

# FOR LEASE – INDUSTRIAL SPACE

428 Clough St, Bowling Green, OH 43402

14,000 Square Feet, \$4,958 / MO.



Located in Bowling Green's light industrial district, this building offers a practical combination of accessibility, flexibility, and functionality. Conveniently situated near I-75 and State Route 6, the property provides efficient access for shipping, deliveries, and regional travel. Inside, the open floor plan offers adaptable workspace suitable for a variety of industrial or operational needs. This property presents an excellent opportunity for businesses looking to establish or expand operations in a strategic location without the congestion often associated with larger urban centers.

## Property Highlights

- Convenient access to I-75 and State Route 6
- Flexible open floor plan
- Ideal for warehousing, manufacturing, or distribution uses
- Efficient location for deliveries and logistics
- Functional workspace designed to support business growth

## For More Information



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## Offer Summary

**Lease Rate:** \$4.25/SF = \$4,958/MO

**Service Type:** NNN

**Available Space:** 14,000 SF

## General & Building Information

**Number of Stories:** One (1)

**Year Constructed:** 1964

**Condition:** Good

**Acreage:** 1.7 Acres

**Land Dimensions:** N/A

**County:** Wood

**Zoning:** M-1 (Light Industrial)

**Parking Spaces:** 50 - 75

**Exterior Walls:** Metal Panels

**Structural System:** Wood/Steel

**Roof:** Metal or Wood Truss/Joint System,  
Primarily Standing Metal Seam

**Floors:** Concrete

**Basement:** None

**Restrooms:**

**Ceiling Height:** 10 - 12 FT

**Heat:** Gas, Radiant Heat

**Elevator:** N/A

**Truck Wheel/Truck Dock:** Exterior Ramp

**Delivery Area:** North-Side Overhead Door

**Exterior Signage:** Yes



## Unit Information

**Current Occupant:** Vacant

**Occupancy Date:** Available Now

**Sign on Property:** Yes



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