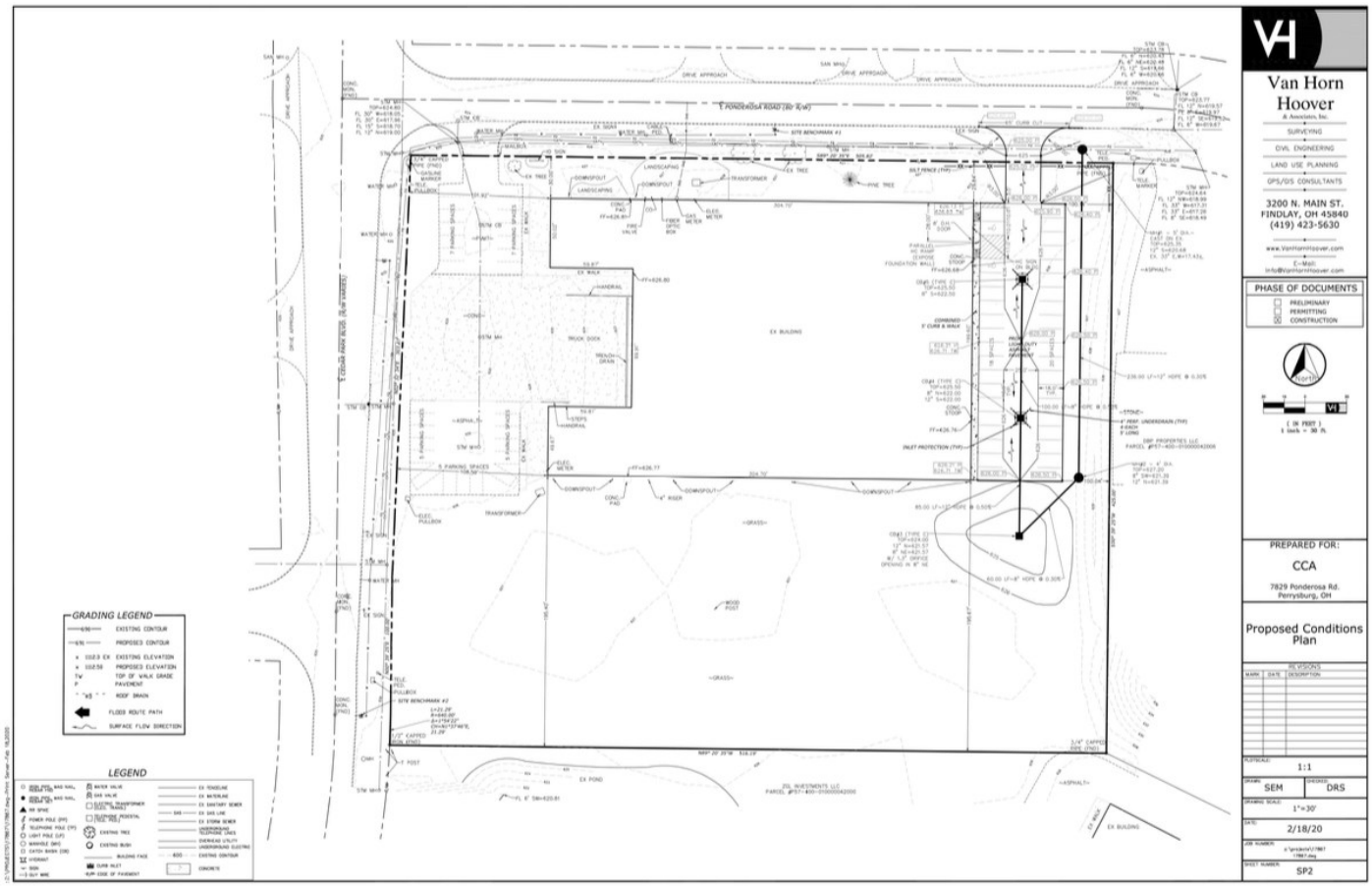
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000
Square Feet
AVAILABLE



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

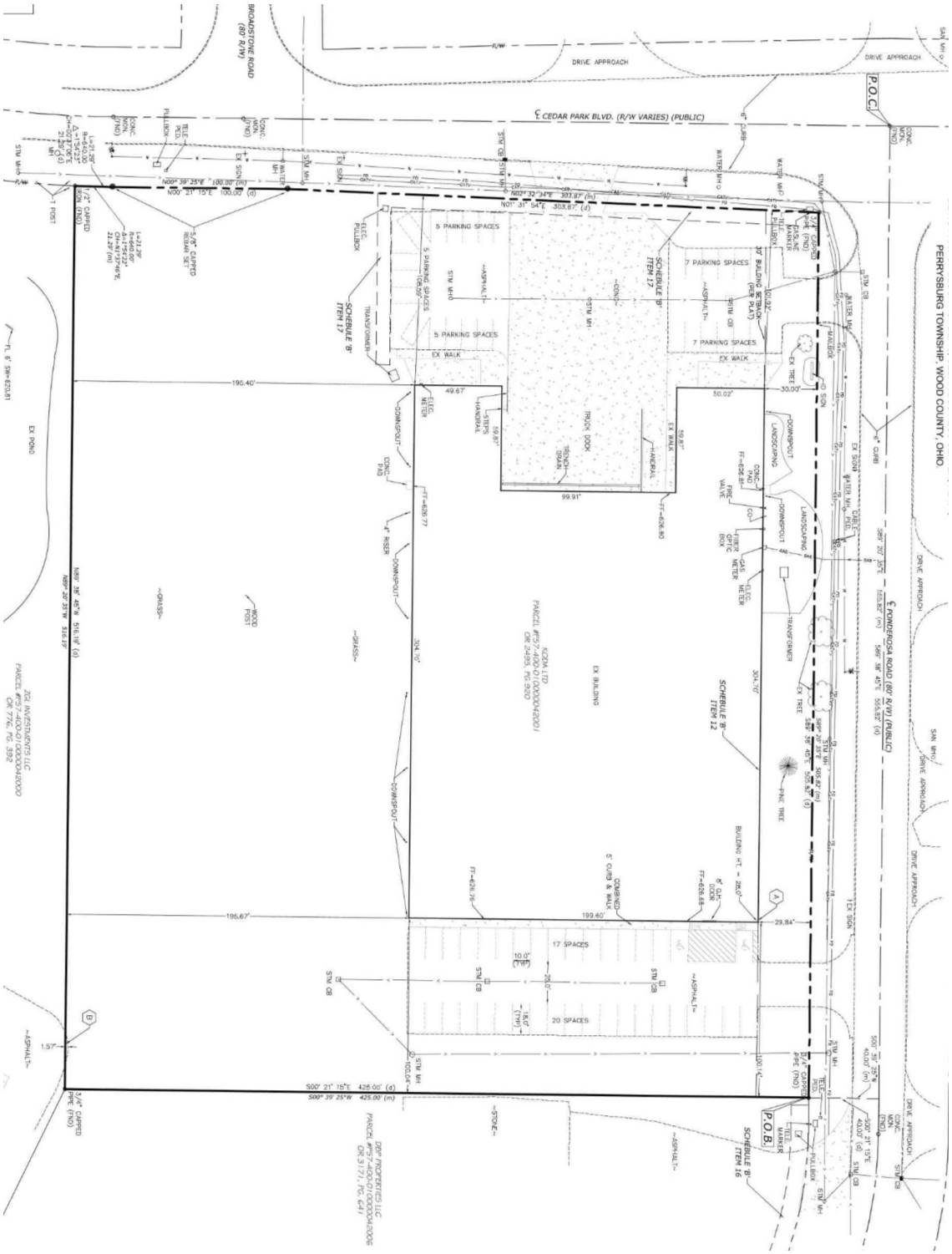
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000
Square Feet
AVAILABLE



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000
Square Feet
AVAILABLE

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

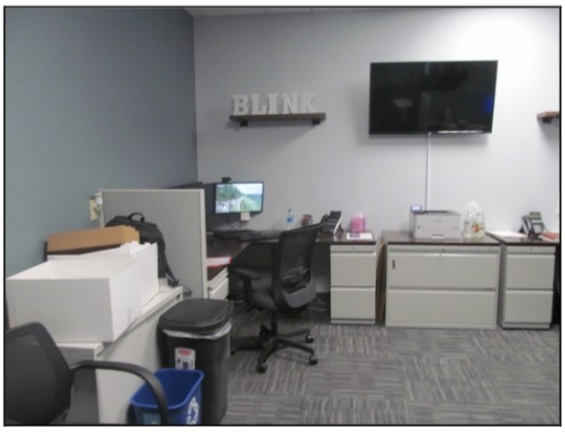
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

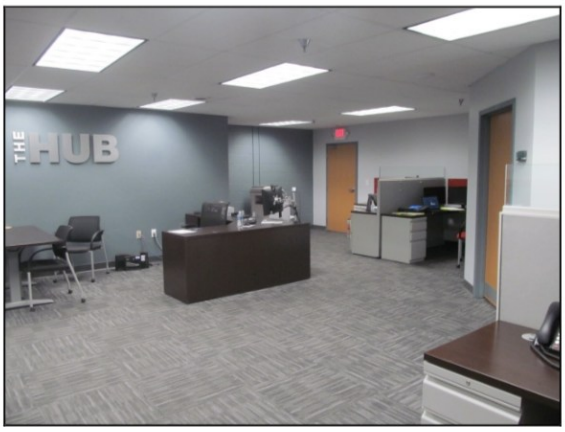
7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000
Square Feet
AVAILABLE

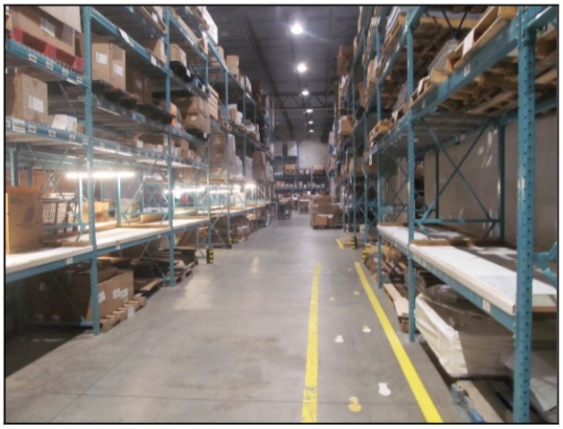
Photographs of the Subject Property





Subject Building Interior – Office Space

Subject Building Interior – Office Space



Subject Building Interior – Warehouse Space

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

7829 Ponderosa Road, Perrysburg Twp., OH 43551

Industrial Building For Lease

58,000
Square Feet
AVAILABLE

DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	2,498	$62,497
3 MILE	15,793	$81,237
5 MILE	74,206	$73,576

TRAFFIC COUNTS (TWO-WAY)	
10,109	Avenue Road (SR 795)
2,326	Cedar Park Blvd.
641	Ponderosa Road
4,519	Oregon Road

For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.