



Investment Property for Sale

500 W Indiana Avenue, Perrysburg, OH

This ±18,912-square-foot single-tenant industrial facility is currently occupied through December 16, 2031, offering income stability. The property features one exterior dock, four drive-in doors, and ceiling heights that vary throughout the building, reaching up to 20 feet. A mostly built-out second level provides additional space ideal for storage or other operational uses, while 27 surface parking spaces support employee and visitor parking needs. Financial information available if buyer signs an NDA

Accelerating success.

Barbara Eaton
248 770-4669
barbara.eaton@colliers.com

Mike Howard
248 226 1860
mike.howard@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000



500 W Indiana Ave Perrysburg, OH

Functional Industrial Space

The property consists of approximately 18,912 square feet of industrial space, offering a functional layout suitable for a variety of manufacturing, warehousing, distribution, or service-oriented uses.

Single-Tenant Building

Fully occupied by a single tenant through December 16, 2031, the property provides stable cash flow and minimal near-term rollover risk. The long-term lease reflects the tenant's commitment to the location.

1 Exterior Dock

The facility is equipped with one exterior dock-high loading position, allowing for efficient loading and unloading of goods and supporting a range of shipping and receiving operations.

4 Drive-In Doors

Four drive-in doors provide excellent accessibility for vehicles and equipment, facilitating operational efficiency and accommodating businesses that require frequent ground-level loading access.

Ceiling Height

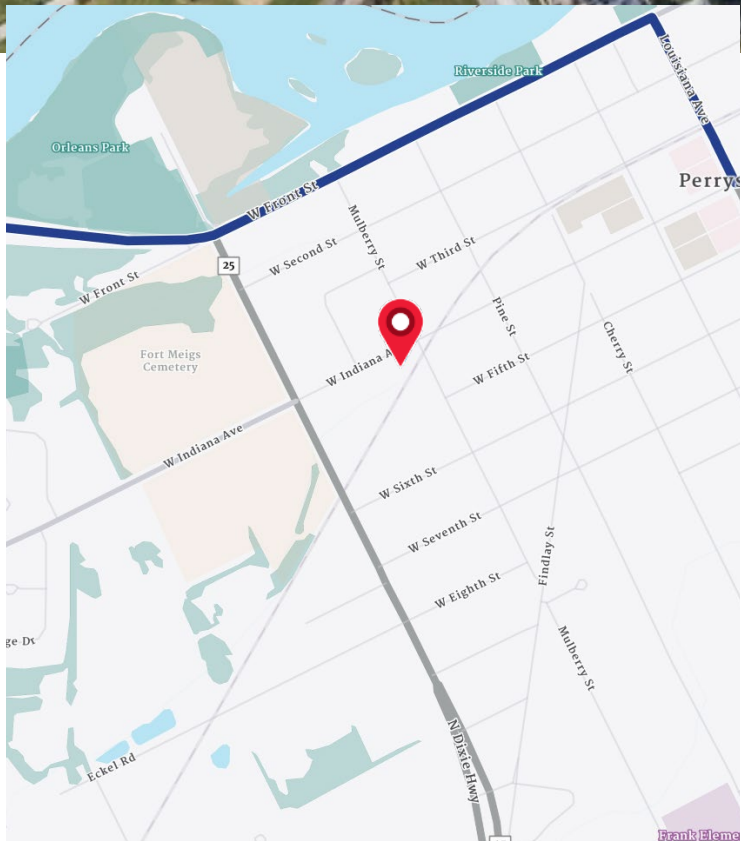
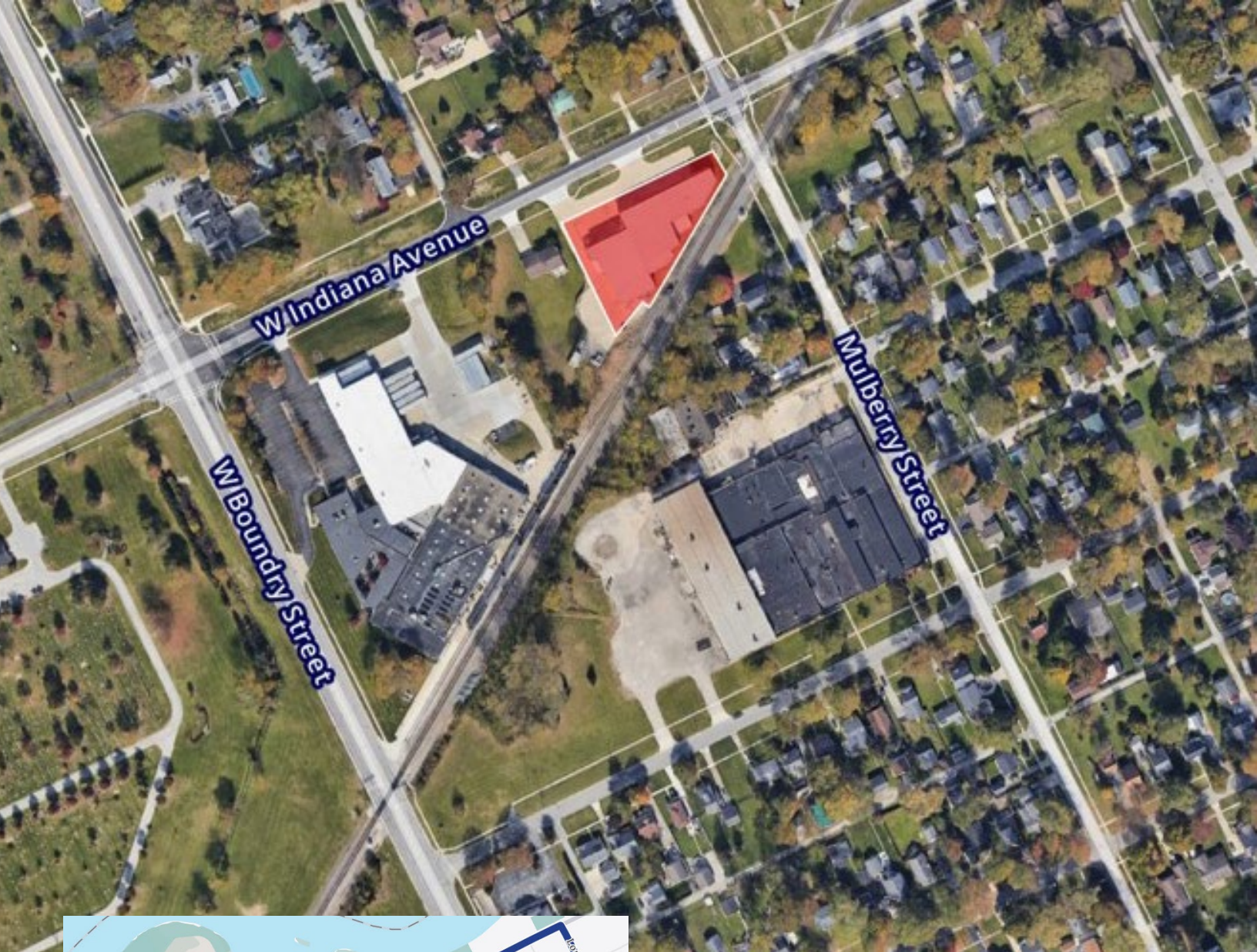
Ceiling heights vary throughout the building and reach up to 20 feet, providing ample vertical clearance for storage, warehousing, equipment installation, or specialized operational requirements.

Built-Out Second Level

A substantial portion of the second level has been built out, providing valuable additional functional space within the facility. This versatile area is well suited for storage, office expansion, inventory management, light assembly, or other support uses.

Asking Price:

\$1.475M



DEMOGRAPHICS

Population 25,660

Median household Income \$110,791

Median age 39.7

Businesses 1,123

Daytime Population 28,403

Median Home Value \$329,386

Sale Price	\$1,475,000
Sale Price Per SF	\$77.99
Location	500 W Indiana Avenue Perrysburg, OH
Total building size	±18,912 SF
Lease Term	Through 12/16/2031
Floors	2
Zoning	I
Year built/renovated	1964
Parking	27 Surface Parking Spaces
Ceiling height	Varied Throughout – Up to 20'
Docks	1
Drive -In Doors	4
Acres	.76
Parcel Id	Q61-000-902305001000, Q61-000-902305002000, Q61-000-902305003000



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View online at colliers.com/detroit

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