

**About InSite Real Estate**

**Developer, Owner, and Operator**

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

**Proven Industrial Build-to-Suit Specialist**

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 650 industrial, office and retail projects in over 45 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$250 million in value.



**Ford Motor Company — Newport, MI**



**Penske Logistics — Romulus, MI**



**BWI — Krakow, Poland**



**The Kroger Co. — Romulus, MI**



**Frito-Lay — Baton Rouge, LA**



**Game One — Swanton, OH**

# Northwood Commerce Park

Northwood, OH  
Toledo, OH MSA

## Shovel Ready BTS Site

- Up to 1,370,000 SF
- M-2 Heavy Industrial Zoned
- 15 Year CRA Tax Abatement
- Delivery 2026 (Accommodate)



**Project Features**

- Due Diligence Complete
  - ALTA Survey Done
  - Geotechnical Investigation
  - Phase I & II Environmental Site Assessments
  - Wetland Delineation
  - Threatened & Endangered Species Analysis
  - Traffic Study
  - Cultural & Natural Resource Assessment
  - Letters of Municipal Support
- 50' x 56' Column Spacing with 60' Dock Speed Bays
- Ample Car Parks, Dock Positions, and Trailer Storage
- 7" 4000 PSI Reinforced Concrete Floor Slab

- Foreign Trade Zone Status
- City of Toledo Community Reinvestment Area (CRA) 100% tax exemption of the improved real property tax valuation for 15 years
- No State of Ohio personal property tax or corporate income tax
- JobsOhio Workforce Grant
- JobsOhio Economic Development Grant
- Ohio Roadwork Development Grant
- Toledo Lucas County Port Authority Bond Programs – including tax exempt bonds for manufacturing building and equipment
- Toledo Express Airport Joint Economic Development District (JEDD)

**Transportation**

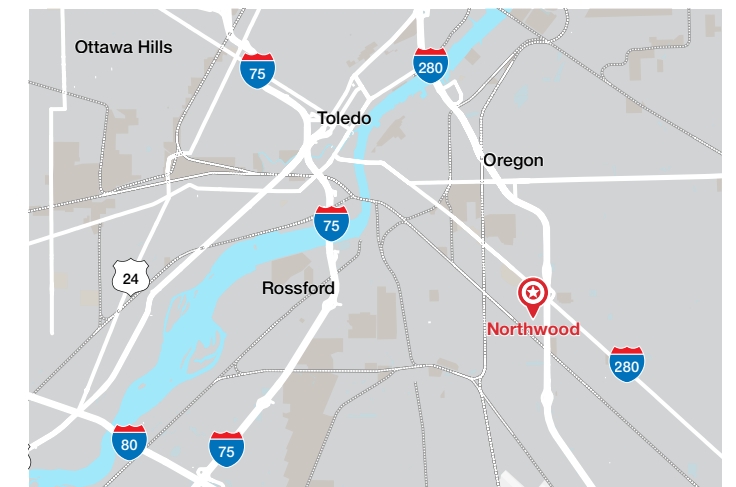
- Minimal drive time to Interstate 280, Interstate 75, and beyond
- 45 Minute Drive Time to Detroit, MI
- In close proximity to Toledo Express Airport, CSX North Baltimore Intermodal, and Norfolk Southern Toledo Terminal

**Labor Force**

- Labor Force of 297,477 within a 45-Minute Drive Time

**State, Regional, and Local Incentives Available**

- Jobs Creation Tax Credit reduces Commercial Activity Tax (CAT) liability
- No tax on goods sent to Indiana and Michigan



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Location

Proximities Map

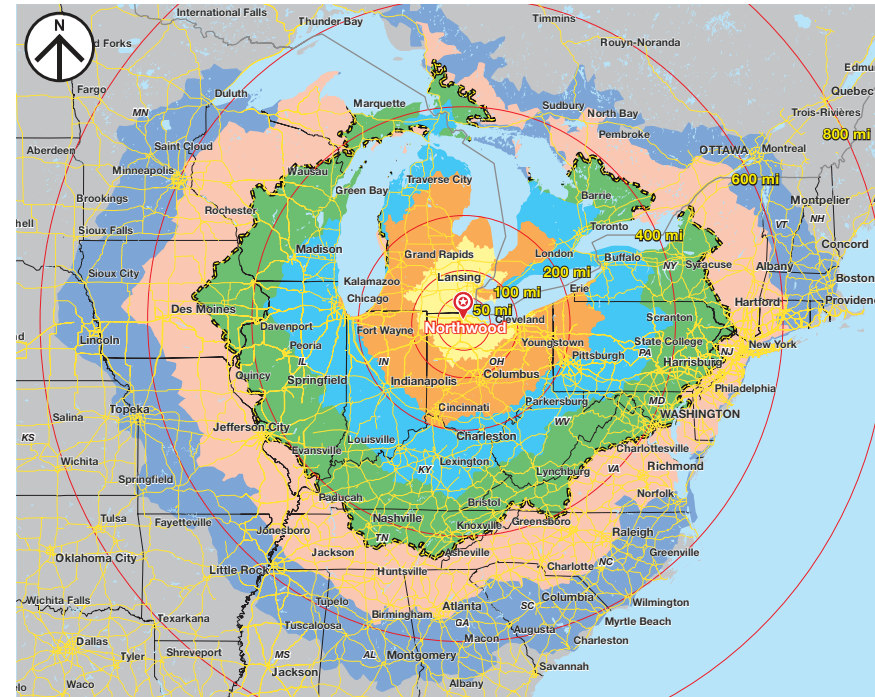


Premises Plan



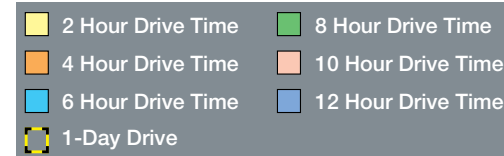
Highway Distance

City	Highway Distance	Drive Time
Detroit, MI	62 mi	1 hr 5 min
Cleveland, OH	109 mi	1 hr 45 min
Columbus, OH	127 mi	2 hr 30 min
Cincinnati, OH	198 mi	3 hr 5 min
Pittsburgh, PA	226 mi	3 hr 30 min
Indianapolis, IN	228 mi	3 hr 40 min
Chicago, IL	245 mi	4 hr
Mississauga, Ontario, Canada	276 mi	4 hr 15 min
Toronto, Ontario, Canada	291 mi	4 hr 40 min
Louisville, KY	301 mi	4 hr 37 min
Sault Ste. Marie, MI	393 mi	5 hr 45 min
Washington, D.C.	463 mi	7 hr 10 min
St. Louis, MO	471 mi	7 hr 5 min
Nashville, TN	475 mi	7 hr 10 min
Philadelphia, PA	523 mi	7 hr 55 min
Ottawa, Ontario, Canada	530 mi	8 hr 40 min
New York City, NY	554 mi	8 hr 30 min
Charlotte, NC	569 mi	9 hr 10 min
Montreal, Quebec, Canada	631 mi	10 hr 15 min
Minneapolis, MN	658 mi	10 hr 30 min
Atlanta, GA	663 mi	9 hr 50 min
Kansas City, MO	709 mi	10 hr 35 min
Quebec City, Quebec, Canada	783 mi	12 hr 15 min



Property Features

Road:	Close access to I-280 & I-75
Air:	Toledo Express Airport; Two 10,600-foot runways
Rail:	Norfolk Southern Railway; CSX North Baltimore Terminal
Marine:	Toledo Port



1-Day Drive Time to 90M Total Population

Lot 1 Building Specs

Size:	1,000,000 SF or to Suit
Clear Ceiling Height:	40'-0" or to Suit
Loading Docks:	100 or to Suit
Car Parks:	350 or to Suit
Trailer Parks:	200 with 296 Future Expansion Available
Drive-In Doors:	4 or to Suit
Office:	To Suit
Roof:	TPO - 20 Year Warranty or to Suit
Exterior Wall:	Insulated Concrete Wall Panels or to Suit
Floor:	7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure:	50'x 56' Bay Spacing with 60' Dock Speed Bays or to Suit
HVAC:	High-Efficiency Gas Fired or to Suit
Lighting:	LED Lighting Fixtures or to Suit
Fire Suppression:	ESFR or to Suit
Electrical:	Service to Site 6,000 Amps (Expandable)

Utilities

Electric:	First Energy-Toledo Edison	12.5 kv + 69 kv, 480v 3-Phase
Gas:	Columbia Gas of Ohio	6" High Pressure
Water/Sewer:	The Northwestern Water & Sewer District	12" & 16"48 PSI/21" Gravity
Fiber:	Buckeye Broadband	Fiber On-site

Lot 2 Building Specs

Size:	370,000 SF or to Suit
Clear Ceiling Height:	36'-0" or to Suit
Loading Docks:	38 or to Suit
Car Parks:	130 or to Suit
Trailer Parks:	74 with 120 Future Expansion Available
Drive-In Doors:	4 or to Suit
Office:	To Suit
Roof:	TPO - 20 Year Warranty or to Suit
Exterior Wall:	Insulated Concrete Wall Panels or to Suit
Floor:	7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure:	50'x 56' Bay Spacing with 60' Dock Speed Bays or to Suit
HVAC:	High-Efficiency Gas Fired or to Suit
Lighting:	LED Lighting Fixtures or to Suit
Fire Suppression:	ESFR or to Suit
Electrical:	Service to Site 6,000 Amps (Expandable)