



Industrial For Lease

Property Name: Land Air Cold Storage
Location: 11520 Airport Highway
City, State: Swanton, OH
Cross Streets: I-90
County: Lucas
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 258,710
Available Sq. Ft.: 65,000 - 258,710

Building Type: Build-to-Suit
Available Shop Sq. Ft.: 258,710
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: 28
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: 56' x 50'
Restrooms: N/A
Cranes: No
Parking: 157

Year Built: N/A
Sprinklers: ESFR
Signage: Yes
Exterior: No
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 20.000
Land Dimensions: N/A

PRICING INFORMATION

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

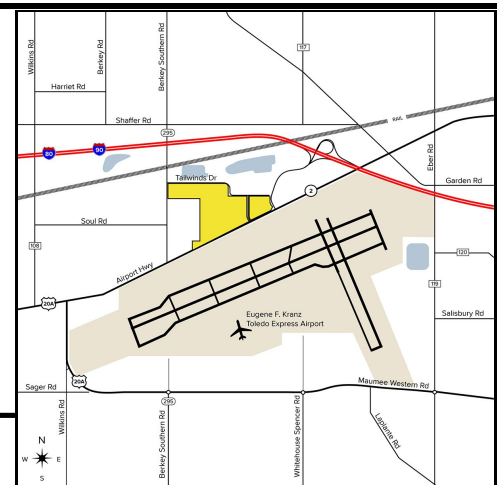
Mthly Rate: Contact Broker
Taxes: N/A
Parcel #: 72-01633
Imprv Allow: N/A

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

Tenant Responsibility: N/A

COMMENTS

Land Air Cold Storage is a 258,710-square-foot new construction site ideally positioned for high-performance logistics and cold storage. Located in the City of Swanton, Ohio in Lucas County, the property offers excellent access to I-90, I-475, and I-75 for efficient regional and interstate transportation. Less than 1 mile 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.