



AVAILABLE FOR SALE | INDUSTRIAL

## 2025 PRODUCTION DRIVE | FINDLAY, OH 45840

56,364 SF INDUSTRIAL BUILDING

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



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

2025 PRODUCTION DRIVE

## Offering Summary

Sale Price:  
**\$6,200,000**

Building Size:  
**56,364 SF**

Year Built:  
**1995**

Lot Size:  
**6.77 Acres**

Price / SF:  
**\$110.00**

### Property Overview

- High quality manufacturing facility
- 45,994 SF production area
- 10,370 SF office area
- Constructed for easy expansion on 6.77 AC
- 34.5kV 1200amp, primary ownership
- 28' to roof joist
- Concrete flooring thickness 7" - 60"
- Less than 3 miles from I-75 / SR 99 interchange
- Bridge Cranes: (6) 2 ton, (1) 3 ton, (1) 10 ton, (2) 1 ton, (2) 1/2 ton
- Jib Cranes: (1) 1/2 ton, (1) 1 ton
- Fully climate-controlled facility
- Office and R/D areas
- Zoned I-1 manufacturing
- Recent improvements
- Phase 1 Environmental and survey available

**RK**

Sale Price	<b>\$6,200,000</b>
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**LOCATION INFORMATION**

Street Address	2025 Production Drive
City, State, Zip	Findlay, OH 45840
County	Hancock
Sub-market	Outside Metro Area
Cross-Streets	Bright Rd.
Township	Findlay
Nearest Highway	I-75

**BUILDING INFORMATION**

Tenancy	Single
Number of Grade Level Doors	1 - 12'x14'
Number of Dock High Doors	2 - 8'x10'
Number of Cranes	14
Office Space	10,370 SF
Number of Floors	1
Condition	Excellent
Roof	Modified Bitumen
Number of Buildings	1
Mezzanine	Yes
Construction Description	Block/Steel
Lighting	LED

**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1 Manufacturing
APN #	600001004626

**PARKING & TRANSPORTATION**

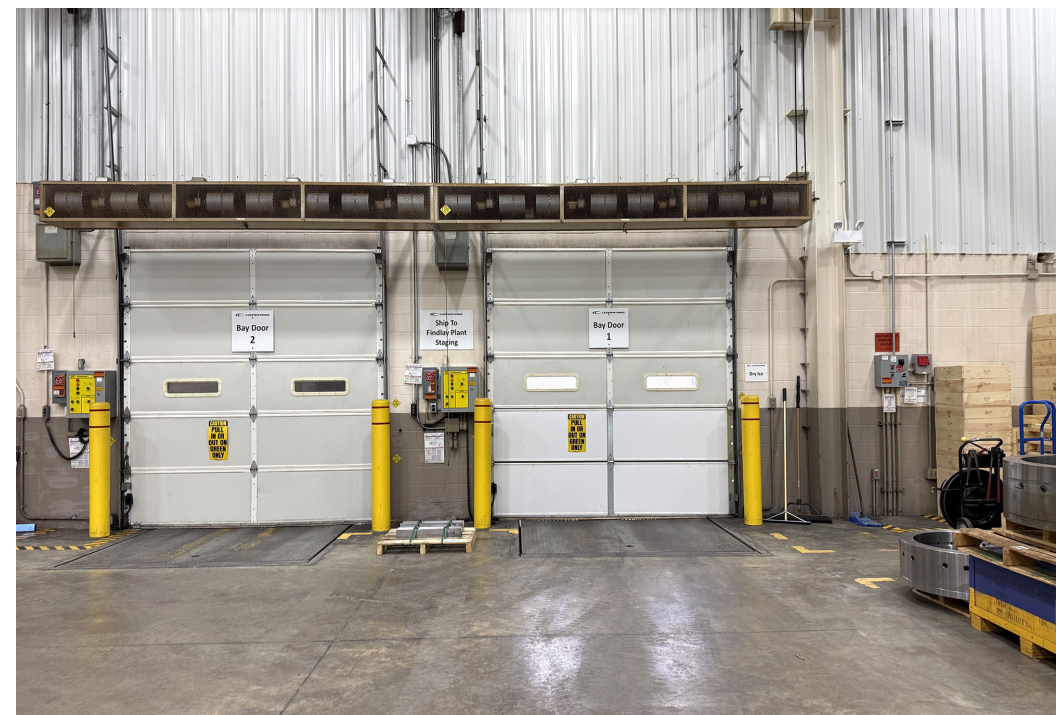
Number of Parking Spaces	75
Parking Surface Description	Asphalt

**UTILITIES & AMENITIES**

Central HVAC	Yes
Fire Suppression Description	Wet
Power Provider	AEP (34.5kV)
Fuel Provider	Columbia Gas
Water Provider	Municipal

**TAXES & VALUATION**

Annual Real Estate Taxes	\$41,621.20
Annual Real Estate Taxes / SF	\$0.77



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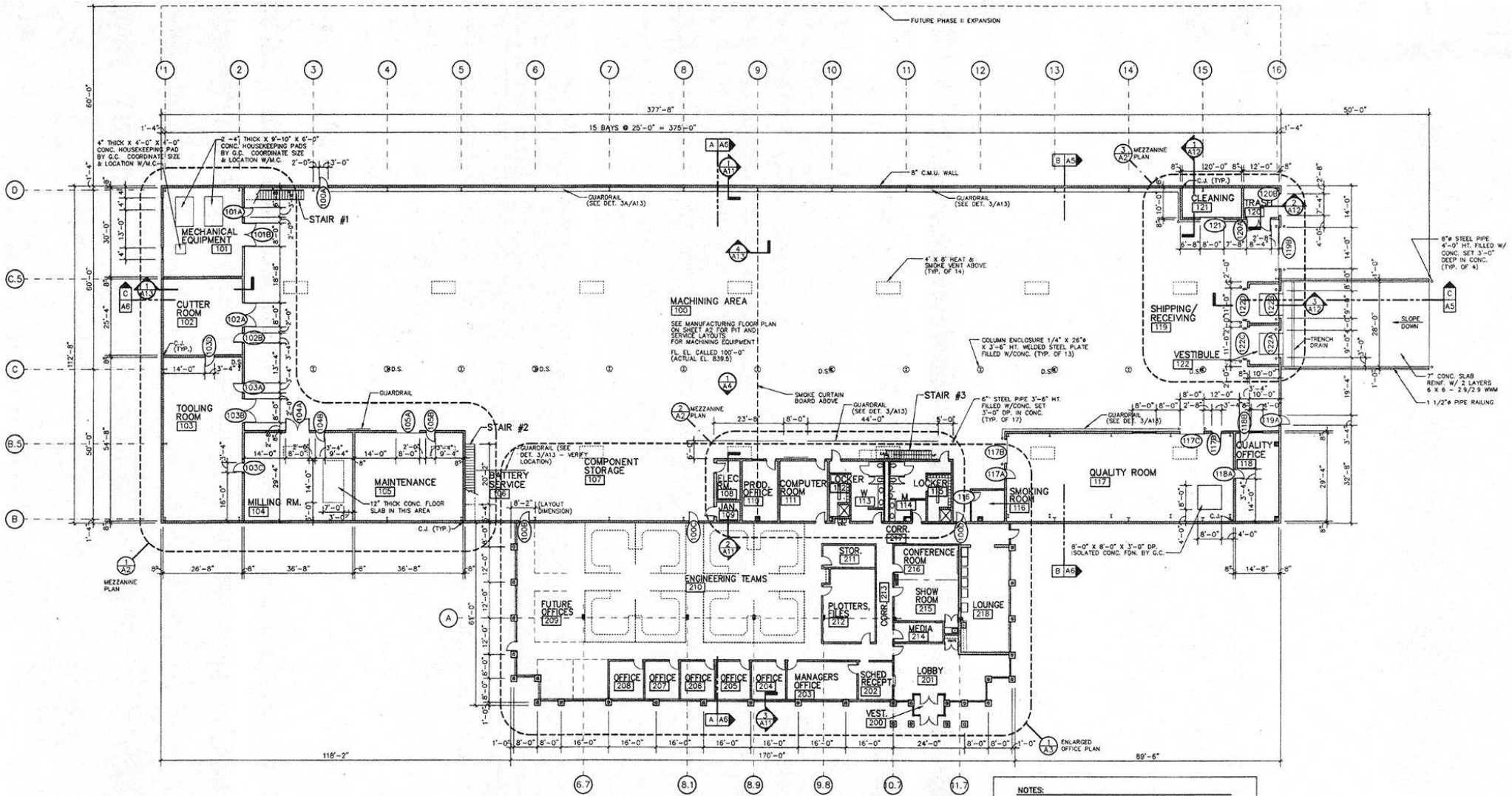
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# 2025 PRODUCTION DRIVE | FLOOR PLAN



FLOOR PLAN  
1/16" = 1'-0"  
NORTH

- NOTES:**
- EQUIPMENT & PIT LAYOUTS ARE BASED OFF COLUMN LINE 'C'-4
  - OFFICE LAYOUT RELATIONSHIP TO THE MANUFACTURING AREA IS BASED OFF COLUMN LINE 'B'-6
  - OFFICE, COMPUTER AND LOCKER ROOM LAYOUT BASED OFF COLUMN LINE 'B'-8
  - ALL STRUCTURAL STEEL AND METAL DECK SHALL BE PAINTED.
  - PAINT ALL FIRE RISERS AND EXPOSED SPRINKLER LINES RED. ALL COLUMNS W/ FIRE EXTINGUISHERS TO BE PAINTED RED HALF THE COLUMN HEIGHT. ALL COLUMNS W/ FIRE HOSES TO BE PAINTED RED THE FULL COLUMN HEIGHT.
  - PAINT ALL SPRINKLER LINES, WATER, GAS AND COMPRESSED AIR LINES. COLOR CODE AS DIRECTED BY THE OWNER



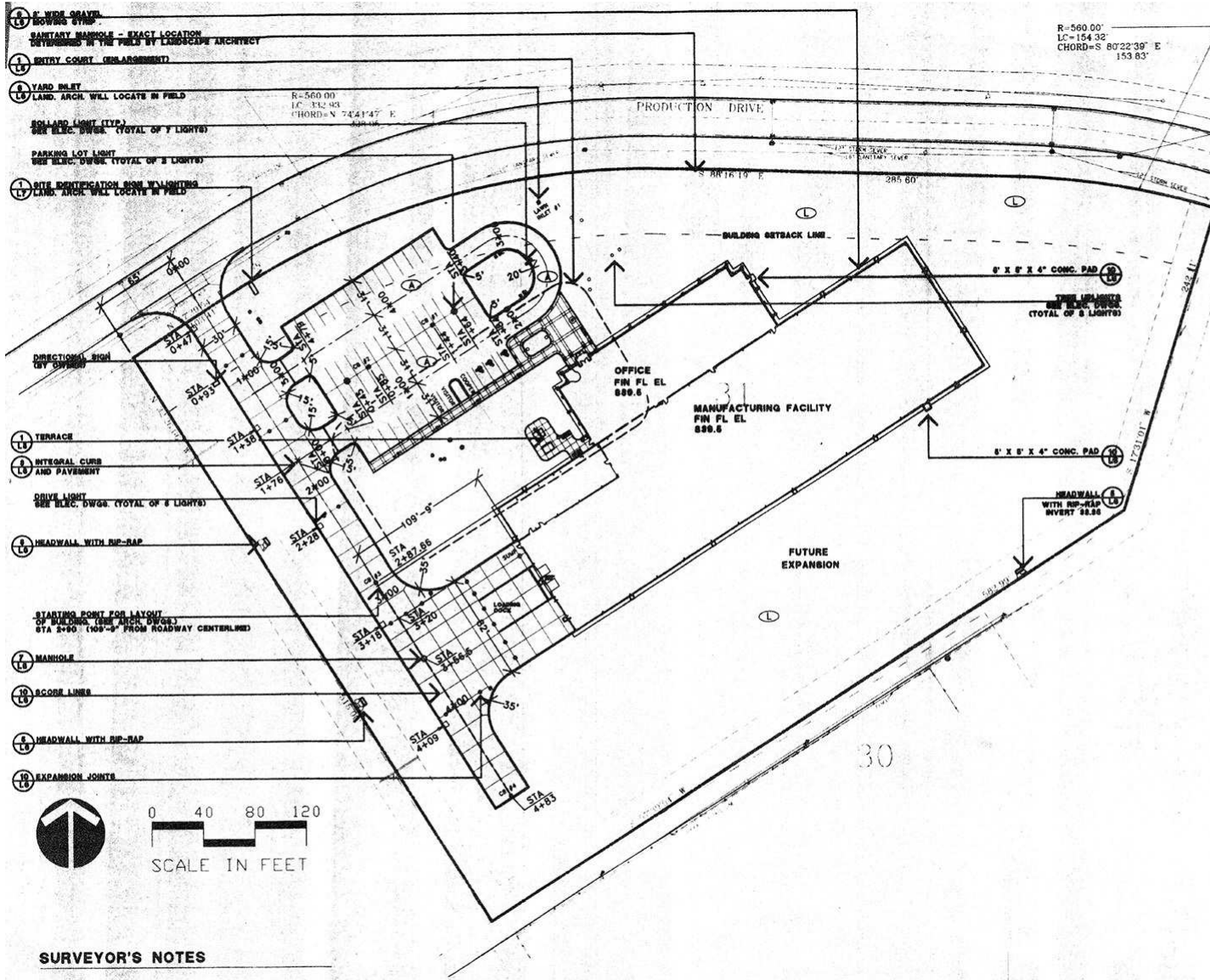
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# 2025 PRODUCTION DRIVE | SITE PLAN



## NOTES

- SEE SURVEYORS NOTES FOR BENCHMARK AND PREPARATION INFORMATION.
- CONTRACTOR SHALL VERIFY LOCATION OF BUILDING CORNERS AND THE DISTANCE TO SETBACK LINES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCY TO LANDSCAPE ARCHITECT.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS.
- SITE IDENTIFICATION AND DIRECTIONAL SIGNS PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO INSTALL SITE IDENTIFICATION SIGN BASE.
- SEE SHEET L5 FOR DETAILED LAYOUT OF ENTRY COURT AND TERRACE.

## LEGEND

	LIMIT OF CONTRACT		LAWN
	PROPERTY LINE		ASPHALT PAVEMENT
	MANHOLE		4" CONC. PAVEMENT
	CATCH BASIN		7" CONC. PAVEMENT
	CONC. STRAIGHT CURB		BRICK PAVEMENT
	INTEGRAL CURB & PAVMT		BOLLARD LIGHTS
	BENCH		CONC. BOLLARDS
	3" GRAVEL MOWING STRIP		RIP-RAP
	PLANT BED		PLANT BED

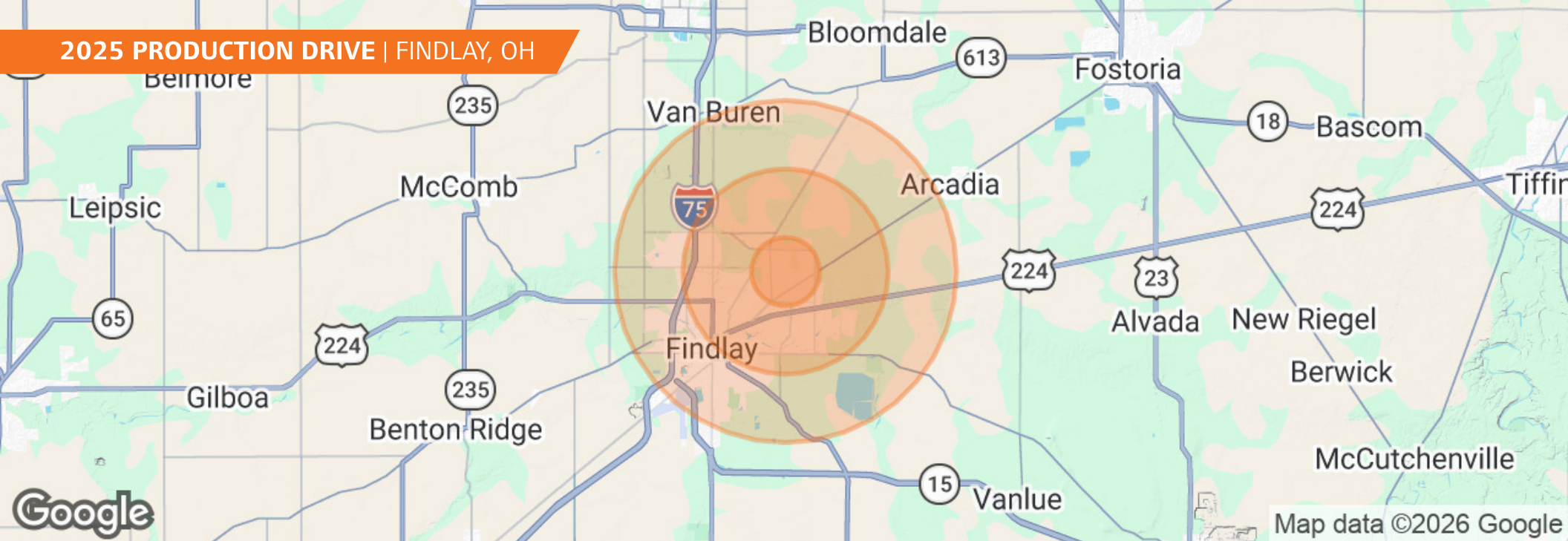
## SURVEYOR'S NOTES

- BENCHMARK  
DRILL HOLE IN LIGHT POLE CONCRETE BASE AT INTERSECTION OF PRODUCTION DRIVE AND INDUSTRIAL DRIVE  
ELEVATION = 838.65
- PLAN PREPARED BY:  
PETERMAN ASSOCIATES, INC.  
436 CARNAHAN AVENUE  
FINDLAY, OHIO 45840  
(419)422-6672



LAYOUT PLAN

## 2025 PRODUCTION DRIVE | FINDLAY, OH



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,846	27,541	47,464
Average Age	51.0	40.1	39.7
Average Age (Male)	50.3	39.5	38.9
Average Age (Female)	53.2	42.0	41.7

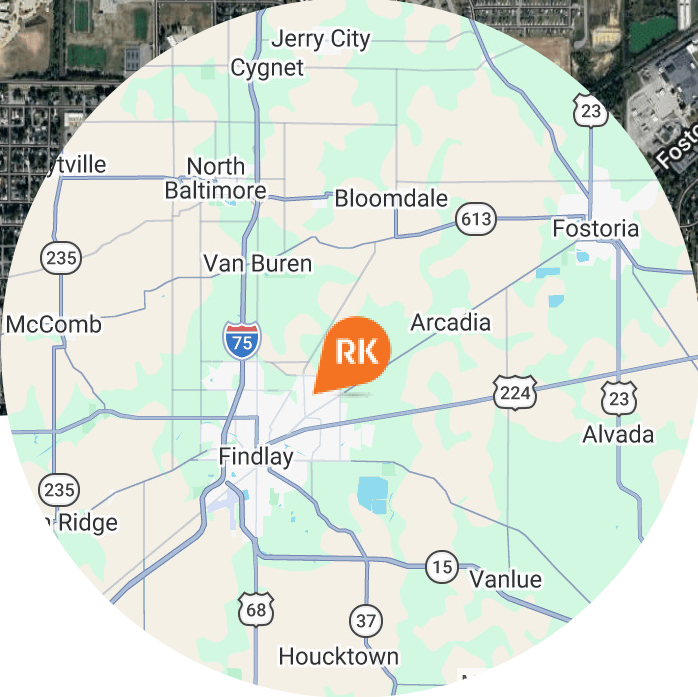
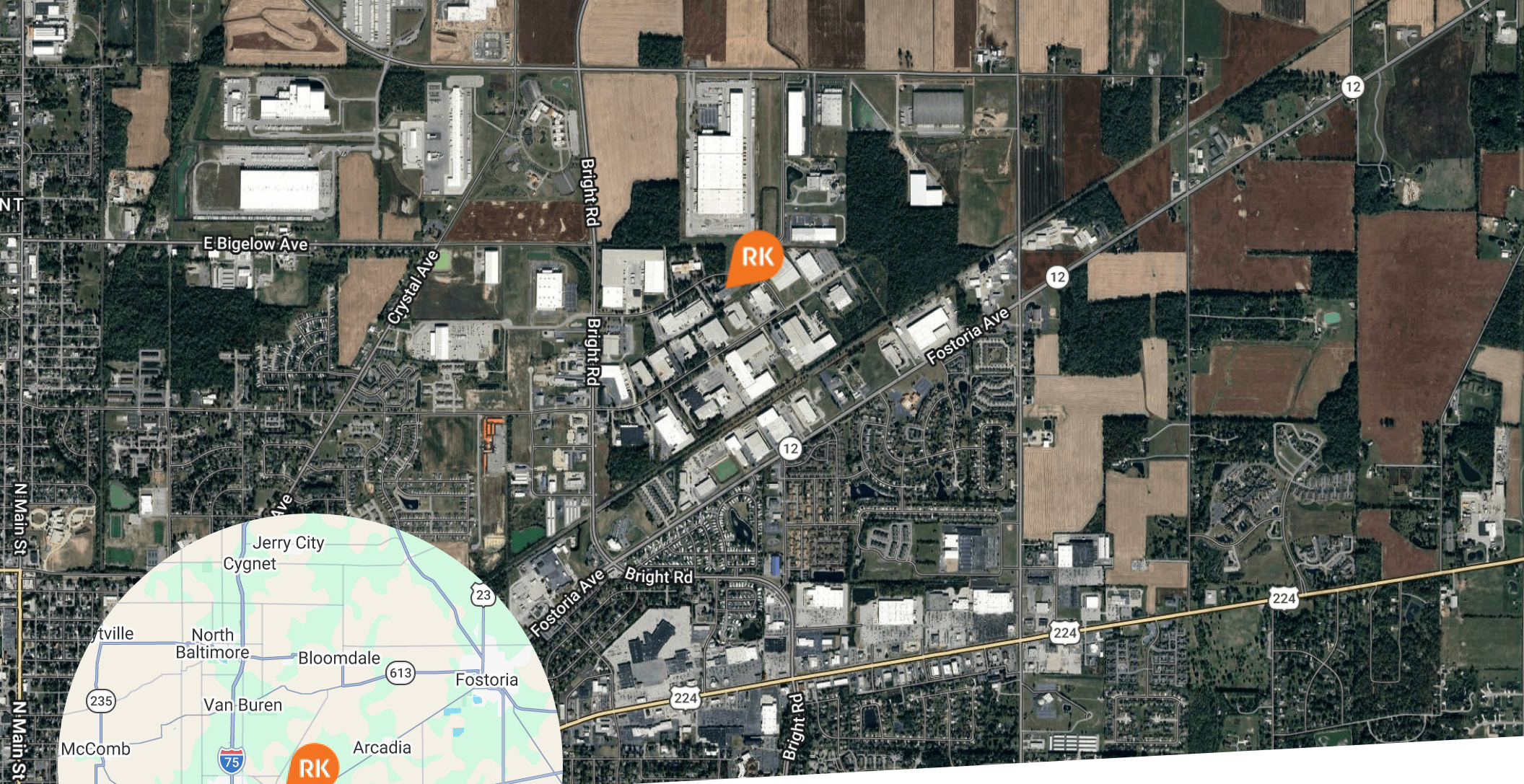
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,646	12,182	20,755
# of Persons per HH	1.7	2.3	2.3
Average HH Income	\$62,552	\$81,997	\$90,284
Average House Value	\$130,503	\$204,390	\$219,118

2023 American Community Survey (ACS)

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### 2025 PRODUCTION DRIVE

## Location Benefits

- Findlay has a diverse industrial mix that includes advanced manufacturing, logistics, energy, and automotive manufacturing.
- These sectors are supported by a skilled labor force trained in both manufacturing and technical fields as well as a proactive local economic development team.



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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.

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