

Available For Lease or Build-To-Suit  
INNOVATION INDUSTRIAL PARK  
ROSSFORD, OHIO 43460

+/- 2,993,500 Square Feet | 6 Available Buildings



- ▶ AVAILABLE INDUSTRIAL SPACE: 145 ACRES BUILD-TO-SUIT
- ▶ IDEAL USES INCLUDE WAREHOUSE, LIGHT ASSEMBLY OR PRODUCTION
- ▶ IMMEDIATE FREEWAY ACCESS VIA THE 4-WAY BUCK ROAD, I-75 INTERCHANGE

CONTACT



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NEWMARK

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# Highlights



PHOTO-REALISTIC WAREHOUSE EXAMPLE



PHOTO-REALISTIC WAREHOUSE EXAMPLE

## Lease Rates

Warehouse: \$8.50/SF NNN | Office: \$15.50/SF NNN



**32-Foot**  
Clearance Height



**Docks/Drive-in Doors**  
Built-to-Suit



### Great Location

- Adjacent To UPS Facility
- Near FedEx Facility



### Freeway Proximity

Located at The 4-Way Buck Road,  
I-75 Interchange

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# Industrial Park Features



**Power**  
480 Volt, 1000 Amp, 3-Phase



**Offices**  
Built-to-Suit



**Lighting**  
LED



**Sprinkler System**  
ESFR



**Truck Trailer Parking**  
Ample



**Automobile Parking**  
Ample



**Column Spacing**  
50' x 50'



**Bays On Dock Side of Building**  
60' x 50'

# Site Plan



**For Lease  
or Build-To-Suit**

**Available Space**  
26,000 SF to  
+/- 2,993,500 SF

**Buildings**  
8 Total  
(6 Available)

**Acreage**  
145 Acres

**Building 1 & 2  
Completed**  
26,000 SF  
Available in  
Building 2

**Location**  
Located near  
The 4-Way  
Buck Road, I-75  
Interchange





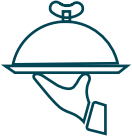











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# Aerial Photos

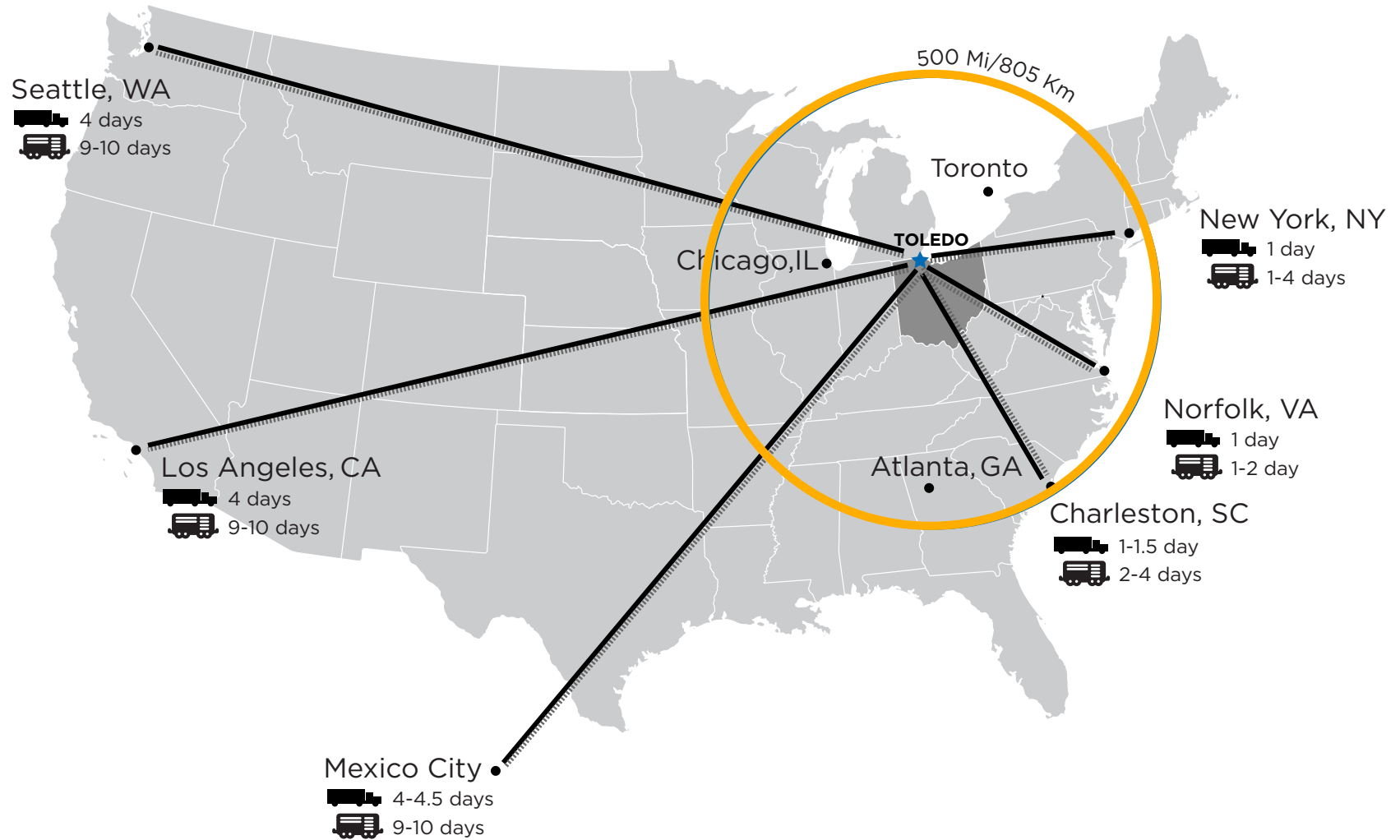


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## EMPLOYMENT OVERVIEW (15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>567,777</b> Population	 <b>25%</b> High School Diploma	 <b>\$53,297</b> Median Household Income	 <b>59.5%</b> White Collar	 <b>16%</b> Services
 <b>39.5</b> Median Age	 <b>33%</b> Some College	 <b>\$30,507</b> Per Capita Income	 <b>24.5%</b> Blue Collar	 <b>5.4%</b> Unemployment Rate
 <b>228,463</b> Households	 <b>29%</b> Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$44,164</b> Median Disposable Income		 <b>15%</b> Spend 7+ hours commuting to and from work per week	 <b>18,200</b> Total Businesses	 <b>301,536</b> Total Employees

# Toledo Transportation Map



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# Site Overview



## INNOVATION INDUSTRIAL PARK

is under construction. This site has been vetted and the environmental, surveys and due diligence are complete.



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