

1775 PROGRESS DRIVE
PERRYSBURG, OH 43551

INDUSTRIAL BUILDING FOR SALE & LEASE
252,600 Square Feet Available



**SIGNATURE
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FULL-SERVICE COMMERCIAL REAL ESTATE

WOOD COUNTY INDUSTRIAL

UPDATED DOCKS



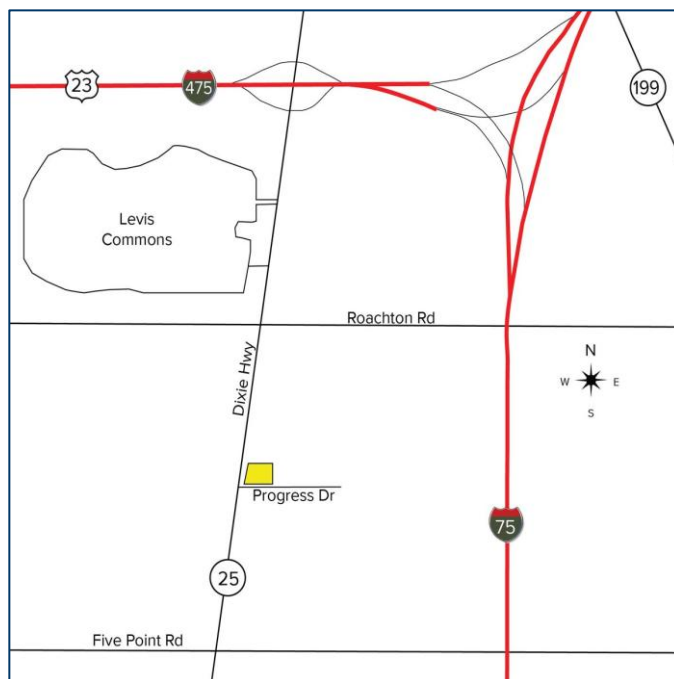
7.5/10.5 MVA 138 KVA Substation



VIEW VIDEO TOUR

GENERAL INFORMATION

Sale Price:	\$17,495,000
Lease Rate:	\$6.00 per square foot NNN
Space Available:	Approximately 252,600 square feet
Building Size:	252,600 square feet
Number of Stories:	1
Year Constructed:	1996
Condition:	Excellent
Acreage:	28.9
County:	Wood
Closest Cross Street:	Dixie Highway (stoplight into Progress Drive)
Zoning:	General Industrial – I 2
Parking:	153 spaces
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Approximately 15,000 sf
Shop Space:	Approximately 237,000 sf
Exterior Walls:	Insulated metal siding & block
Structural System:	Pre-engineered metal
Roof:	Firestone rubber membrane. EPDM over 2" ISO 1.5" decking sheet
Floors:	6" concrete slab with 6" compacted stone base
Floor Coverings:	Carpet/tile
Ceiling Height:	24' to 28'
Column Spacing:	50' x 50'
Basement:	No
Heating:	RTU + suspended gas
Air Conditioning:	Office areas and partial production area
Power:	7.5/10.5 MVA 138 KVA substation service 100,000 KVA @ 12,000 volts 10,000 KVA @ 480 volts
Security System:	Yes
Restrooms:	4 sets of men's and women's restrooms and locker rooms
Overhead Doors:	3 (14' x 14")
Truck Well/Docks:	13 docks
Sprinklers:	Wet system with back up pump
Signage:	Facia
Rail:	No
Cranes:	Yes
Floor Drains:	No

BUILDING INFORMATION

Current Occupants:	Kreate & PODS
Occupancy Date:	Q 4 2025
Sign on Property:	Yes
Key Available:	No

LEASE DETAILS

Term:	5-10 years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant responsible for CAM, taxes, and prorata operating expenses	

REAL ESTATE TAXES

Parcel Number:	Q61-400-1900-00008001
2023 Total Annual Taxes:	\$129,342.44 (\$0.51 psf)
2024 Total Annual Taxes:	\$110,866.30 (\$0.44 psf)

UTILITIES

Electric:	First Energy Landlord owned substation on property.
Gas:	Columbia Gas – 8" main
Water:	City of Perrysburg – 500 gpm
Storm Sewer:	City of Perrysburg
Sanitary Sewer:	City of Perrysburg

Recent Major Maintenance:

- Updated docks and surrounds

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COMMENTS

Air Conditioning

- Six air handlers for manufacturing and warehouse
- 25 exhaust fans

Electricity

- Switchgear capacity – 7.5/10.5 MVA
 - 480/3 phase
 - 380/3 phase
 - 60 Hz
 - 120/208 for office
 - 100,000 KVA @ 12,000 volts
 - 10,000 KVA @ 480 volts

Process Infrastructure

- Water supply and return lines
- Compressed air
- Buss Duct
- Johnson Controls energy management system
- Climate control zone within warehouse
- Various make up air units
- Fire monitoring system

Property Features

- East elevation has four 8.5' x 10' docks with levelers and one 14' x 14' overhead door with drive apron
- West elevation has nine docks with levelers
- Internal machine/fabrication shop
- Fenced pad area for industrial gas storage
- Internal roof drains to retention pond
- Cafeteria
- IT room
- Expansion potential to the north
- Close proximity to I-75, I-475, US 23, and the Ohio Turnpike (I-80/90)
- Visible from I-75

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Aerial Photos



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South View



North View

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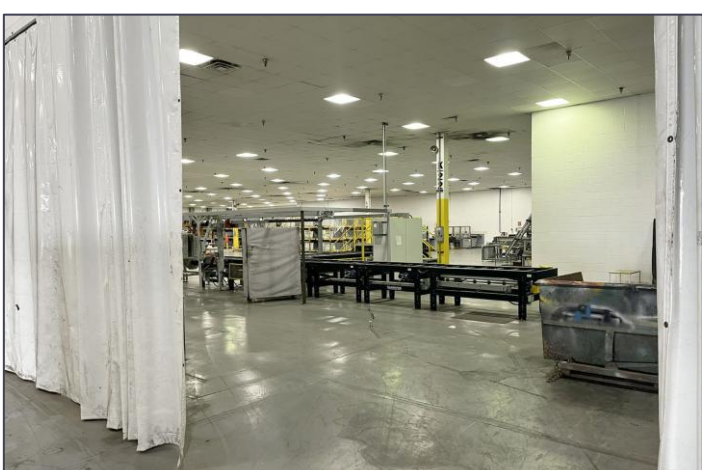
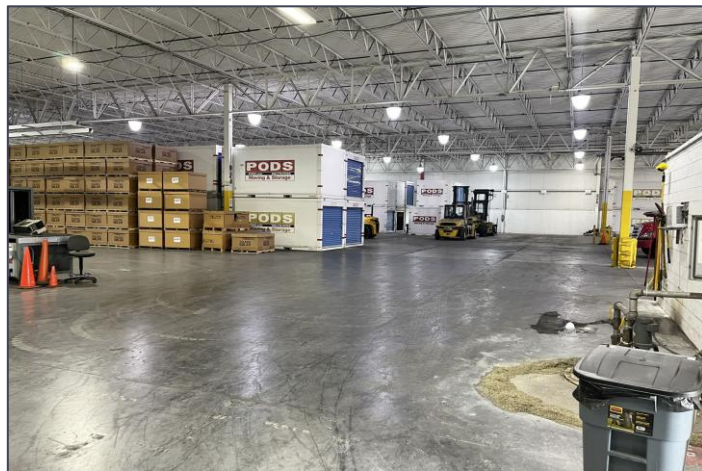
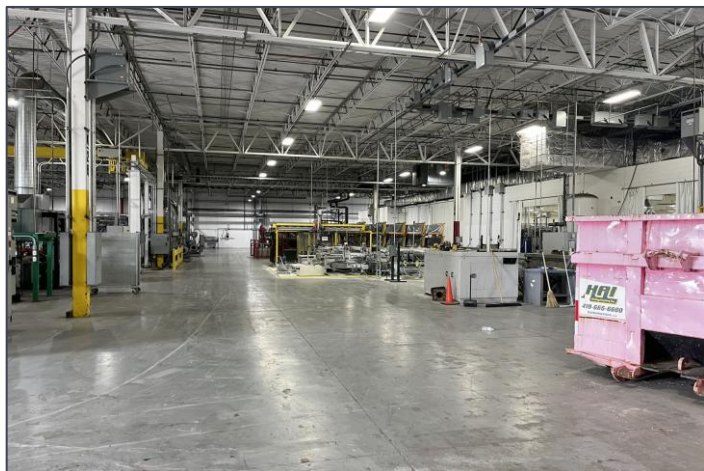
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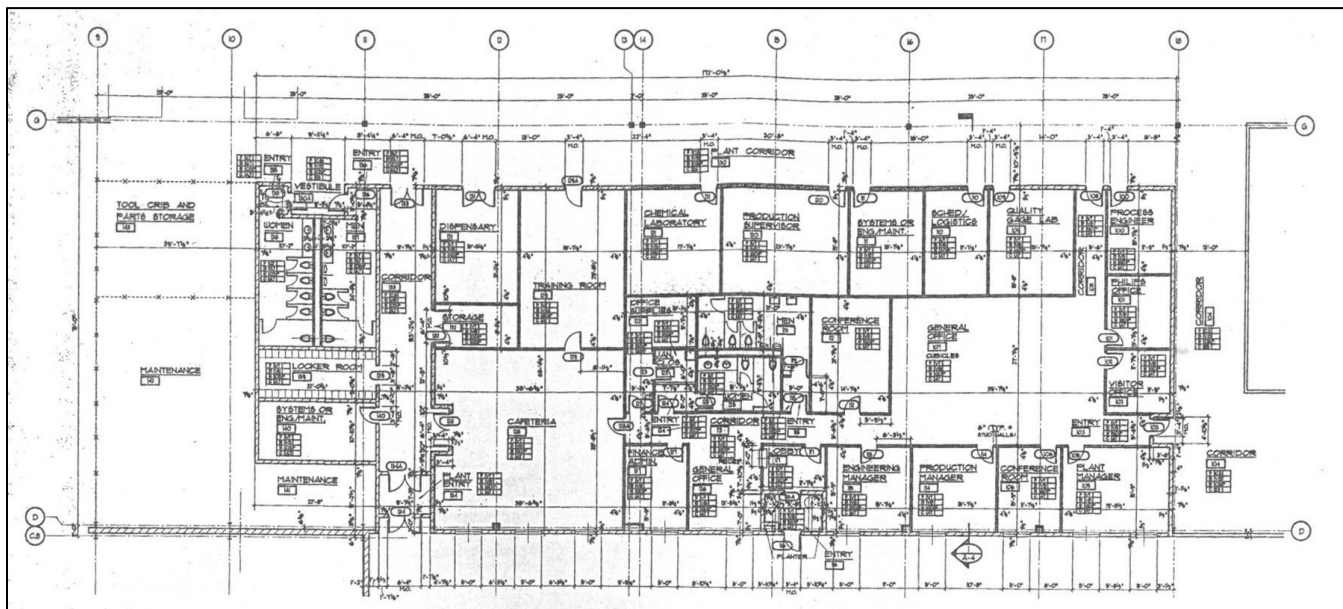
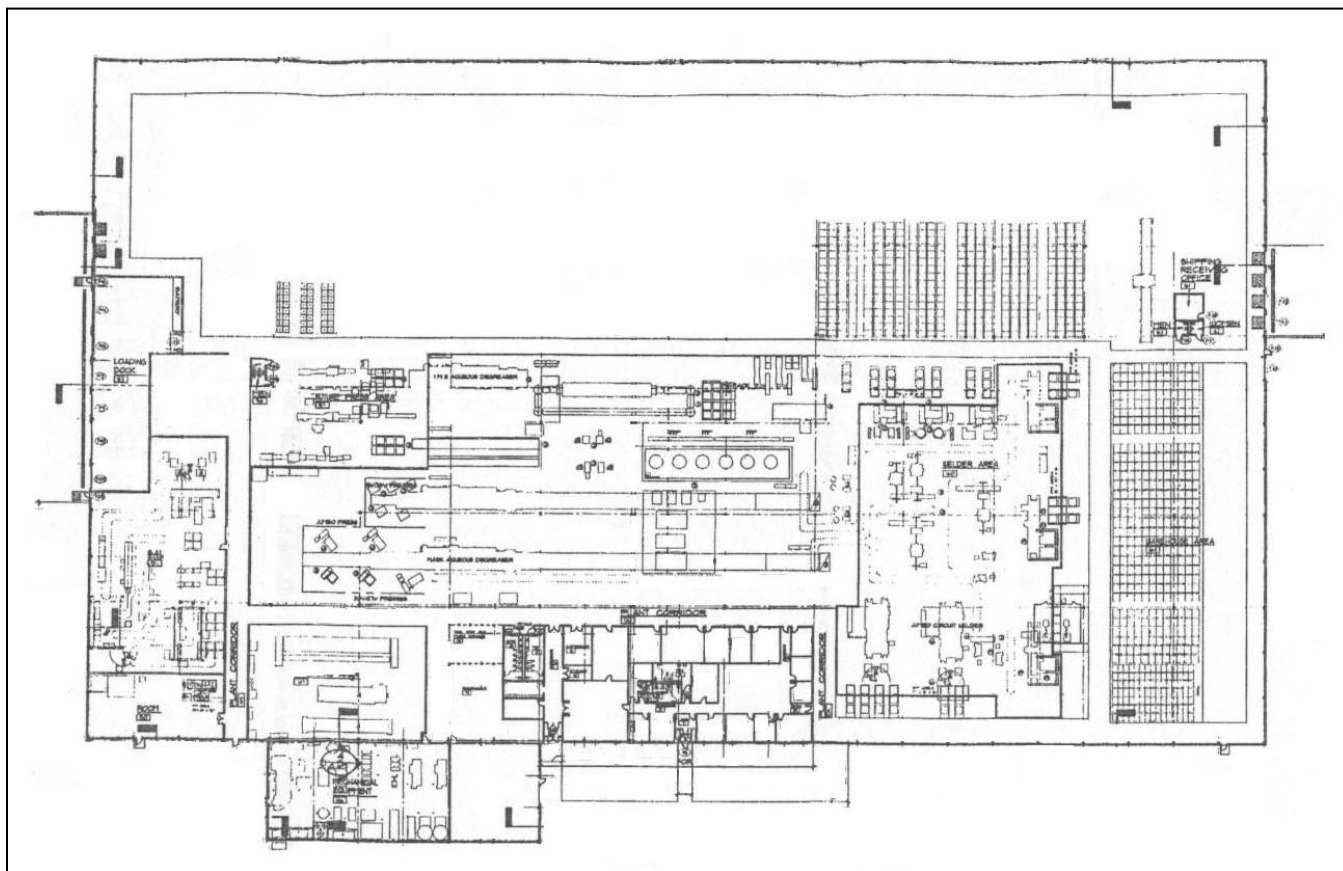
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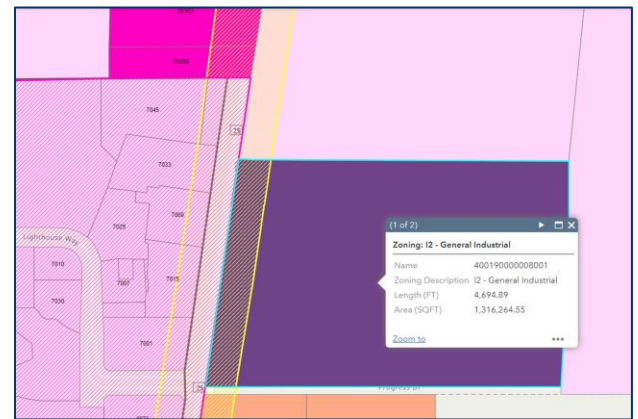
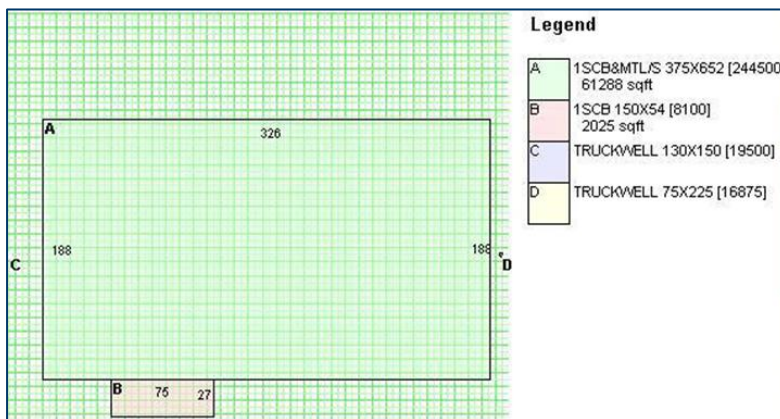
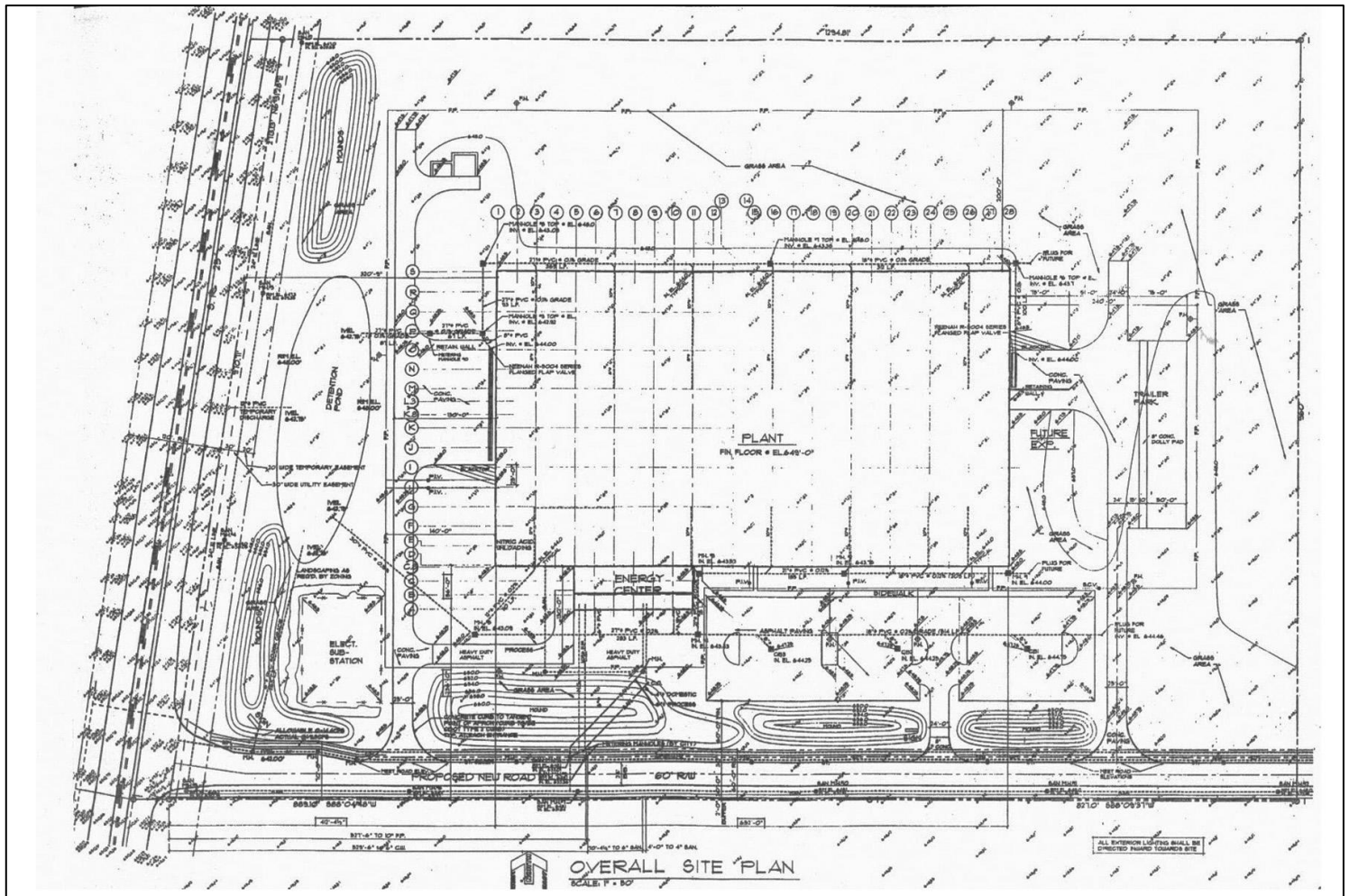
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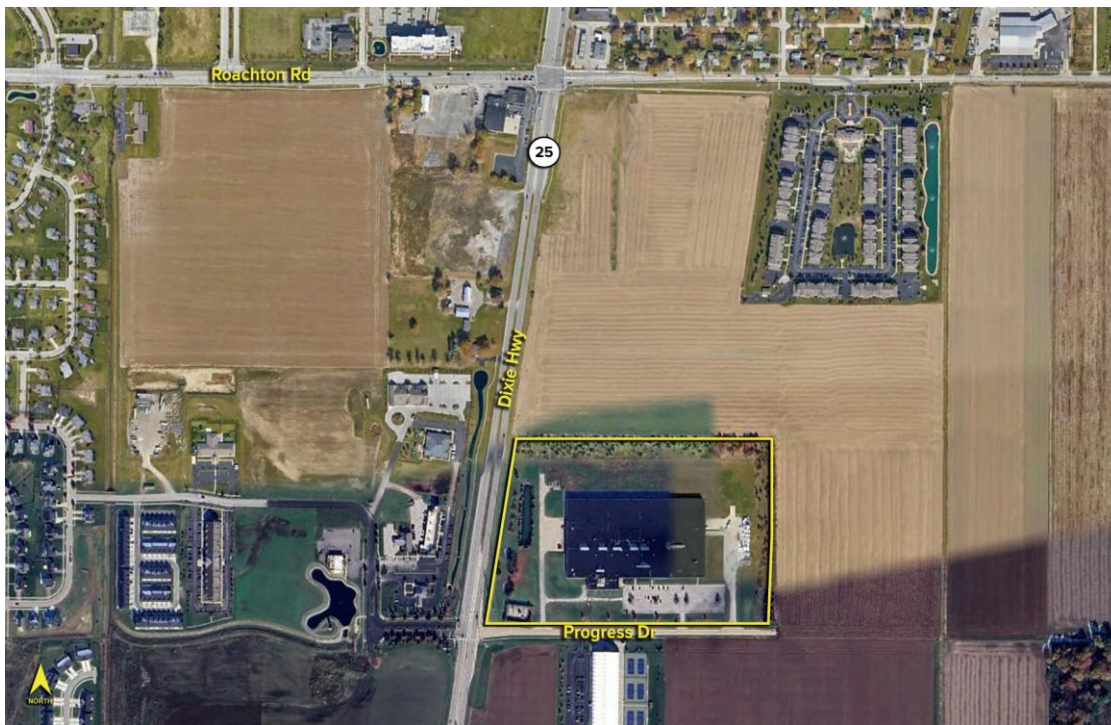
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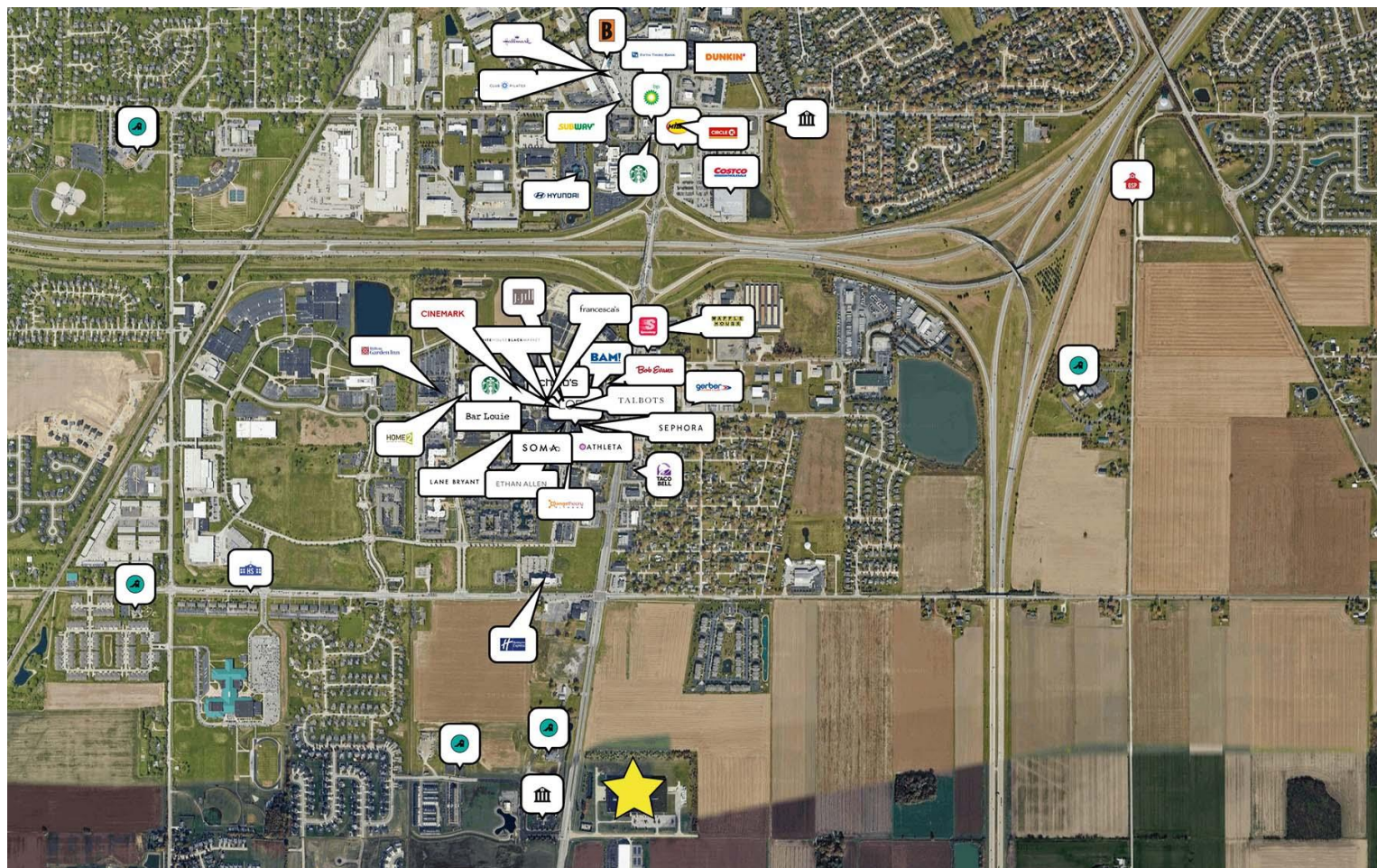
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,635	\$129,897
3 MILE	26,052	\$128,954
5 MILE	56,766	\$110,097
10 MILE	244,898	\$79,432

TRAFFIC COUNTS (TWO-WAY)

13,714	N. Dixie Highway (Route 25)
7,950	Roachton Road

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