



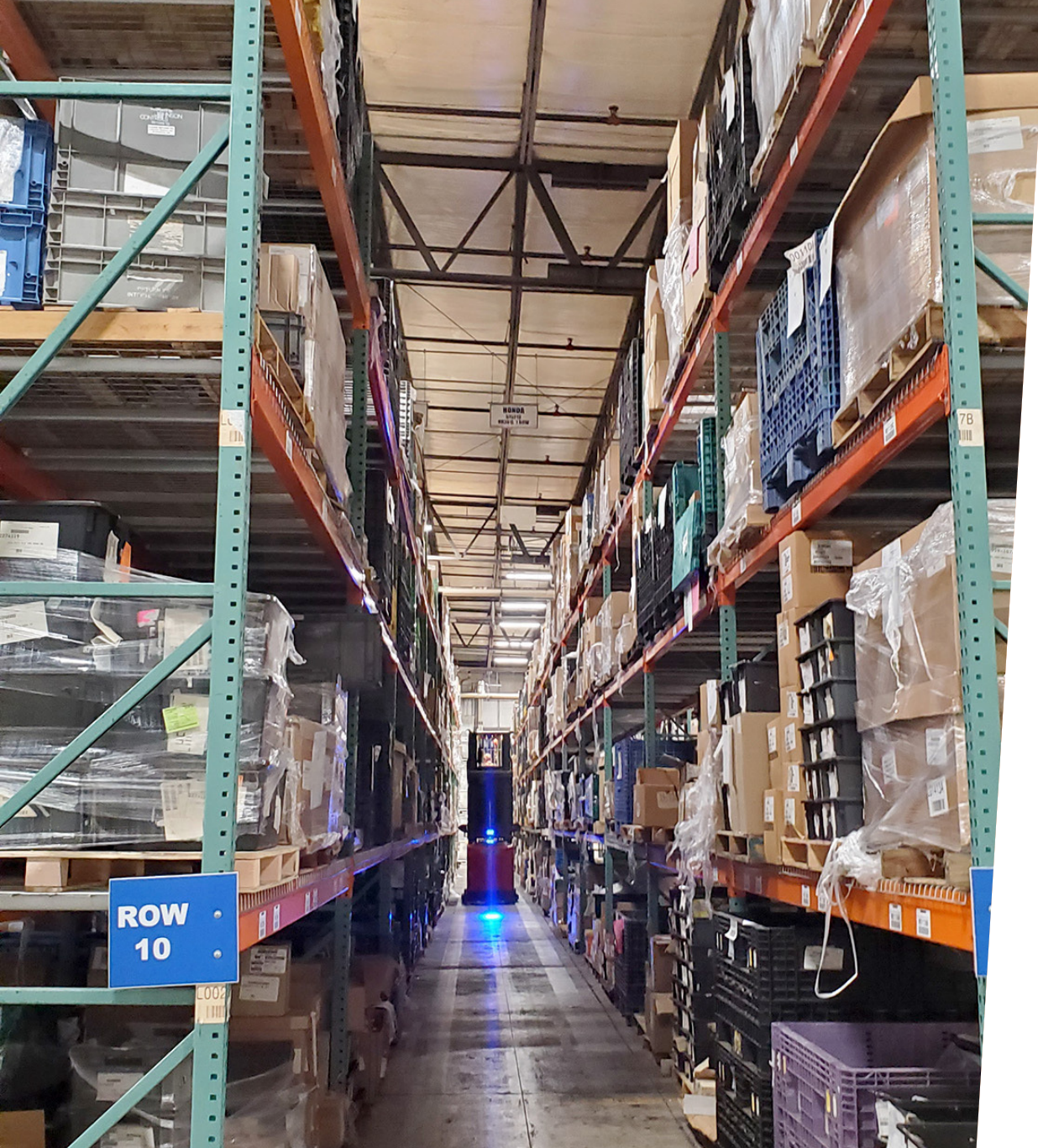
AVAILABLE FOR LEASE | INDUSTRIAL

**535 W LINFOOT STREET | WAUSEON, OH 43567**

**135,000 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



535 W LINFOOT STREET

## Offering Summary

Lease Rate:  
**\$4.50 SF/yr**  
(NNN)

Available SF:  
**135,000 SF**

Building Size:  
**135,000 SF**

Year Built/Renovated:  
**1960/1994**

Lot Size:  
**6.23 Acres**

Lease Term:  
**Negotiable**

### Property Overview

- 135,000 SF Industrial Property
- 7,500 SF Office
- 6,000 SF Lab
- 16' - 25' Clear
- 40' and 50' Column Spacing
- 10-Ton Bridge Crane
- 6 Dock Doors
- 4 Grade Doors
- Heavy power - (2,500A and 3,000A) 480V 3 Phase Service
- 6.23 Acres
- Built 1960/1994

Contact us for additional information!  
[rkgcommercial.com](http://rkgcommercial.com)





535 W LINFOOT STREET

## Property Details

Property Use Type  
**Industrial**

Zoning  
**Industrial**

Submarket  
**Outside Metro Area**

County  
**Fulton**

Construction Description  
**Steel Support, Steel Sided, Brick Facade**

# Of Parking Spaces  
**50**

# Of Truck Parking Spaces  
**25**

Parking Surface Description  
**Paved**

# Of Floors  
**1**

Tenancy  
**Single**

Roof System  
**Various**

Column Spacing  
**40' x 40' , 50' x 50'**

Ceiling Height  
**16 - 25 ft**

Climate Controlled  
**Yes**

# Of Dock High Doors  
**6**

# Of Grade Level Doors  
**4**





535 W LINFOOT STREET

## Property Details

Municipality  
Wauseon

Secondary Property Type  
Manufacturing

Condition  
Good

Annual Real Estate Taxes  
\$17,161.26

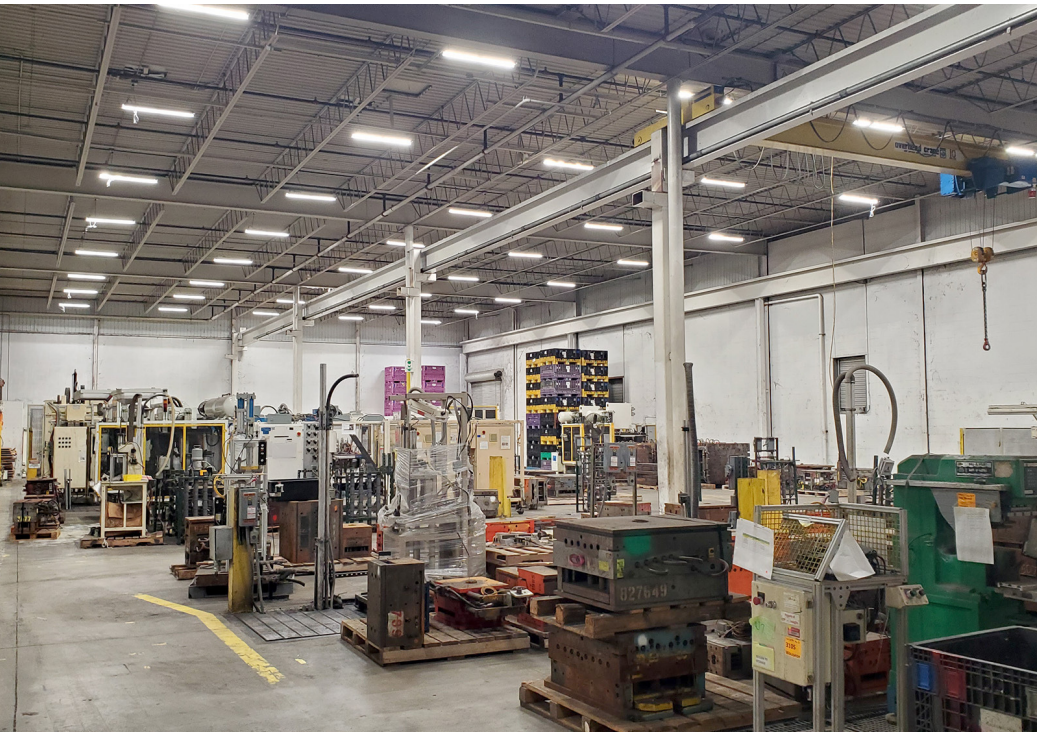
Annual Real Estate Taxes Per  
SF  
\$0.13

Cross Streets  
W Linfoot St and Bayes St

Lighting  
LED High Efficiency

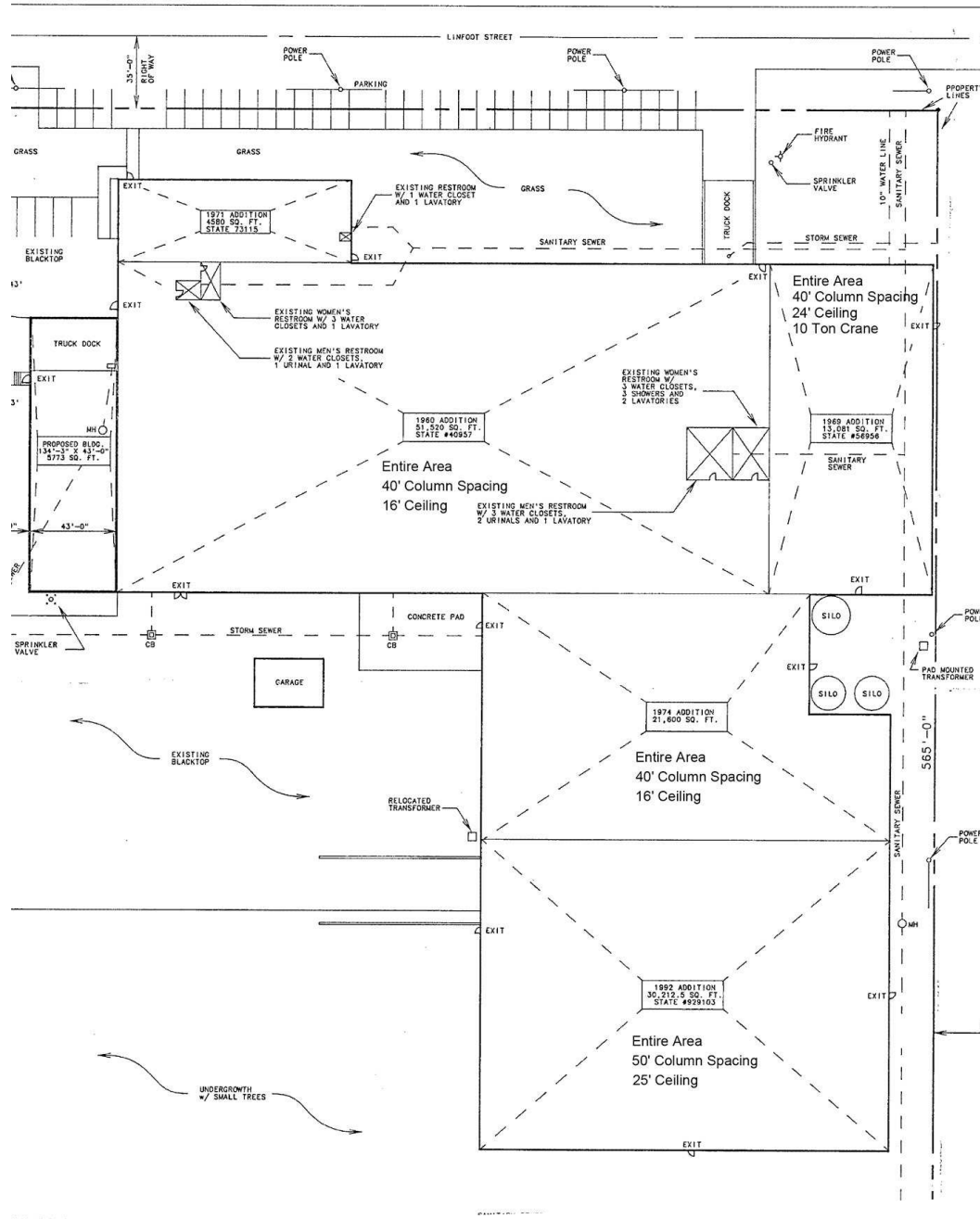


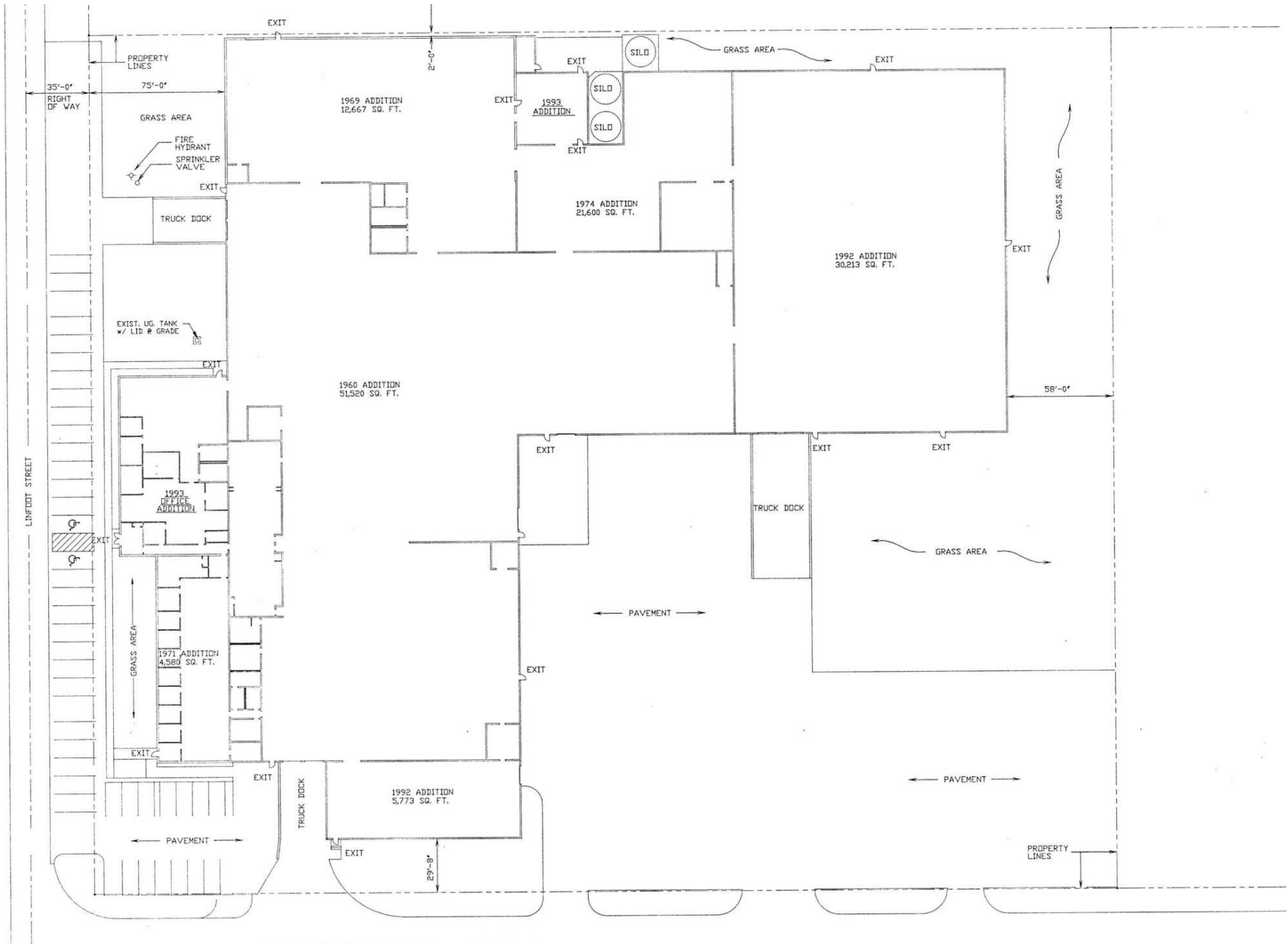
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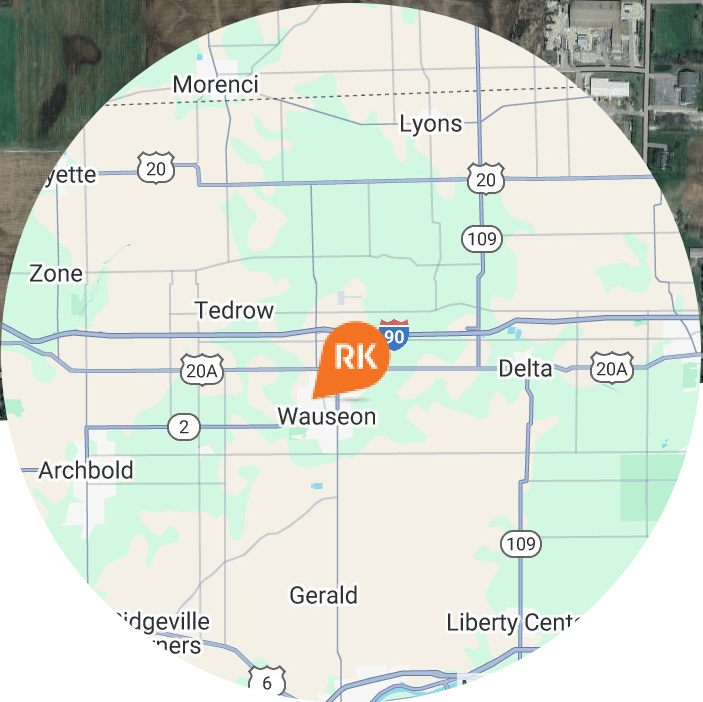
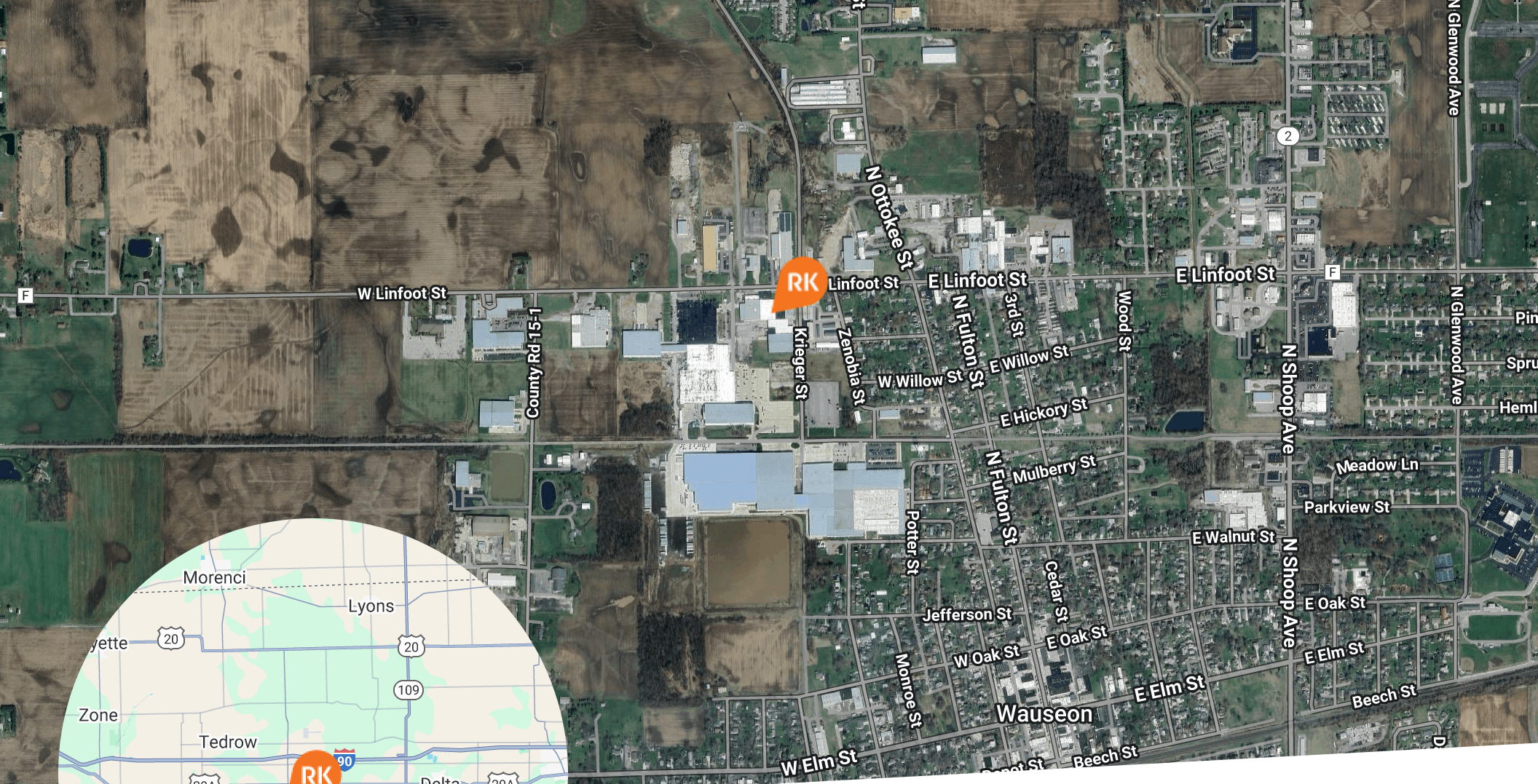


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## Location Benefits

- Eugene F. Kranz Toledo Express Airport - 20 Miles
- Port of Toledo - 42.8 Miles
- 2.4 Miles from Ohio Turnpike (80/90)



# Reichle | Klein Group

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RK



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Senior Vice President***



***Chad Ulmer  
Sales Associate***

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OUR PURPOSE

**To make real estate work for  
our clients and customers**

OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

RK