



## Industrial For Lease

**Property Name:** Rossford Cold Storage  
**Location:** Lime City Road  
**City, State:** Rossford, OH  
**Cross Streets:** I-80  
**County:** Wood  
**Zoning:** Light Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 257,950  
**Available Sq. Ft.:** 65,000 - 257,950

**Building Type:** Build-to-Suit  
**Available Shop Sq. Ft.:** 257,950  
**Available Office Sq. Ft.:** To Suit

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 48'  
**Grade Level Door(s):** 2  
**Truckwells or Docks:** 36  
**Exterior Construction:** N/A  
**Structural System:** Precast Concrete  
**Air-Conditioning:** N/A  
**Heating:** N/A  
**Availability:** Immediately  
**Power (Amps/Volts):** 4000 Amps, 480 Volts, 3-Phase

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** No  
**Lighting:** LED  
**Bay Sizes:** 50' x 50'  
**Restrooms:** N/A  
**Cranes:** No  
**Parking:** 140, + 117 Trailer

**Year Built:** N/A  
**Sprinklers:** ESFR  
**Signage:** Yes  
**Exterior:** No  
**Roof:** N/A  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 23.700  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$25.00  
**Lease Type:** NNN  
**Lease Term:** N/A

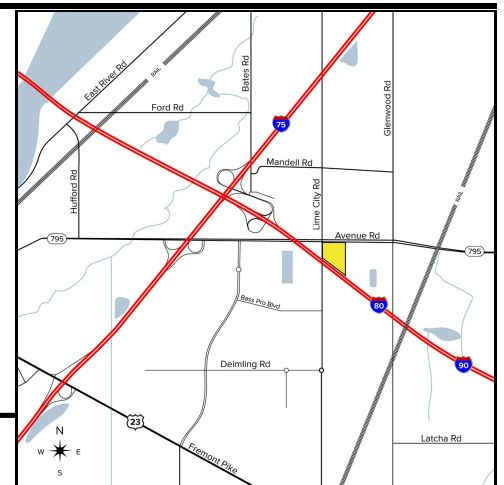
**Mthly Rate:** N/A  
**Taxes:** N/A  
**Parcel #:** T68-400-020000041001  
**Imprv Allow:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A  
**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

Rossford Cold Storage is a 257,950-square-foot new construction site ideally positioned for high-performance logistics and cold storage. Located in the City of Rossford, Ohio in Wood County, the property offers excellent access to I-80, I-90, I-75, and I-475 for efficient regional and interstate transportation. Just 16 miles from Toledo Airport (TOL) the site provides exceptional connectivity for air cargo, perishables, and time-sensitive supply chains. The building is divisible to 65,000 square feet and offers 28,000 pallet positions (7,000 per chamber) with convertible temperature-controlled space down to -10° Fahrenheit.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

John Droze, (248) 948-4191, jdroze@signatureassociates.com  
 Tom Condon, (847) 372-6081, tcondon@lee-associates.com  
 Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.