

8784 COUNTY ROAD HJ  
DELTA, OH 43515

INDUSTRIAL BUILDING FOR SALE OR LEASE  
10,000 – 20,000 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

**BRAND NEW FLEX WITH DOCKS**

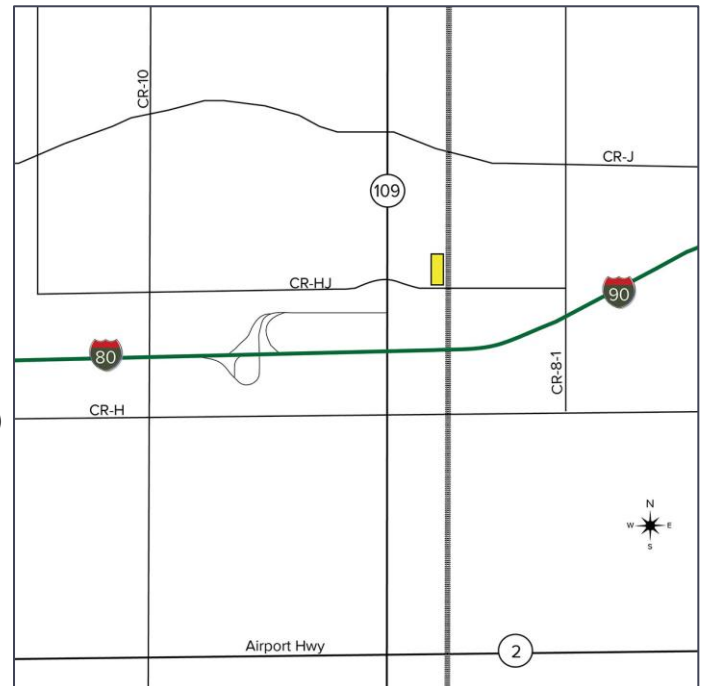


**VIEW  
VIDEO TOUR**



## GENERAL INFORMATION

Sale Price:	TBD
Lease Rate:	\$8.00/SF NNN
Available Space:	10,000 – 20,000 ± SF
Building Size:	20,000 SF
Number of Stories:	1
Year Constructed:	2025/2026
Condition:	New construction
Acreage:	4 AC (per Fulton County Auditor)
Land Dimensions:	Approx. 192' wide x 841' deep (irregular)
Closest Cross Street:	County Road H
County:	Fulton 19 (Pike)
Zoning:	Unzoned
Parking:	Ample
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 8784 County Road HJ, Delta OH 43515

## Industrial Building For Sale or Lease

10,000-20,000  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	400 ± sf + 2 bathrooms (20' x 20')
Shop Space:	9,600 sf – each unit
Exterior Walls:	Steel
Structural System:	Steel – clear span
Roof:	Standing seam
Floors/Coverings:	6" concrete
Ceiling Height:	21' – 19' eaves
Lighting:	LED
Heating:	GF Air
Air Conditioning:	Central AC in office
Power:	200 amp 120/240v 3 phase
Security System:	At tenant's request
Restrooms:	2 per unit
Overhead Doors:	4 – 14' and 2 – 12' drive in
Truck Well/Dock:	Up to 2 – 8' x 8'
Sprinklers:	No
Signage:	Negotiable
Floor Drains:	No

### Businesses Near Site:

Nature Fresh Farms, a commercial greenhouse operation  
North Star Steel/BlueScope Steel, a mini steel mill  
Worthington Industries, a steel processing company  
BlueScope Recycling, a scrap metal recycler  
Fulton County Processing (FCP), a steel processing company

### Comments:

- Brand new construction industrial/flex building located right off I-80/90 exit #39 (Gate 3B) (toll free exit/entrance)
- Rare flex space available with 2 – 4 loading docks (1 existing now, can add per tenant needs)
- Building can be divided into two units - 10,000 sf each unit
- Lay down yard/outdoor storage available

### 2025 REAL ESTATE TAXES

Parcel Number: 20-041088-00.000

Total Annual Taxes: TBD

### LEASE DETAILS

Term: Minimum of 5 years

Security Deposit: Negotiable  
(based on credit)

Options: Negotiable

Improvements Allowance: Negotiable

Tenant Responsibilities:  
NNN Charges – estimated as \$1.50 to \$2.00 per year for 2026.

### BUILDING INFORMATION

Occupant: Vacant

Occupancy Date: At lease execution or closing

Sign on Property: Yes

Showing Instructions: Contact brokers

### UTILITIES

Electric: Tri-County Electric

Gas: Ohio Gas Company

Water: Well

Sanitary Sewer: Septic

Storm Sewer: Ditch

For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 8784 County Road HJ, Delta OH 43515

Industrial Building For Sale or Lease

10,000-20,000  
Square Feet  
AVAILABLE



For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

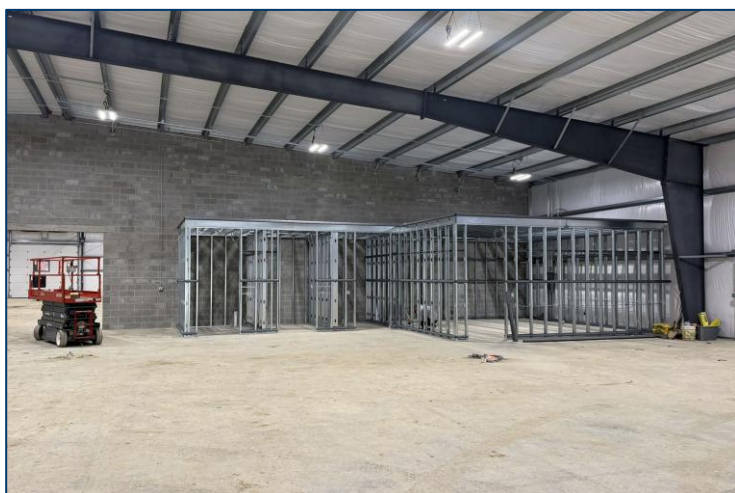
**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 8784 County Road HJ, Delta OH 43515

Industrial Building For Sale or Lease

10,000-20,000  
Square Feet  
AVAILABLE



For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

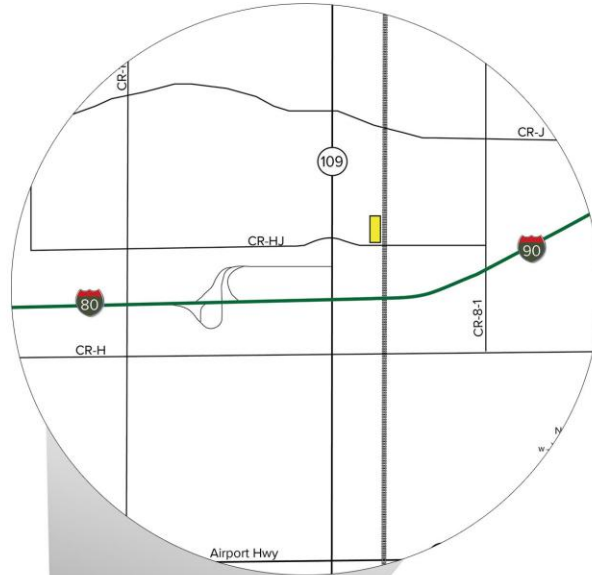
**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 8784 County Road HJ, Delta OH 43515

Industrial Building For Sale or Lease

10,000-20,000  
Square Feet  
AVAILABLE



For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

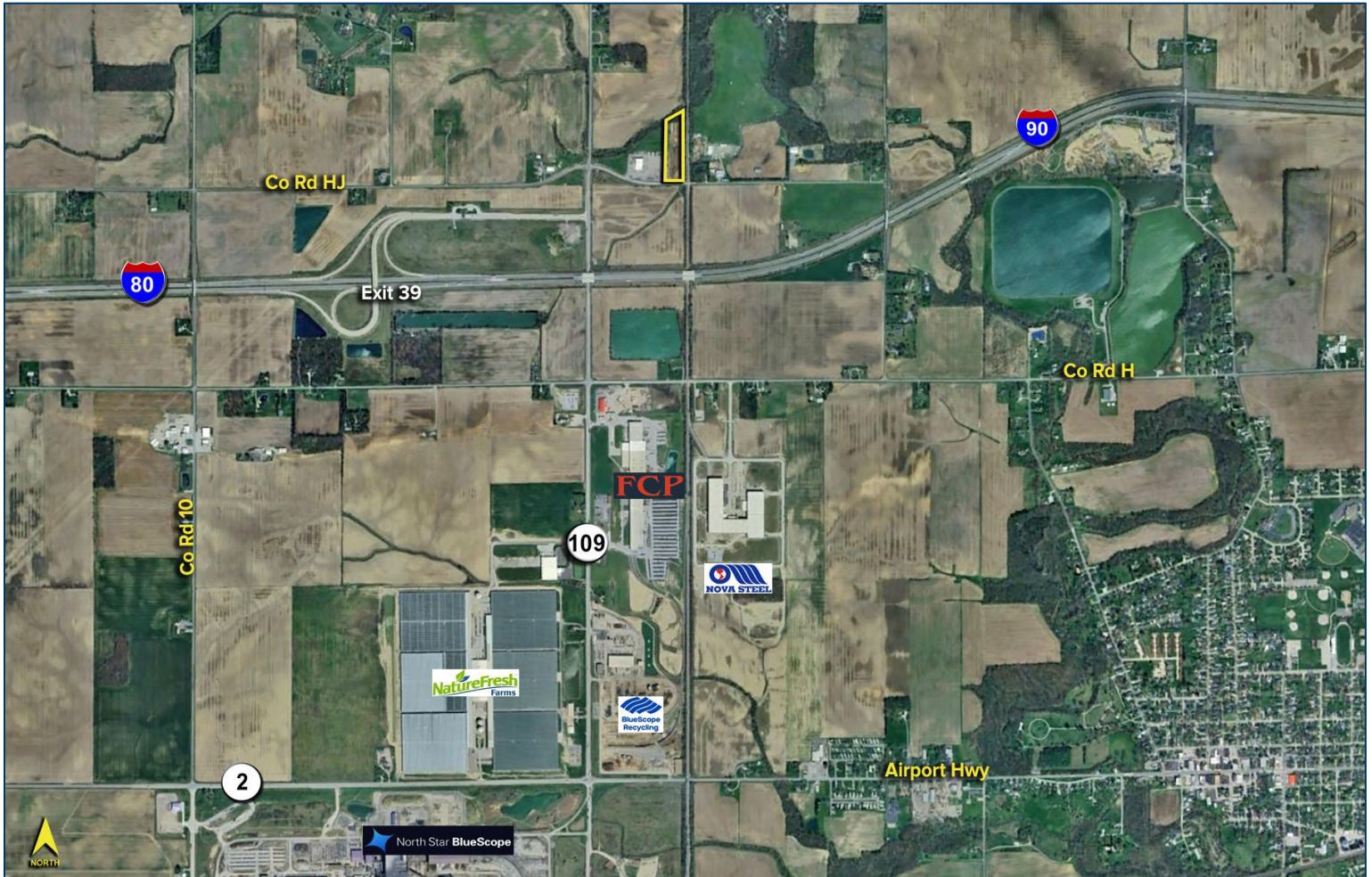
**SIGNATURE ASSOCIATES, 7150 Granite Circle, Suite 200, Toledo, OH 43617** [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 8784 County Road HJ, Delta OH 43515

Industrial Building For Sale or Lease

10,000-20,000  
Square Feet  
AVAILABLE



## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	158	\$109,665
3 MILE	4,481	\$80,659
5 MILE	7,636	\$86,138

For more information, please contact:

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**ROB KELEGHAN, SIOR**  
(419) 680 7663 or (419) 249 6323  
rkeleghan@signatureassociates.com

**SIGNATURE ASSOCIATES**, 7150 Granite Circle, Suite 200, Toledo, OH 43617 [www.signatureassociates.com](http://www.signatureassociates.com)

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.