

2231-2249 VENTURE DRIVE
BOWLING GREEN, OHIO 43402

INDUSTRIAL BUILDING FOR SALE
10,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

PHARMACEUTICAL DISTRIBUTION WAREHOUSE



GENERAL INFORMATION

Sale Price:	\$2,300,000
Available Space:	10,000 SF
Building Size:	10,000 SF (100' x 100')
Number of Stories:	One + mezzanine
Year Constructed:	2022
Condition:	Brand new
Acreage:	4.27 acres
Land Dimensions:	Regular
Closest Cross Street:	Innovation Dr./Napoleon Rd.
County:	Wood
Zoning:	IE (Innovation & Employment Zone)
Parking:	Approx. 30 spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	2,010 SF
Shop Space:	7,529 SF
Exterior Walls:	Steel
Structural System:	Steel
Roof:	Standing seam metal
Floors/Coverings:	6" concrete
Ceiling Height:	17'9" Sidewall 16.3" Clear span under support steel
Basement:	None
Heating and Air Conditioning:	Gas Forced Air-See Comments
Power:	Main feed-600A-3 Phase/208V Multiple panels
Security System:	Yes – cameras and electronic key fob locks
Restrooms:	3
Overhead Door:	No drive-in door
Truck Well/Dock:	2-Truck Dock Doors
Sprinklers:	No
Signage:	Available
Rail:	No
Cranes:	No
Floor Drains:	No
Heavy Haul Route:	No

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediate
Sign on Property:	Yes
Key Available:	Yes

UTILITIES

Electric:	City of Bowling Green
Gas:	Columbia Gas
Water:	City of Bowling Green
Sanitary Sewer:	City of Bowling Green
Storm Sewer:	City of Bowling Green

Comments:

- Newly constructed pharmaceutical distribution warehouse.
- Includes 2 parcels 4.27 acres total.

Property Features:

- Temperature controlled warehouse
Heating/Air Conditioning: 7 units total; 5 units are on upper level in office area, 2 serve the office, 3 serve the warehouse, 1 of the 3 serving the warehouse is a backup and not used. The backup can feed either direction. 2 units in the warehouse above the loading dock area. 1 unit serves the dock and shipping/receiving area and 1 is a backup and not used.
- Backup generator-208V/3Phase/200A.
- Card access to secured rooms.
- Electric overhead doors.
- Portable dock plate.
- East wall structural steel is already set up for an additional 10,000 square foot addition to bolt onto the structure.
- Property owner would consider leasing the property; however, their preference is to sell.
- All furnishings and refrigeration units can be available as well.

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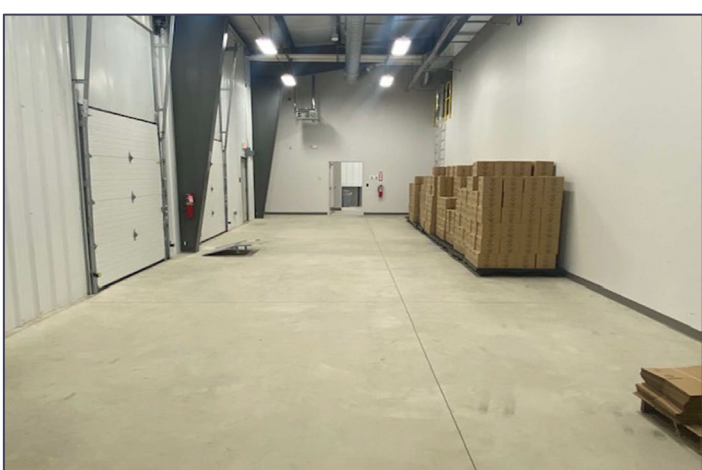
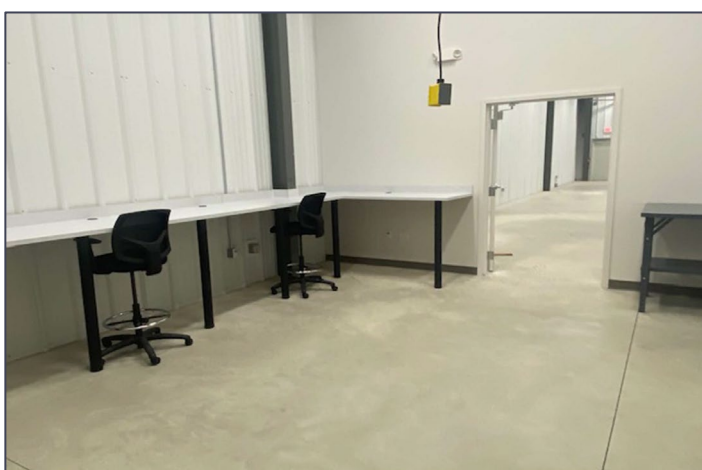
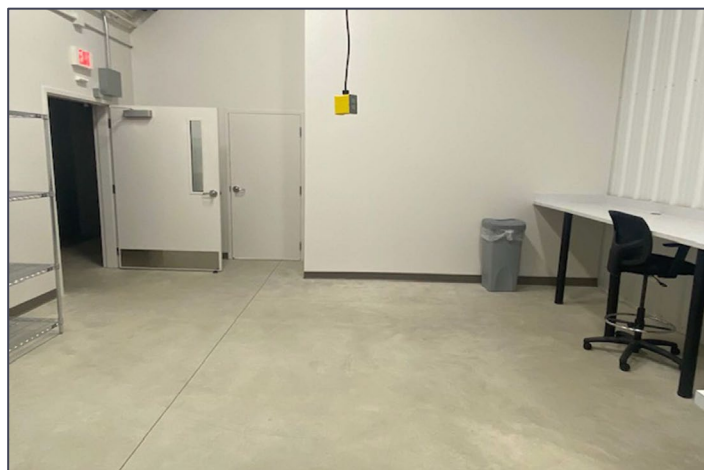
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Warehouse



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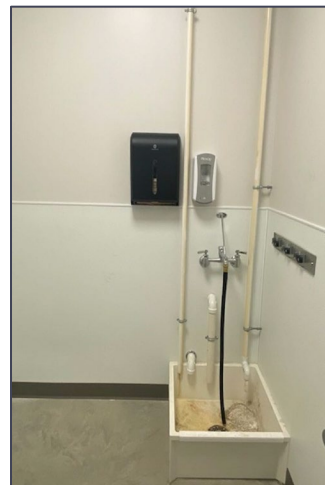
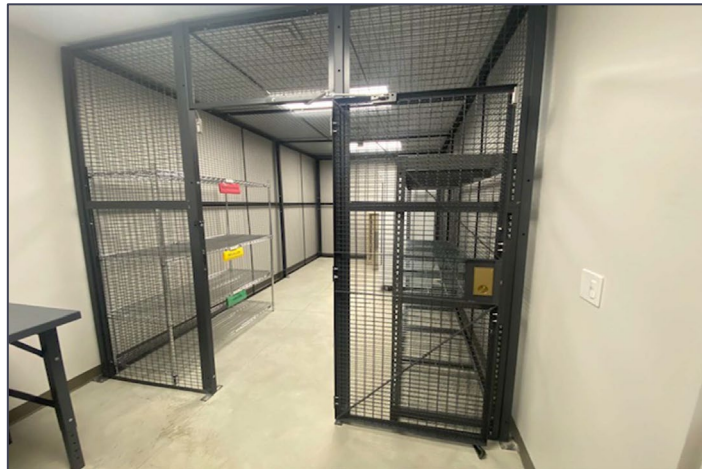
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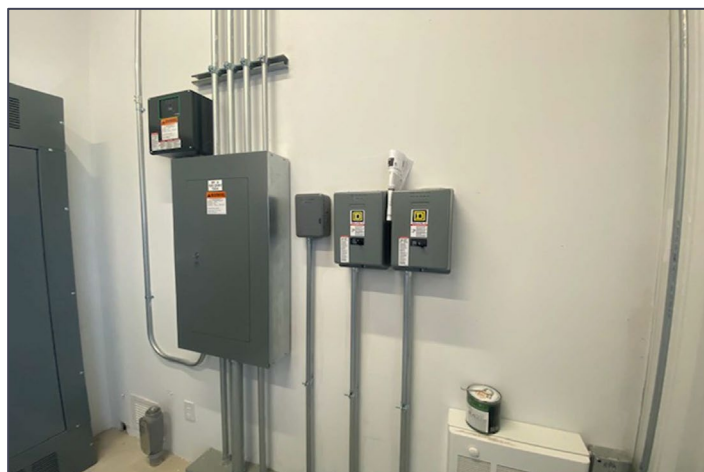
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Warehouse



Electrical



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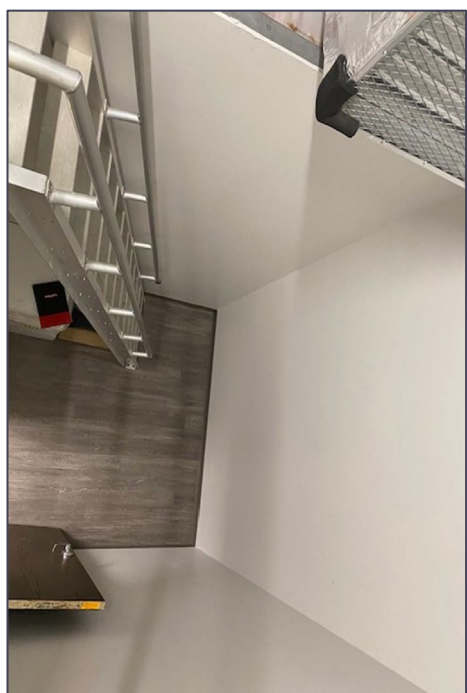
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Natural Gas Generator



5 HVAC Units Above Office



Access to HVAC



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Office



Reception Area



Private Office

Conference Rooms



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Office

Admin Area



Storage and Supplies

Breakroom

IT Room

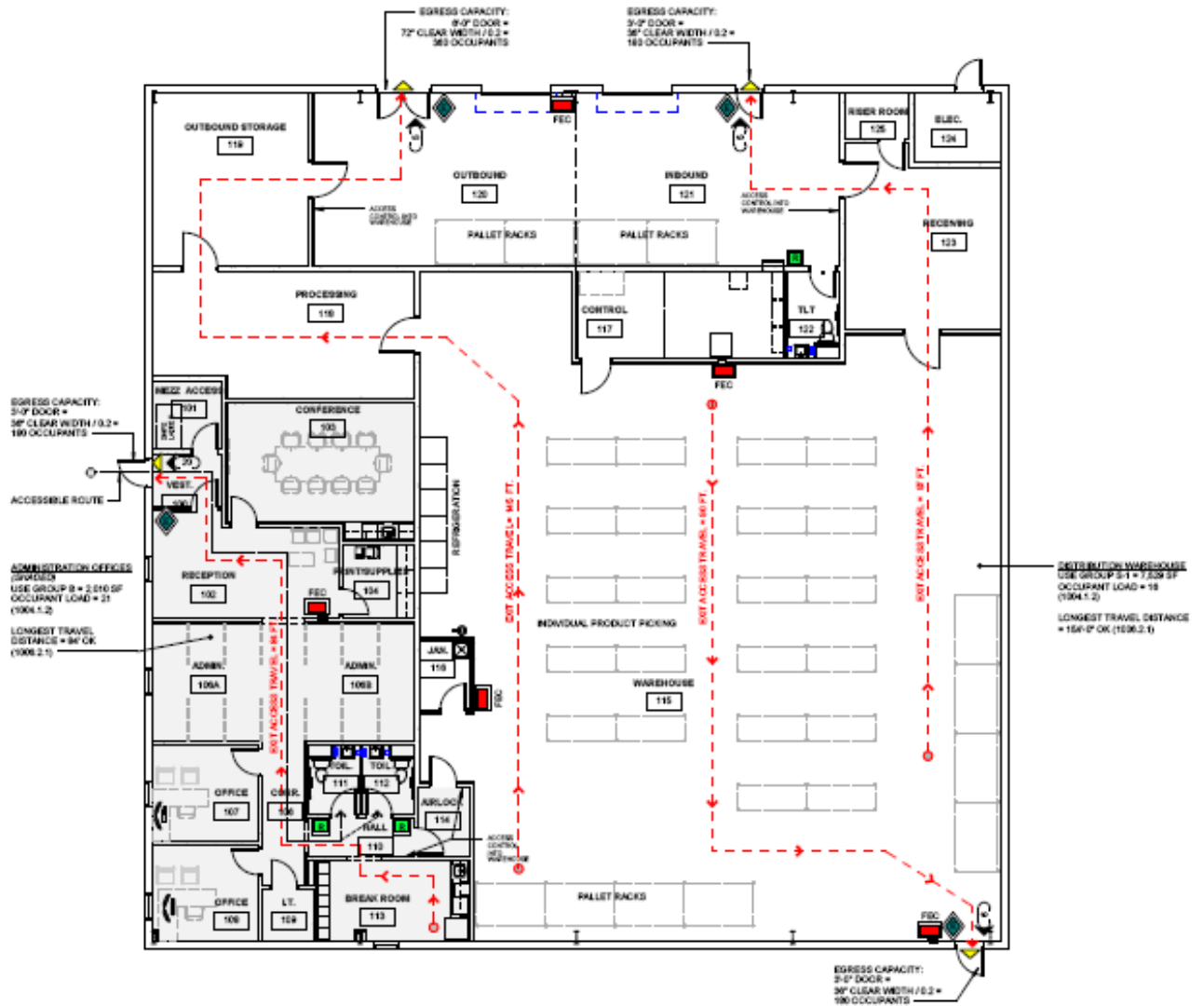


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LIFE SAFETY PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"



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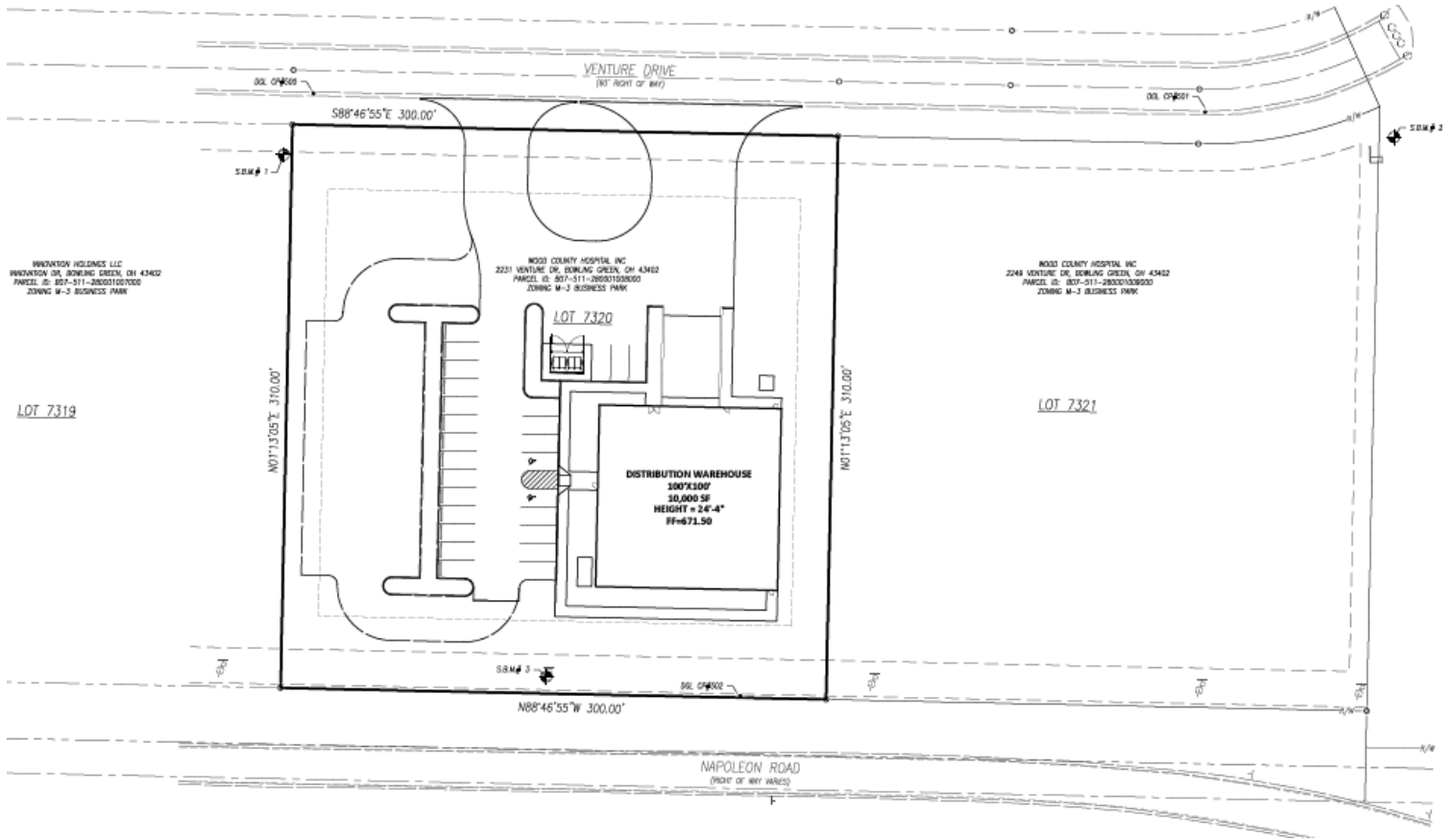
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2026 REAL ESTATE TAXES					
Parcel	Acreage	Taxes	Land Value	Improvement Value	Total Value
B07-511-280001008000	2.14	\$15,555.16	\$62,800	\$671,000	\$733,800
B07-511-280001009000	2.13	\$814.08	\$38,300	\$0	\$38,300
Total	4.27	\$16,369.24	\$101,100	\$671,000	\$772,100

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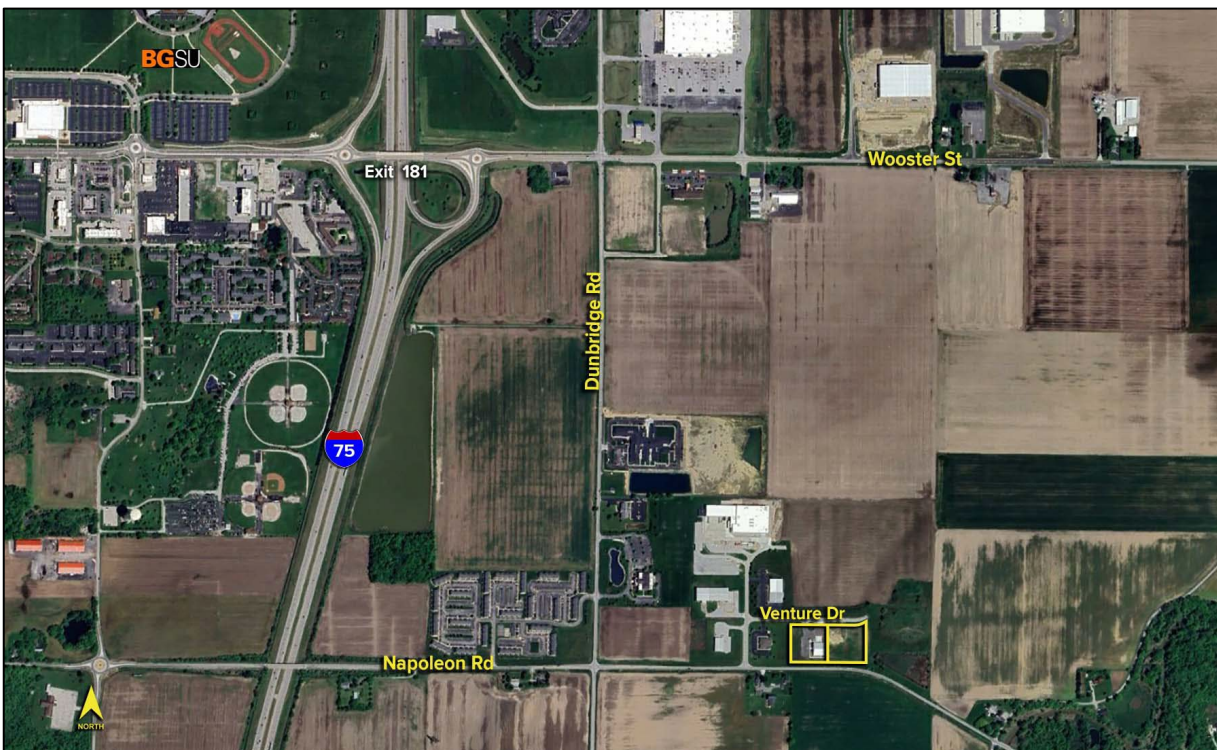
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