300 E. POE ROAD
BOWLING GREEN, OHIO 43402

OFFICE/INDUSTRIAL BUILDING FOR LEASE
15,240 Sq. Ft. (Office)
6,760 Sq. Ft. (Warehouse/flex)

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FULL-SERVICE COMMERCIAL REAL ESTATE

BOWLING GREEN OFFICE/INDUSTRIAL

GENERAL INFORMATION

Lease Rate:	$10.00 PSF NNN – office
	$6.71 PSF – warehouse/flex
Total Available Space:	15,240 SF – office
	6,760 SF – warehouse/flex
Building Size:	24,000 SF
Number of Stories:	1
Year Constructed:	1981
Condition:	Good
Acreage:	4.31
Land Dimensions:	318'(Poe Rd.) X 662' (Enterprise St.)
Closest Cross Street:	Enterprise St. & Frazee Ave.
County:	Wood
Zoning:	MUN – Mixed Use Neighborhood
Parking:	100 + canopy approx. 7 spaces
	Recently sealed lot
Curb Cuts:	2 on Enterprise
Street:	2 Lane

For more information, please contact:

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7150 Granite Circle, Suite 200
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Office/Industrial Building For Lease

Up to 24,000 Square Feet AVAILABLE

BUILDING SPECIFICATIONS	
Office Space:	Approx. 15,000 SF
Exterior Walls:	Block & brick
Structural System:	Steel & block
Roof:	Flat rubber
Floors/Coverings:	Concrete/varies
Ceiling Height:	Approx. 9' – 15' – Main bldg.
Basement:	No
Heating:	Office - GFA
Air Conditioning:	Central – office & pressroom
Power:	800 amps/3-phase/208Y
Security System:	Yes
Restrooms:	3 – 1 with shower
Sprinklers:	Yes – wet
Signage:	Per code
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION	
Current Occupant:	Unoccupied
Occupancy Date:	Immediately upon lease execution
Sign on Property:	Yes
Key Available:	Lock box

LEASE DETAILS	
Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable

Tenant Responsibilities:

All operating expenses excluding roof and structure.
Utilities (gas & electric) for the garage only.

Estimated NNN (taxes & ins only) = $2.25/SF

2026 REAL ESTATE TAXES	
Parcel:	B07-511-190104001000
Total Annual Taxes:	$16,301.64

Comments:

- Former Sentinel Tribune Building which is a mix of office and industrial space.
- The building is configured with open and private office areas, staff lunchroom with outside patio area, flex areas, labs, and warehouse areas.

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Main Building - Rear view

Warehouse

Covered Loading Area/Canopy Parking

Freestanding Industrial Space - Leased

Canopy Parking

Outside Patio Area

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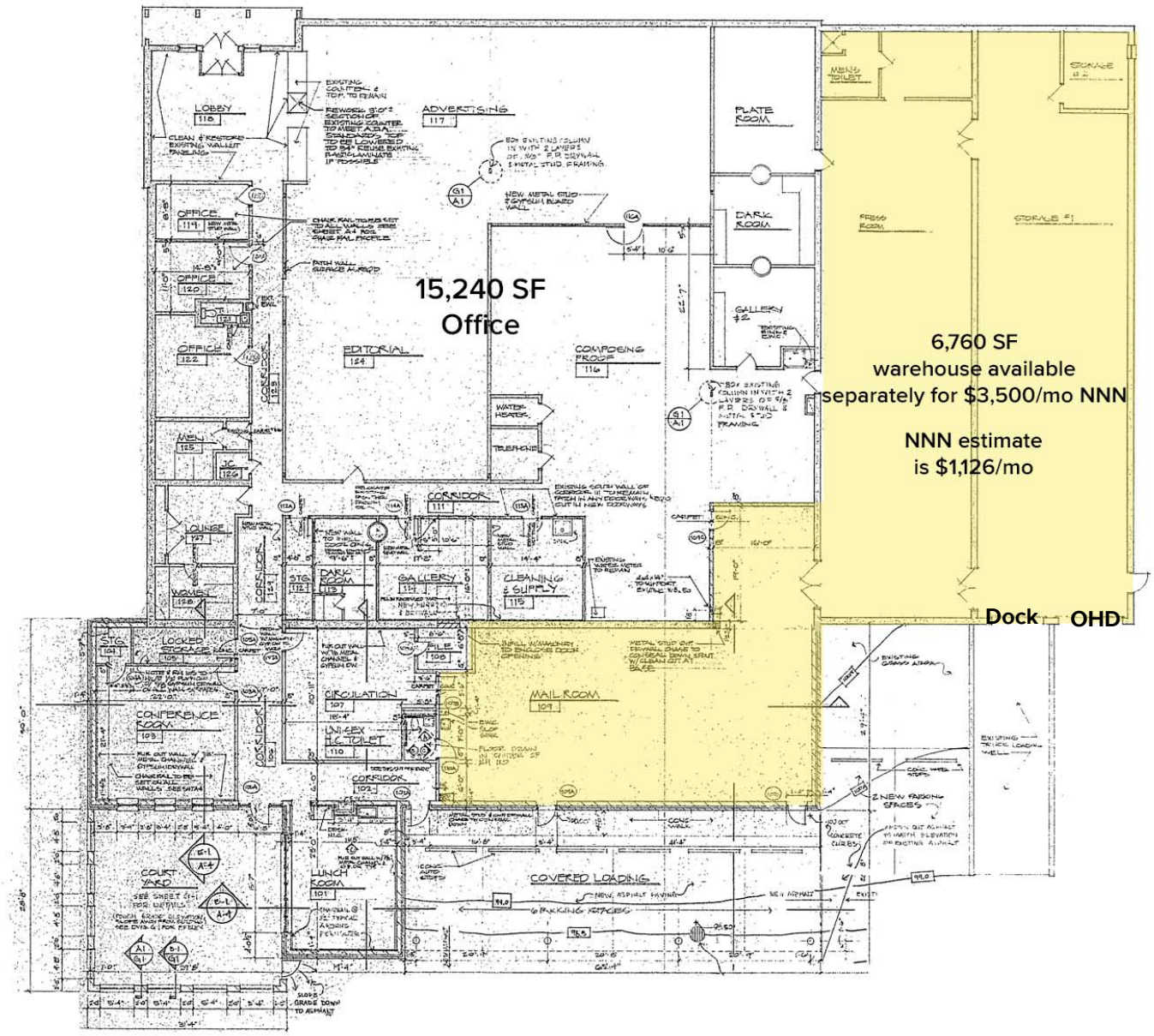

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Industrial Space

Office Space

Lunchroom

Lunchroom

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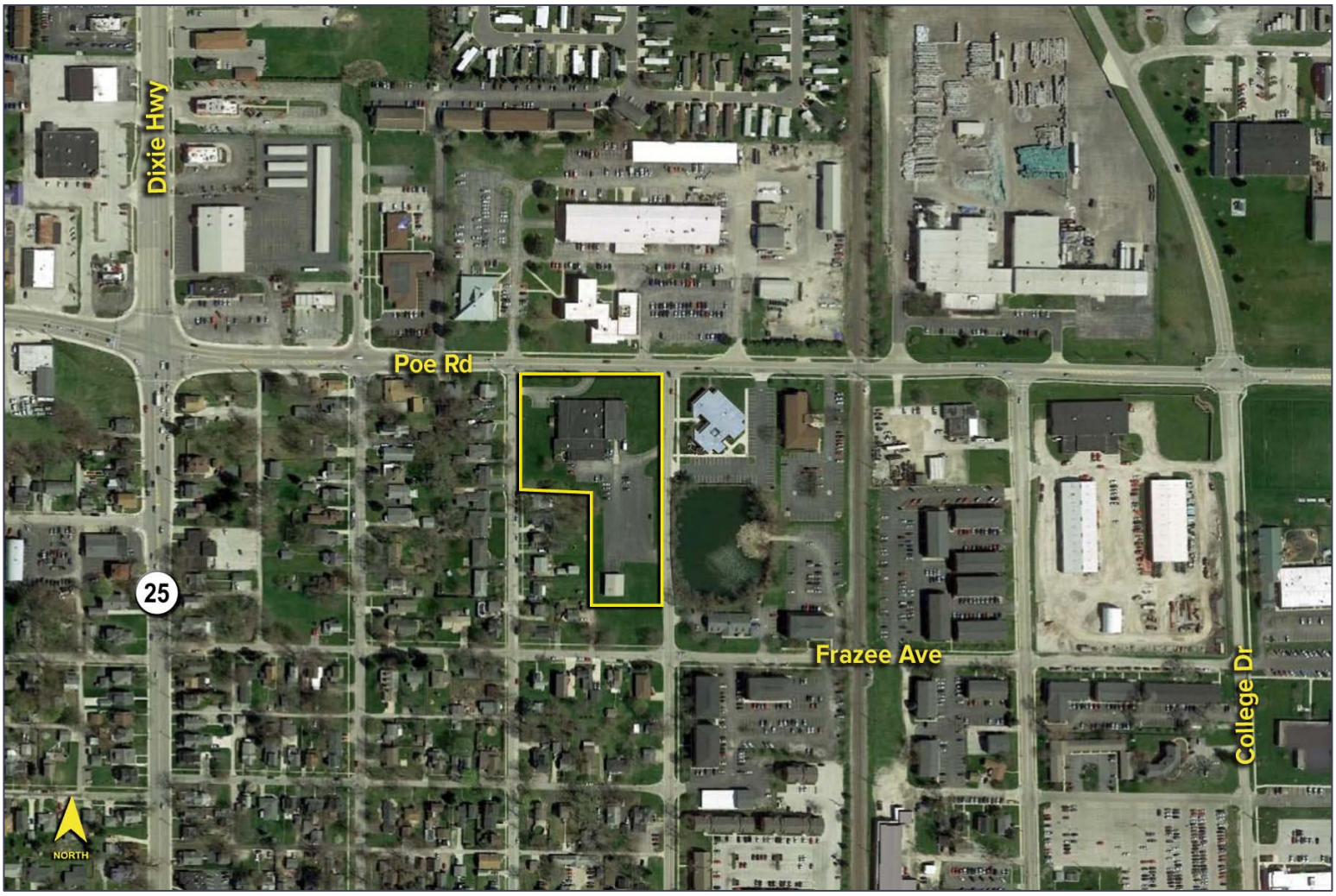

UTILITIES	
Electric:	City of Bowling Green
Gas:	Columbia Gas
Water:	City of Bowling Green
Sanitary Sewer:	City of Bowling Green
Storm Sewer:	City of Bowling Green

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