



1250 Maule Road

Tiffin, Ohio 44883

Property Highlights

- 120,000 SF State-Of-The-Art Speculative Building, can be divisible for single or multi-tenant use
- Available end of Q2 2027
- Located within established manufacturing/distribution corridor
- Ideal Uses are advanced manufacturing, food and agribusiness, automotive, and general manufacturing
- Numerous economic incentives available
- Tiffin is ranked #5 in the Top 100 Micropolitan areas in the US by Site Selection Magazine
- Tiffin named one of Ohio Magazine's best home towns 2026-2027

Offering Summary

Lease Rate:	TBD
Building Size:	120,000 SF
Available SF:	30,000 - 120,000 SF
Lot Size:	8.7 Acres

For More Information



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Project Description

8.7 acres site which is scheduled for a 120,000 SF speculative building in the Eagle Rock Industrial Park. The building will allow for single or multi-tenant use and can be divisible ranging from 30,000 - 120,000 SF. Adjacent land is available for expansion.

Why Tiffin?

Tiffin-Seneca County Micropolitan Area has been ranked #5 in the nation for economic development. It has been recognized in Site Selection magazine's 2-25 rankings, marking 13 consecutive years in the Top 10% of micropolitan areas nationwide for attracting new business, expansion and economic success. 2024 major projects include expansions from American Plastics, National Machinery, and Webster Industries. Tiffin has two highly ranked universities providing a consistent pipeline of a talented labor pool and workforce development. Tiffin's revitalized downtown provides a vibrant local economy supporting workforce needs.

Tiffin is strategically located near major transportation routes including U.S. 224 and State Route 18, with proximity to Interstate 80/90 about 30 miles north. This provides easy access to Toledo, Cleveland, and Columbus. Seneca County has a strong economic base and local and regional workforce drawing from a multi-county radius.

Lease Rate	TBD
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Location Information

Street Address	1250 Maule Road
City, State, Zip	Tiffin, OH 44883
County	Seneca
Market	Tiffin
Sub-market	Eagle Rock Industrial Park
Cross-Streets	Maule Rd and Tyber Rd
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	US-224

Building Information

Building Size	120,000 SF
Year Built	2027
Construction Status	Under Construction
Offices	Different Options
Clear Height	32'
Floor Thickness	8"
Drive-In Doors	4
Type of Fire Suppression	ESFR
Dock Doors	8
Truck Court Depth	200'
Tractor Trailer Accessibility	Yes

Property Information

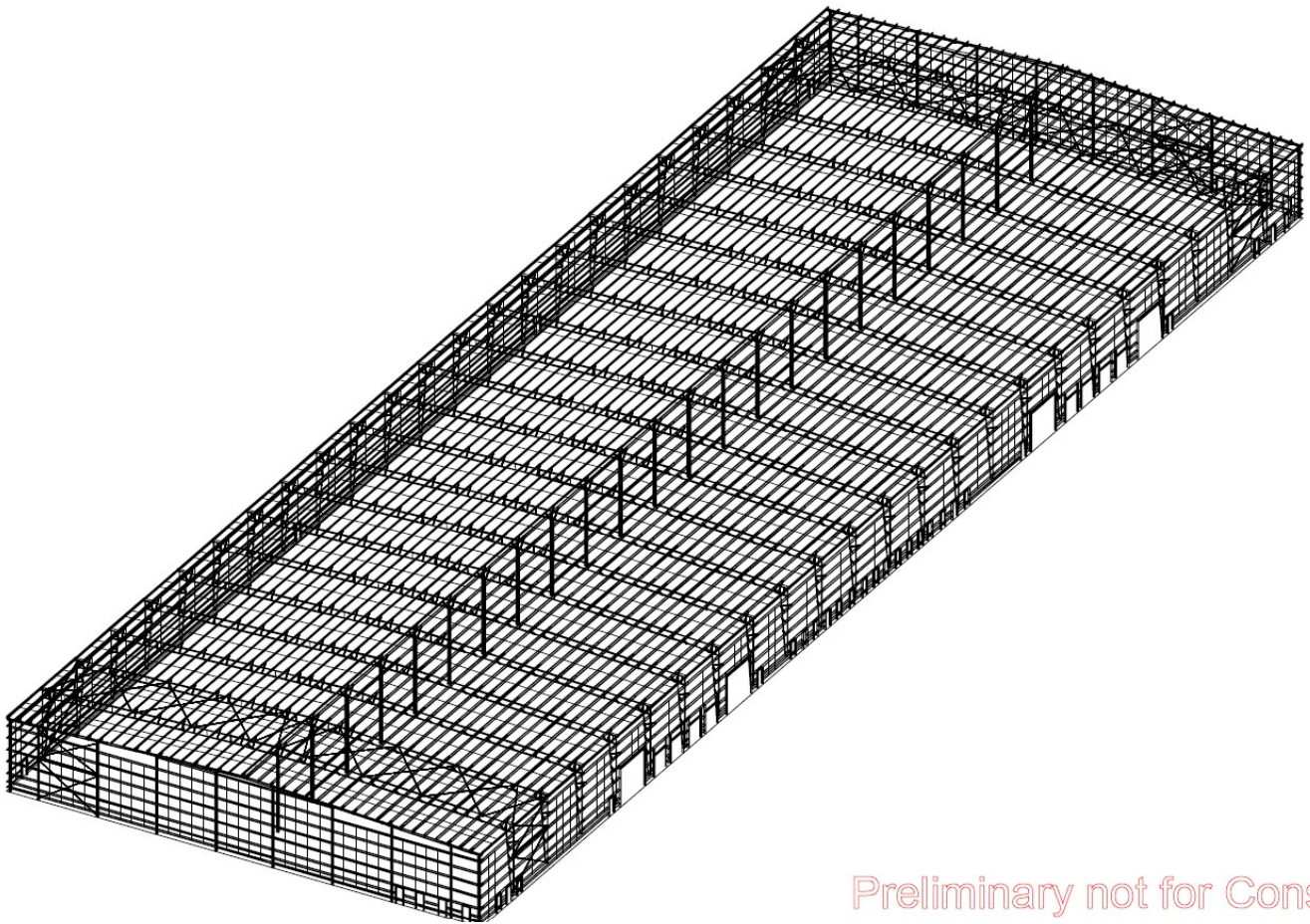
Property Type	Industrial Spec Building
Property Subtype	Warehouse/Distribution
Zoning	M-2 Heavy Industrial
Lot Size	8.7 Acres
APN #	Q53020200680500
Traffic Count	2,050 VPD
Traffic Count Street	Tyber Rd and Maule Rd

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	Potentially 83

Water		Electricity	
Description	16" line along site	Description	69/12 kV substation north of site
Capacity	1.2M GPD	Capacity	5MW MW
Provider	Aqua Ohio	Provider	AEP Ohio
WasteWater		Natural Gas	
Description	6" force main	Description	4", 5 PSI line along road
Capacity	1.8 MGD	Capacity	10 MCF/hour
Provider	City of Tiffin	Provider	Columbia Gas of Ohio
Fiber			
Description	Fiber and copper are available		
Provider	AT&T Ohio		





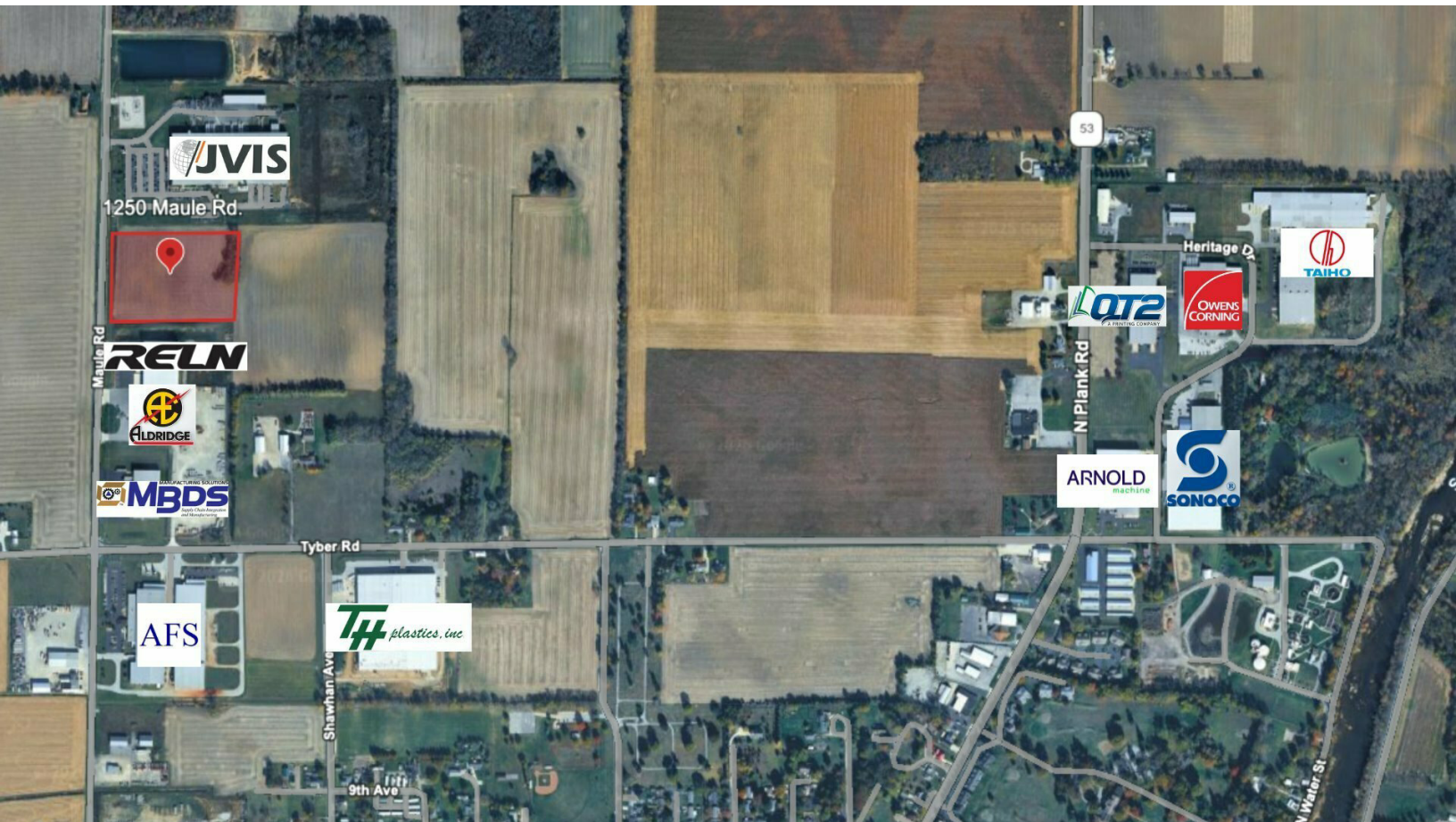
Preliminary not for Construction

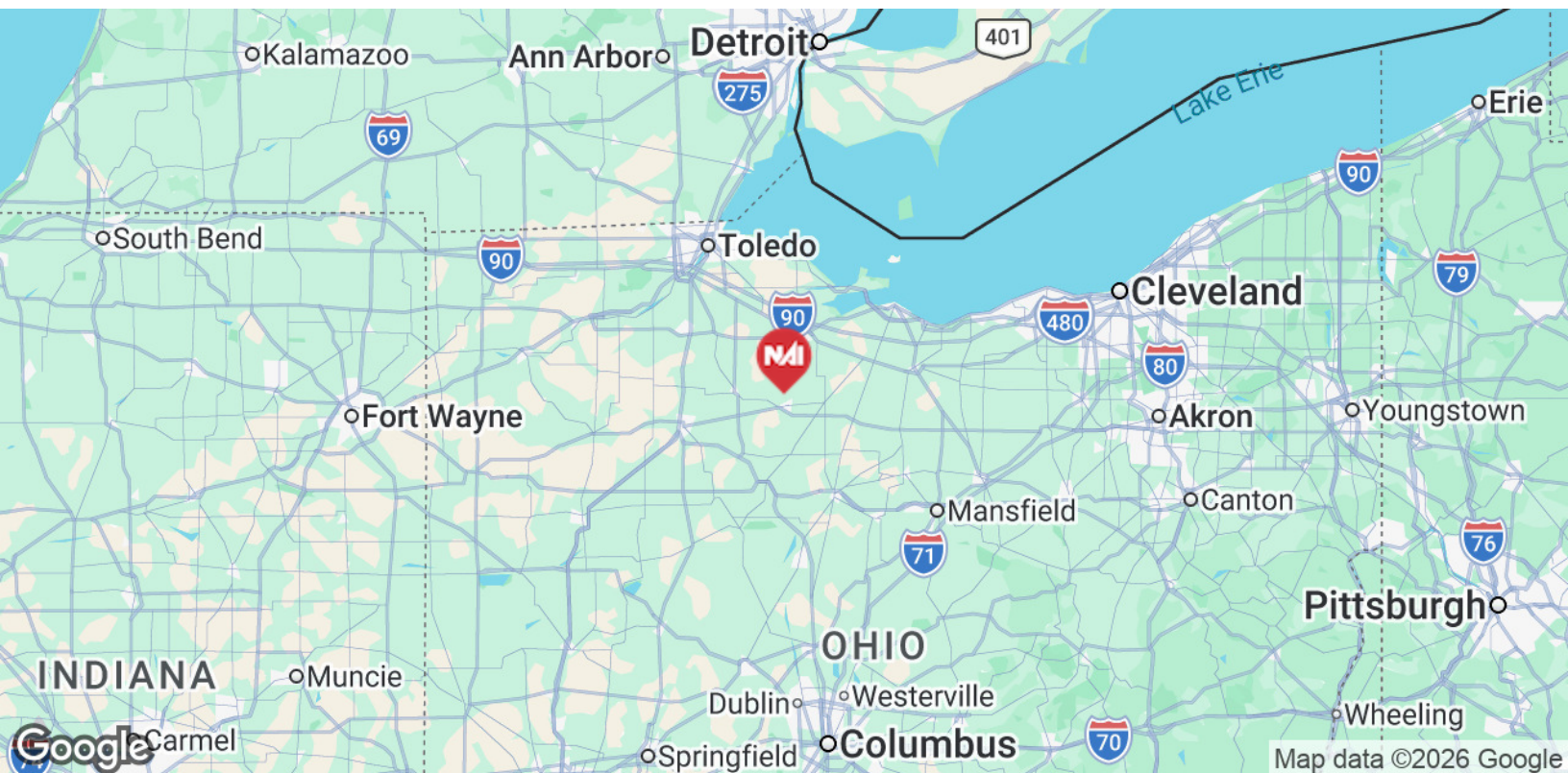


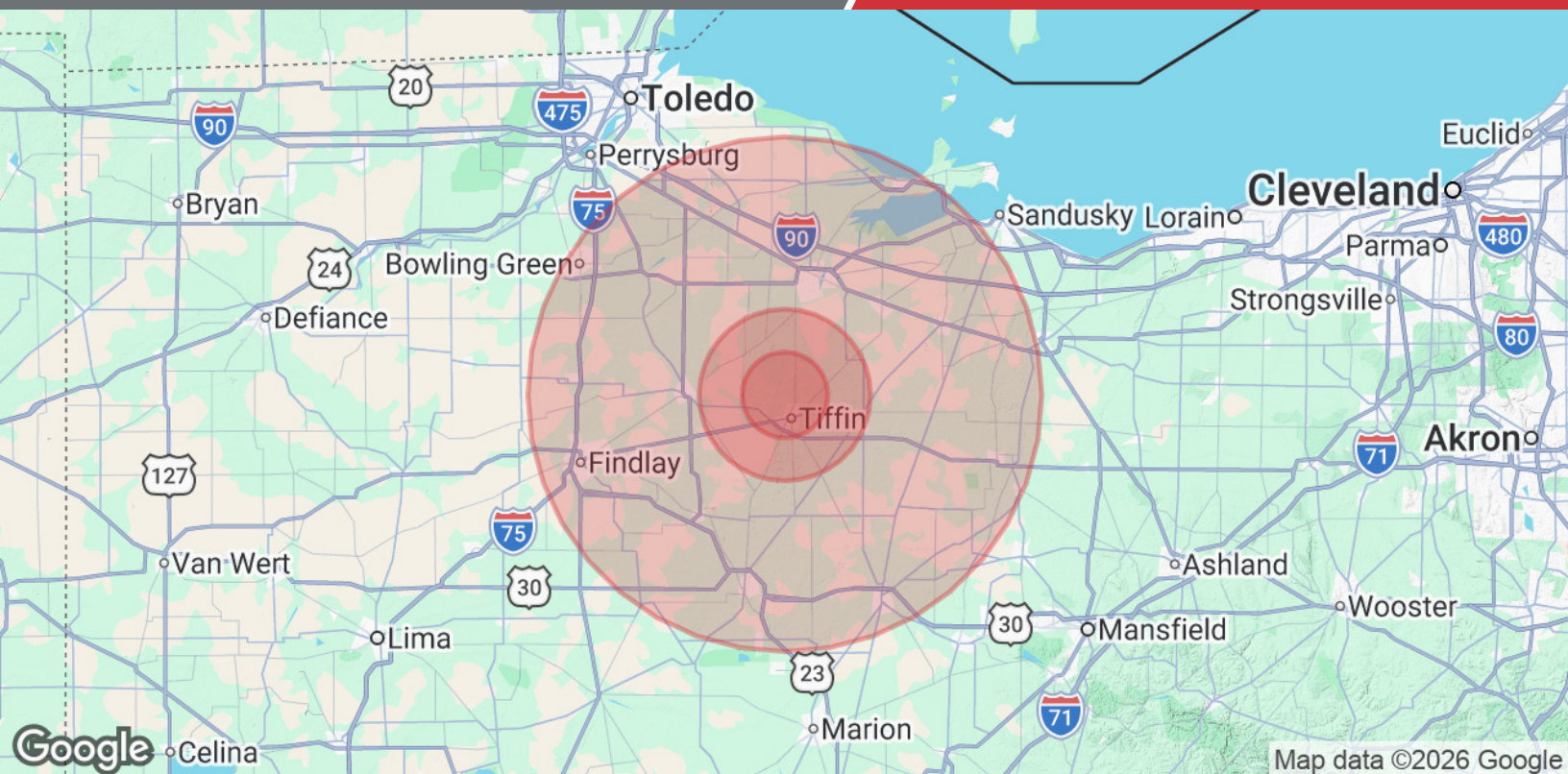


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Population	5 Miles	10 Miles	30 Miles
Total Population	22,501	36,927	334,283
Average Age	40.2	41.3	40.7
Average Age (Male)	39.7	40.6	39.8
Average Age (Female)	40.3	41.4	41.4
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	9,429	15,084	138,924
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$74,889	\$82,314	\$82,623
Average House Value	\$151,732	\$162,255	\$177,375

2023 American Community Survey (ACS)