



AVAILABLE FOR LEASE | INDUSTRIAL

535 W LINFOOT STREET | WAUSEON, OH 43567

135,000 SF INDUSTRIAL BUILDING

rkgcommercial.com

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



535 W LINFOOT STREET

Offering Summary

Lease Rate:
\$4.50 SF/yr
(NNN)

Available SF:
135,000 SF

Building Size:
135,000 SF

Year Built/Renovated:
1960/1994

Lot Size:
6.23 Acres

Lease Term:
Negotiable

Property Overview

- 135,000 SF Industrial Property
- 7,500 SF Office
- 6,000 SF Lab
- 16' - 25' Clear
- 40' and 50' Column Spacing
- 10-Ton Bridge Crane
- 6 Dock Doors
- 4 Grade Doors
- Heavy power - (2,500A and 3,000A) 480V 3 Phase Service
- 6.23 Acres
- Built 1960/1994

Contact us for additional information!
rkgcommercial.com





535 W LINFOOT STREET

Property Details

Property Use Type
Industrial

Zoning
Industrial

Submarket
Outside Metro Area

County
Fulton

Construction Description
Steel Support, Steel Sided, Brick Facade

Of Parking Spaces
50

Of Truck Parking Spaces
25

Parking Surface Description
Paved

Of Floors
1

Tenancy
Single

Roof System
Various

Column Spacing
40' x 40' , 50' x 50'

Ceiling Height
16 - 25 ft

Climate Controlled
Yes

Of Dock High Doors
6

Of Grade Level Doors
4





535 W LINFOOT STREET

Property Details

Municipality
Wauseon

Secondary Property Type
Manufacturing

Condition
Good

Annual Real Estate Taxes
\$17,161.26

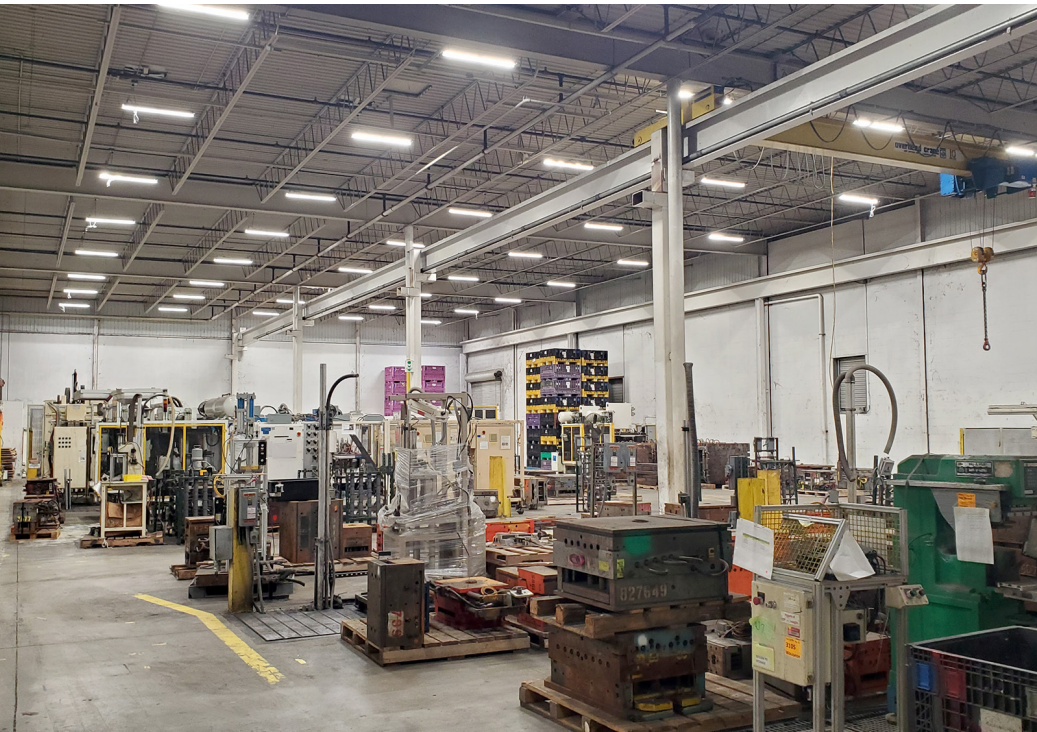
Annual Real Estate Taxes Per
SF
\$0.13

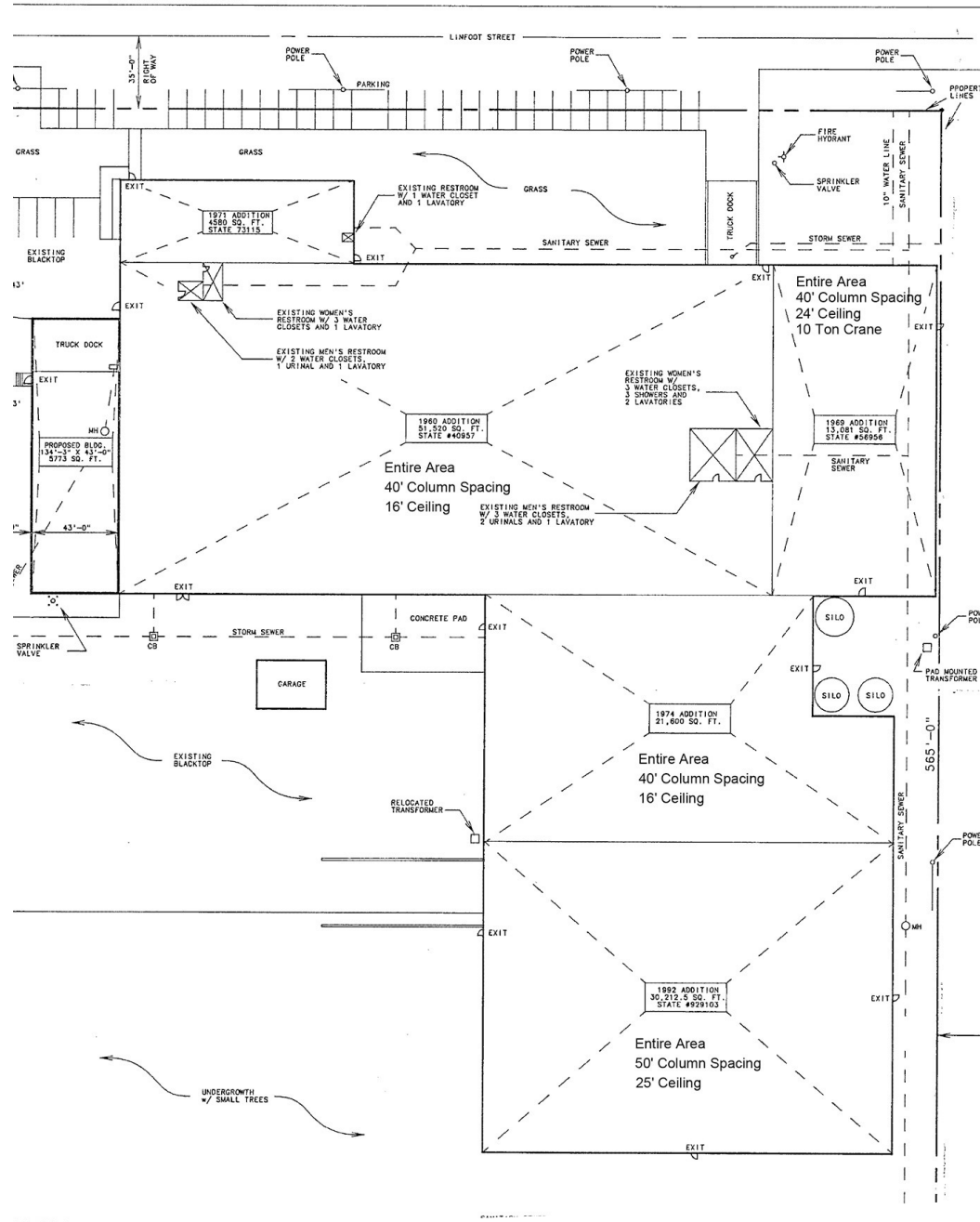
Cross Streets
W Linfoot St and Bayes St

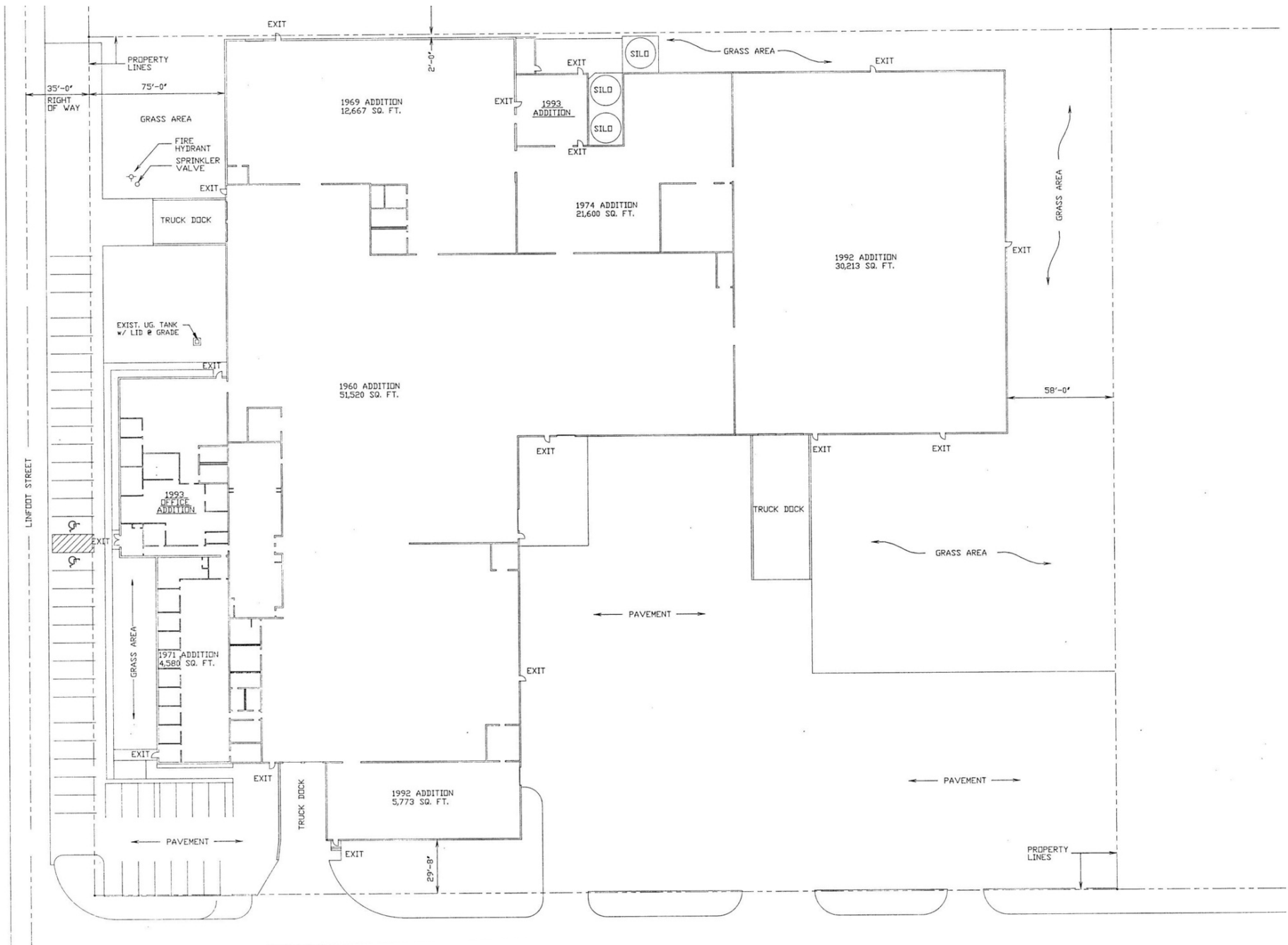
Lighting
LED High Efficiency

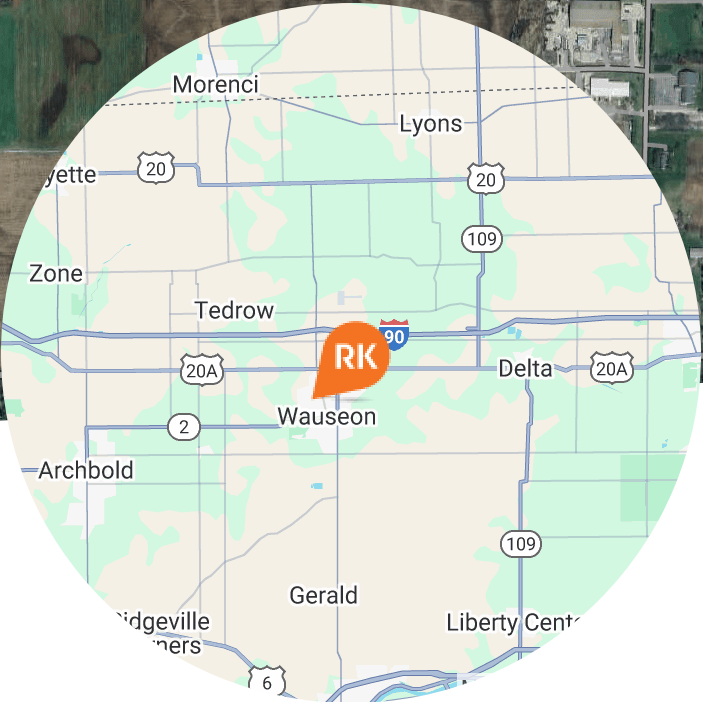
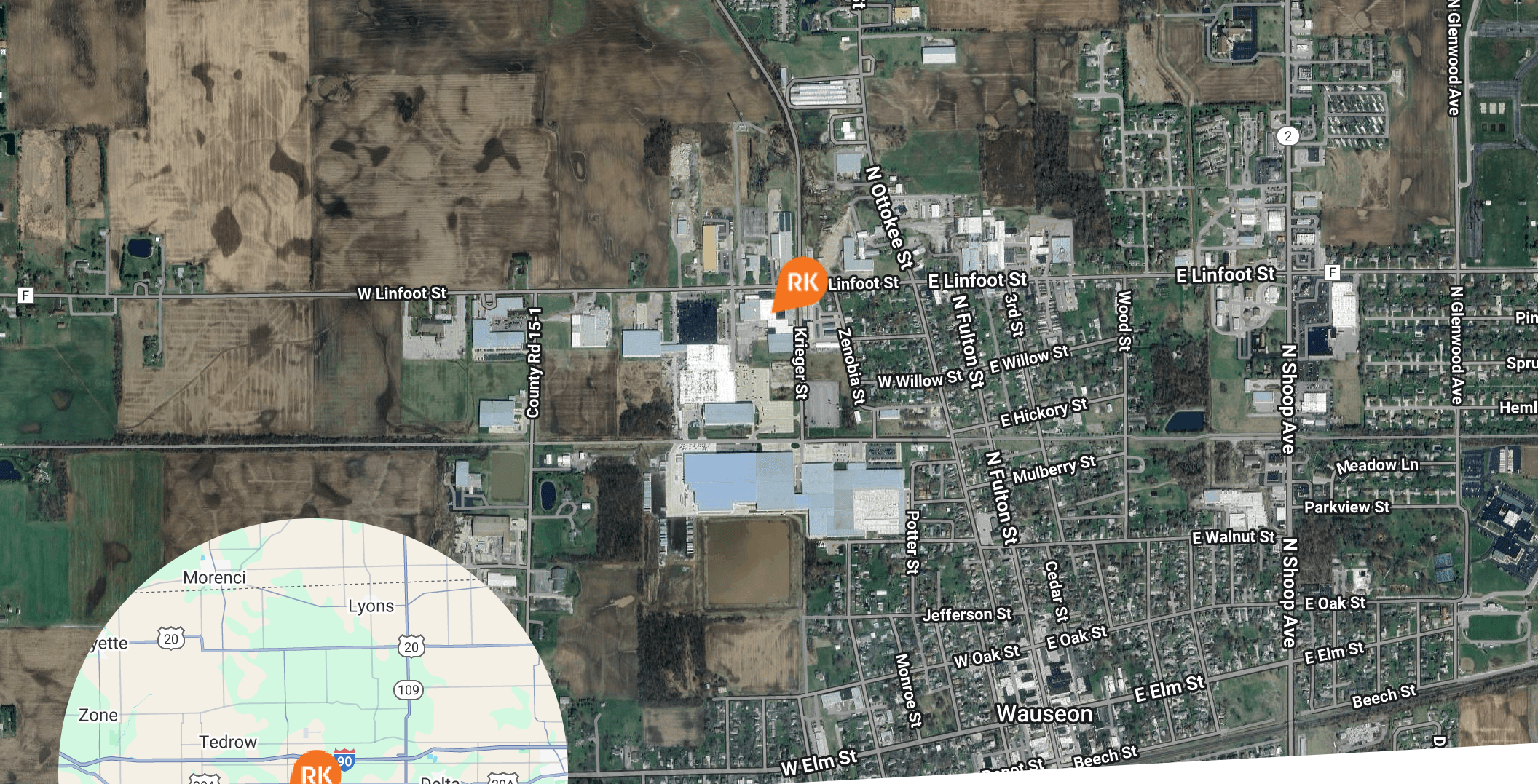


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Location Benefits

- Eugene F. Kranz Toledo Express Airport - 20 Miles
- Port of Toledo - 42.8 Miles
- 2.4 Miles from Ohio Turnpike (80/90)



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RK



***Jerry Malek, CCIM, SIOR
Senior Vice President***

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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.

RK