



FOR LEASE

6898 Commodore Drive, Unit C, Walbridge, OH 43465

INDUSTRIAL PROPERTY

rkgcommercial.com

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



6898 COMMODORE DRIVE | UNIT C

OFFERING SUMMARY

Lease Rate:

\$6.50 SF/YR (NNN)

Available SF:

8,383 SF

Building Size:

39,152 SF

Year Built:

1997

Zoning:

M-2 Industrial

Property Overview:

- Industrial Flex space for lease - 900 SF of office and 7,500 SF of warehouse space
- 18' clear ceiling height
- (2) loading docks and (2) 12' x 14' drive in overhead doors
- (2) restrooms
- Ample Power: 120/208 volts 3 phase 100 amps and 480/277 volts 3 phase 225 amps

Contact us for additional information!

<https://www.rkgcommercial.com/>

LEASE RATE \$6.50 SF/YR (NNN)

LOCATION INFORMATION

STREET ADDRESS 6898 Commodore Drive, Unit C

CITY, STATE, ZIP Walbridge, OH, 43465

COUNTY Wood

CROSS STREETS Tracy Rd.

NEAREST HIGHWAY I-75, I-280, and US 80/90 turnpike

PROPERTY INFORMATION

PROPERTY TYPE Warehouse/Distribution

PROPERTY SUBTYPE Manufacturing

ZONING M-2 Industrial

LOT SIZE 4.01 Acres

APN # H28-712-180101036000

ANNUAL REAL ESTATE TAXES \$32,386

ANNUAL RE TAXES PER SF \$0.83

OF PARKING SPACES 75

BUILDING INFORMATION

BUILDING SIZE 39,152 SF

AVAILABLE SF 8,383 SF

TENANCY Multi-Tenant

YEAR BUILT 1997

CEILING HEIGHT 18' clear span

HEAT SYSTEM Gas forced air in office and gas unit heaters in warehouse

CONDITION Good

RESTROOMS 2

OF GRADE LEVEL DOORS (2) 12'x14'

OF DOCK HIGH DOORS 2

CONSTRUCTION Concrete block

FLOOR DRAINS Yes

LIGHTING LED

OFFICE SIZE 900 SF

UTILITIES

POWER PROVIDER Toledo Edison

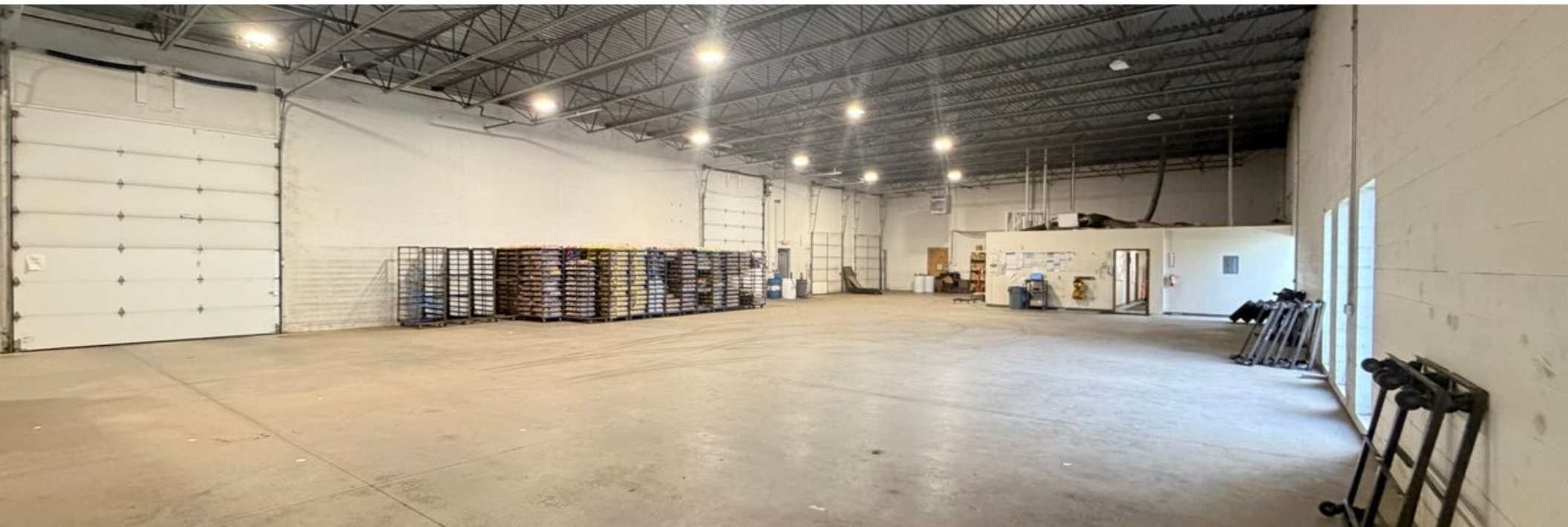
FUEL PROVIDER Columbia Gas

WATER PROVIDER Northwestern Water & Sewer

SEWER DESCRIPTION Northwestern Water & Sewer

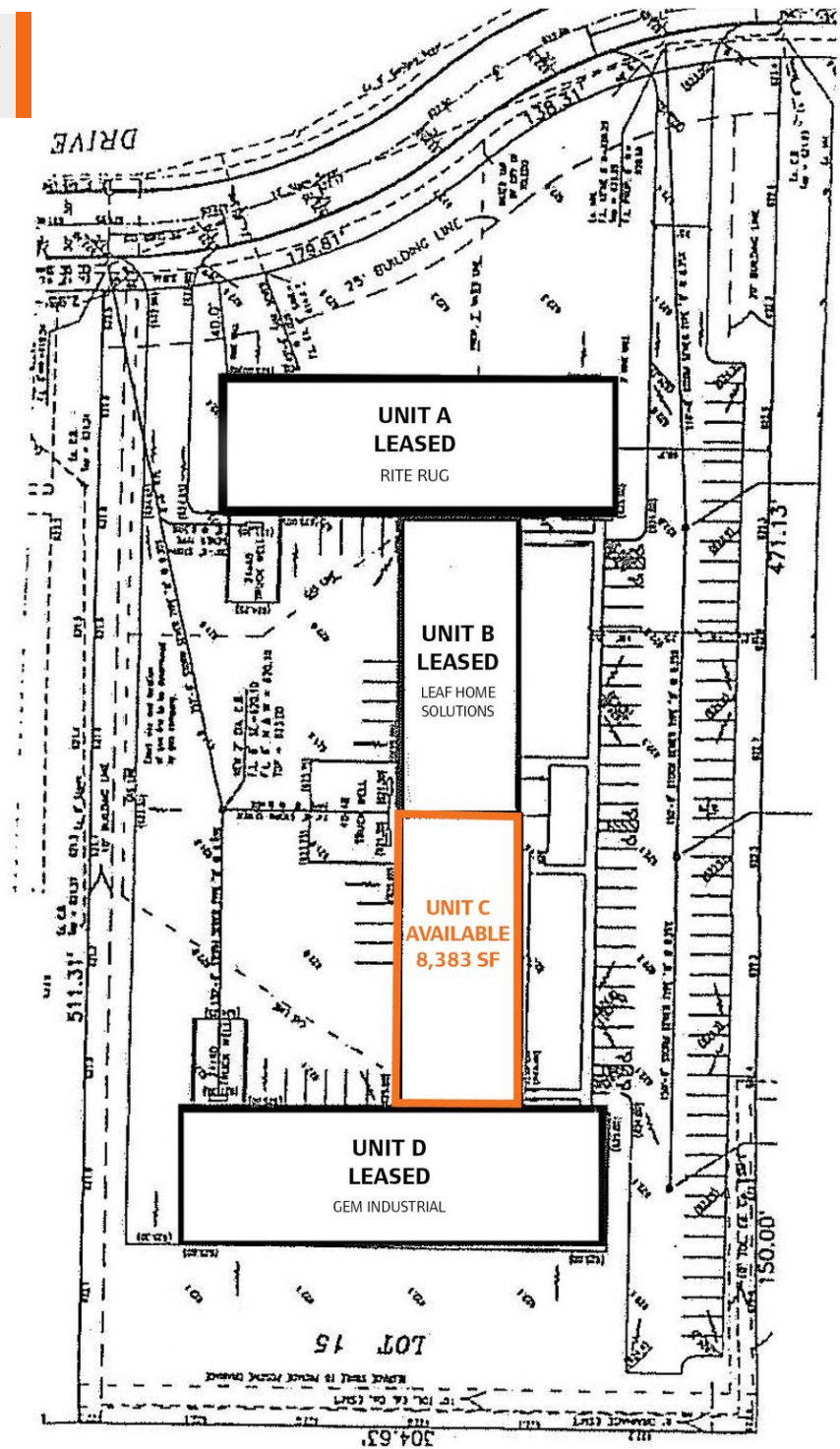
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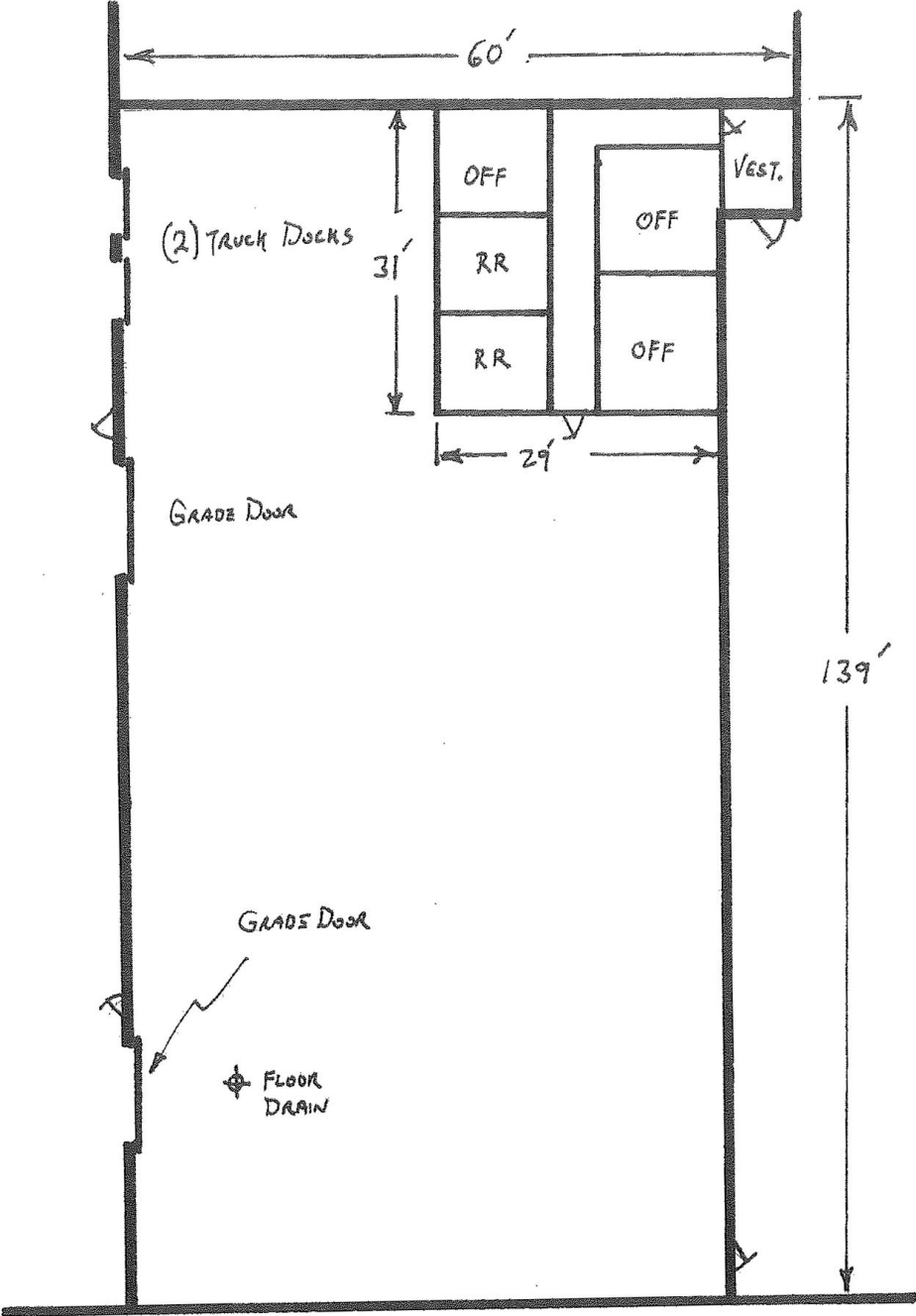




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LOCATION BENEFITS

- Located minutes from I-75, US 80/90 turnpike and I-280 interchanges
- Just north of 795 off Tracey Rd. in the Commodore Business Center
- Other businesses in the area include distribution centers for Amazon, FedEx, UPS, Walgreens & First Solar corporate headquarters

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RK



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Joe Belinske, CCIM

Reichle Klein Group

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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