6519 FAIRFIELD DRIVE
NORTHWOOD, OHIO 43619

INDUSTRIAL SPACE FOR LEASE
24,000 Square Feet Available

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Space Available/Lease Rate:

6519 Fairfield Drive	24,000 sf @ $8.25 psf NNN

Number of Stories:	1
Year Constructed:	1999 & 2001
Condition:	Excellent
Land Dimensions:	740' of frontage on I-75
County:	Wood
Closest Cross Street:	Wales Road
Zoning:	M-2
Parking :	103 spaces
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@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.

6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000 Square Feet AVAILABLE

BUILDING SPECIFICATIONS

Shop Space:	200' x 640' w/40' column spacing
Exterior Walls:	Tilt-up concrete R-11
Structural System:	Steel joist
Roof:	Rubber membrane
Floors:	6" concrete
Floor Coverings:	As needed
Ceiling Height:	24' – 26' to joist, 30' 2" to deck
Basement:	No
Heating:	Office - Gas forced air Warehouse – unit heaters
Air Conditioning:	As needed
Power:	480/277V/3 phase with step down transformer
Security System:	Available as needed
Restrooms:	Two in office, one in warehouse
Overhead Door:	1 – 12' x 14' with ramp Smaller drive-in door on the south end of the building with sidewalk
Truck Well/Dock:	2 - 9' x 9' door
Sprinklers:	Wet system
Rail:	No
Cranes:	No
Floor Drains:	Available
Signage:	Needs to be approved by Landlord

BUILDING INFORMATION

Other Tenants:	WESCO Distribution Tekni-Plex Dana, Ltd. Fleetpride
Occupancy Date:	April 30, 2027
Sign on Property:	Yes
Key Available:	Yes

LEASE DETAILS

Term:	5 years	
Security Deposit:	1 month's rent	
Options:	Available – rent negotiable	
Improvements Allowance:	Negotiable	
Tenant Responsibilities: Electric, content/liability insurance, and prorata share of gas, water, refuse removal, building interior maintenance, CAM, management, parking lot, insurance and real estate taxes.		
Current Operating Budget:	CAM: Insurance: Taxes: Total:	$0.74 $0.03 $0.70 $1.47

2026 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
M51-300-820405004000	9.37	$192,131.44	$337,300	$7,634,000	$7,971,300

For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

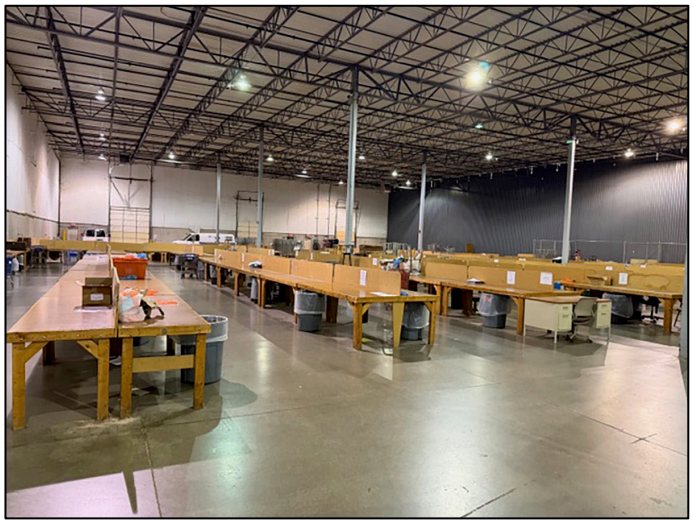
SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

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

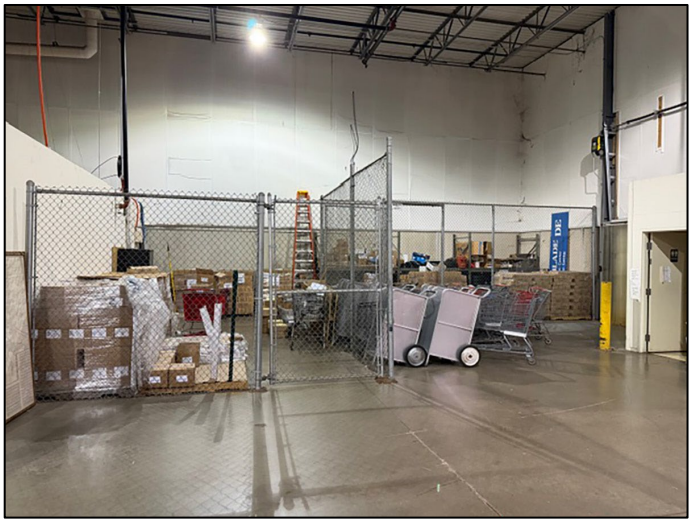
6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000
Square Feet
AVAILABLE











For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

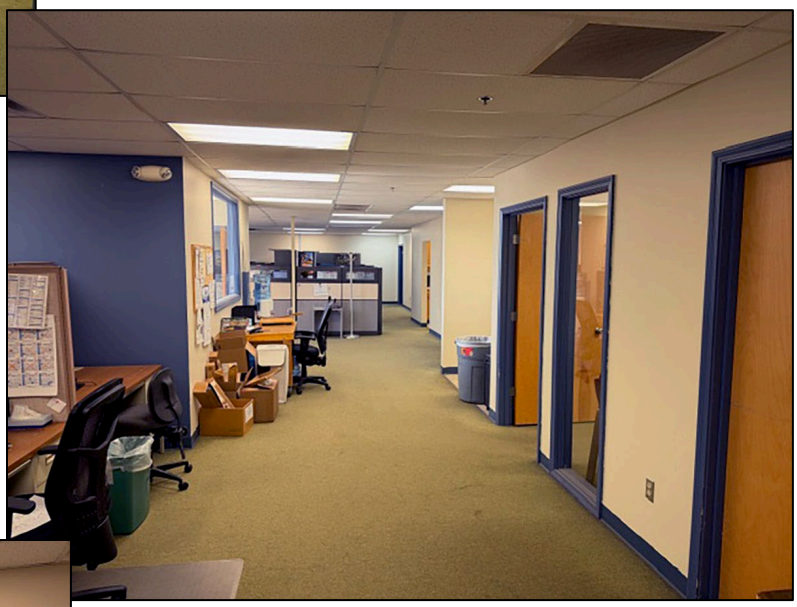
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000
Square Feet
AVAILABLE







For more information, please contact:

ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@signatureassociates.com

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

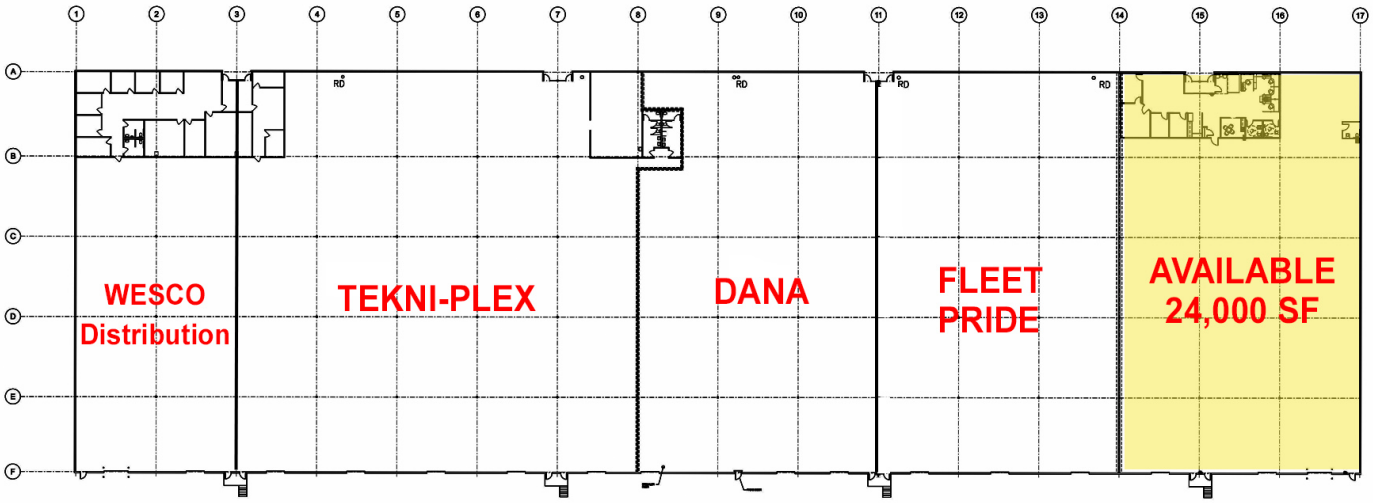
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000
Square Feet
AVAILABLE

6519 Fairfield



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@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.

6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000
Square Feet
AVAILABLE



Comments:

- Class “A” tilt up building.
- Dock bumpers and levelers 6' x 6' 30,000 pound capacity.
- Exhaust fans in ceiling.
- Short-term warehousing available.
- The two truck dock receiving doors were expanded to accommodate drop deck trailers.

For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@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.

6519 Fairfield Drive, Northwood, Ohio 43619

Industrial Space For Lease

24,000
Square Feet
AVAILABLE



For more information, please contact:
ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
rpmack@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.