



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

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: Contact Broker
Lease Type: N/A
Lease Term: N/A

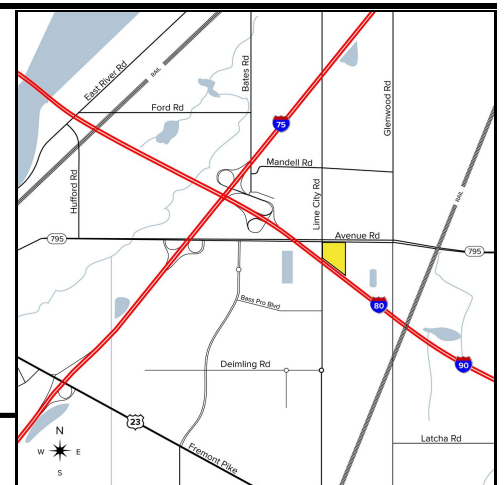
Mthly Rate: Contact Broker
Taxes: N/A
Parcel #: T68-400-020000041001
Imprv Allow: N/A

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):

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