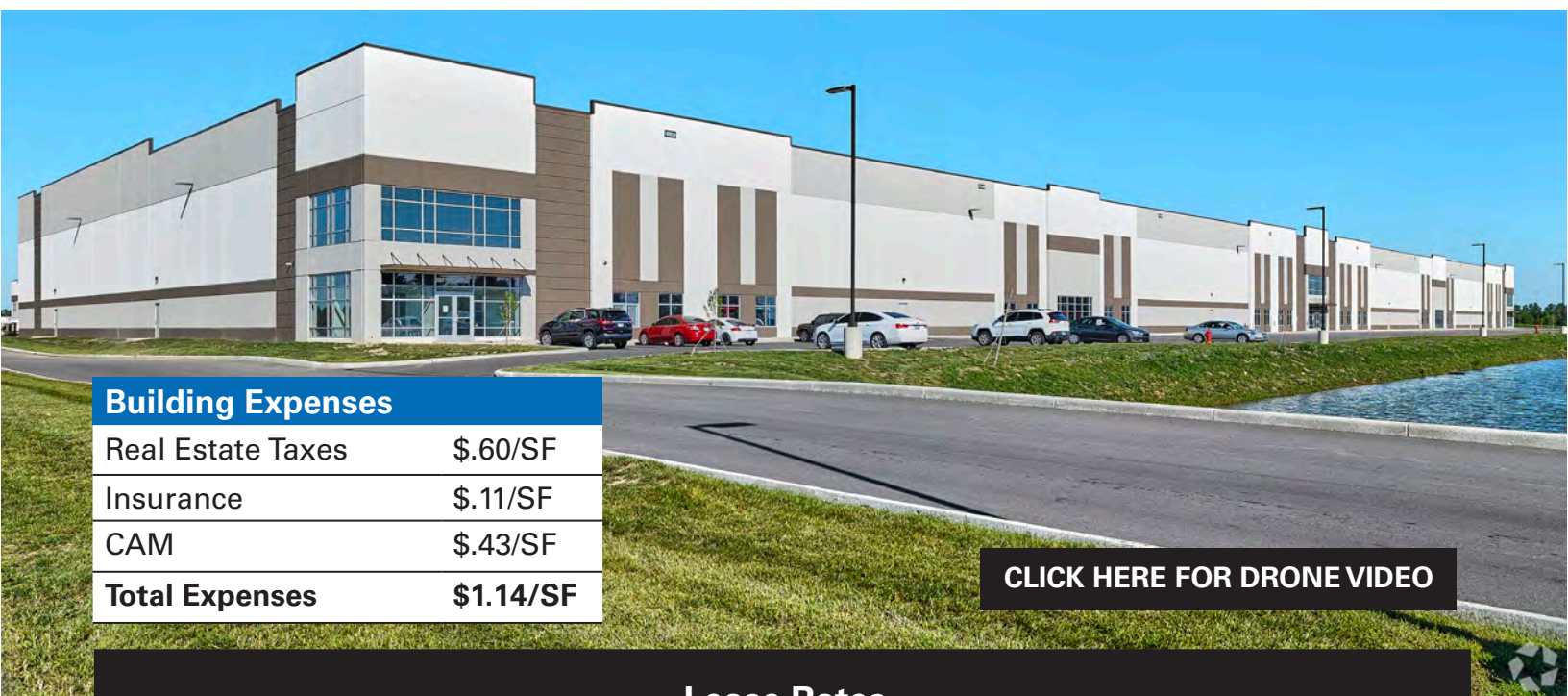


# Available For Lease

## 1001 Innovation Avenue | Rossford, Ohio

**Only 26,000 SF Remaining | Newly Constructed Warehouse Space**



### Building Expenses

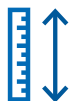
Real Estate Taxes	\$.60/SF
Insurance	\$.11/SF
CAM	\$.43/SF
<b>Total Expenses</b>	<b>\$1.14/SF</b>

[CLICK HERE FOR DRONE VIDEO](#)

### Lease Rates

Warehouse: \$7.50/SF NNN | Office: \$14.50/SF NNN

### Highlights For Remaining Space



**32-Foot**  
Clearance Height



**Docks**  
4 Docks



**Great Location**

- Adjacent To UPS Facility
- Near FedEx Facility



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



**TERRY COYNE**  
 Vice Chairman  
 216.218.0259  
 Terry.Coyne@nrmk.com  
 Licensed Real Estate Broker

*Terry* **COYNE**.com



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



**Office**  
Built-to-Suit



**Lighting**  
LED



**Sprinkler System**  
ESFR



**Truck Trailer Parking**  
70 Spaces



**Automobile Parking**  
190 Surface Spaces

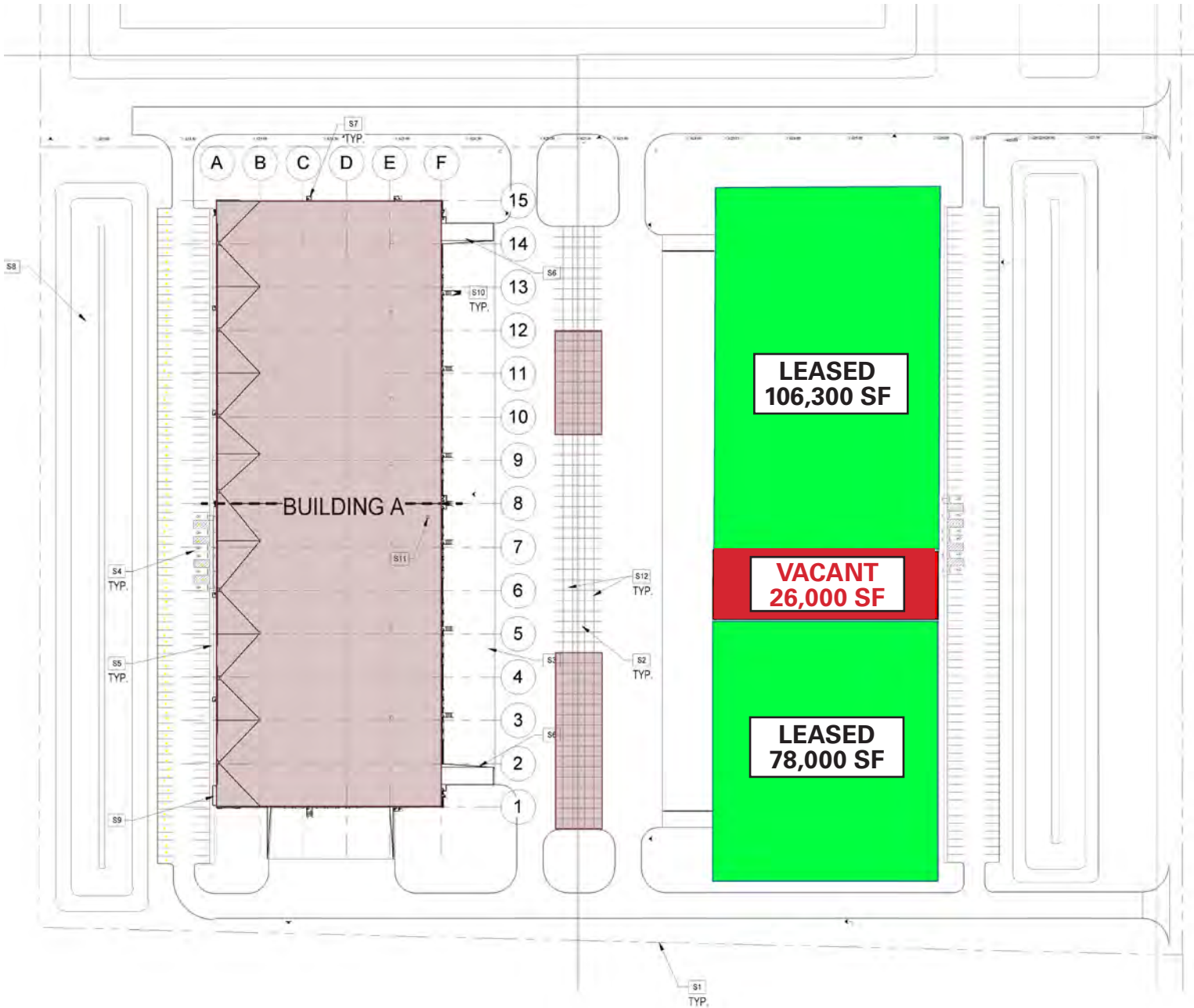


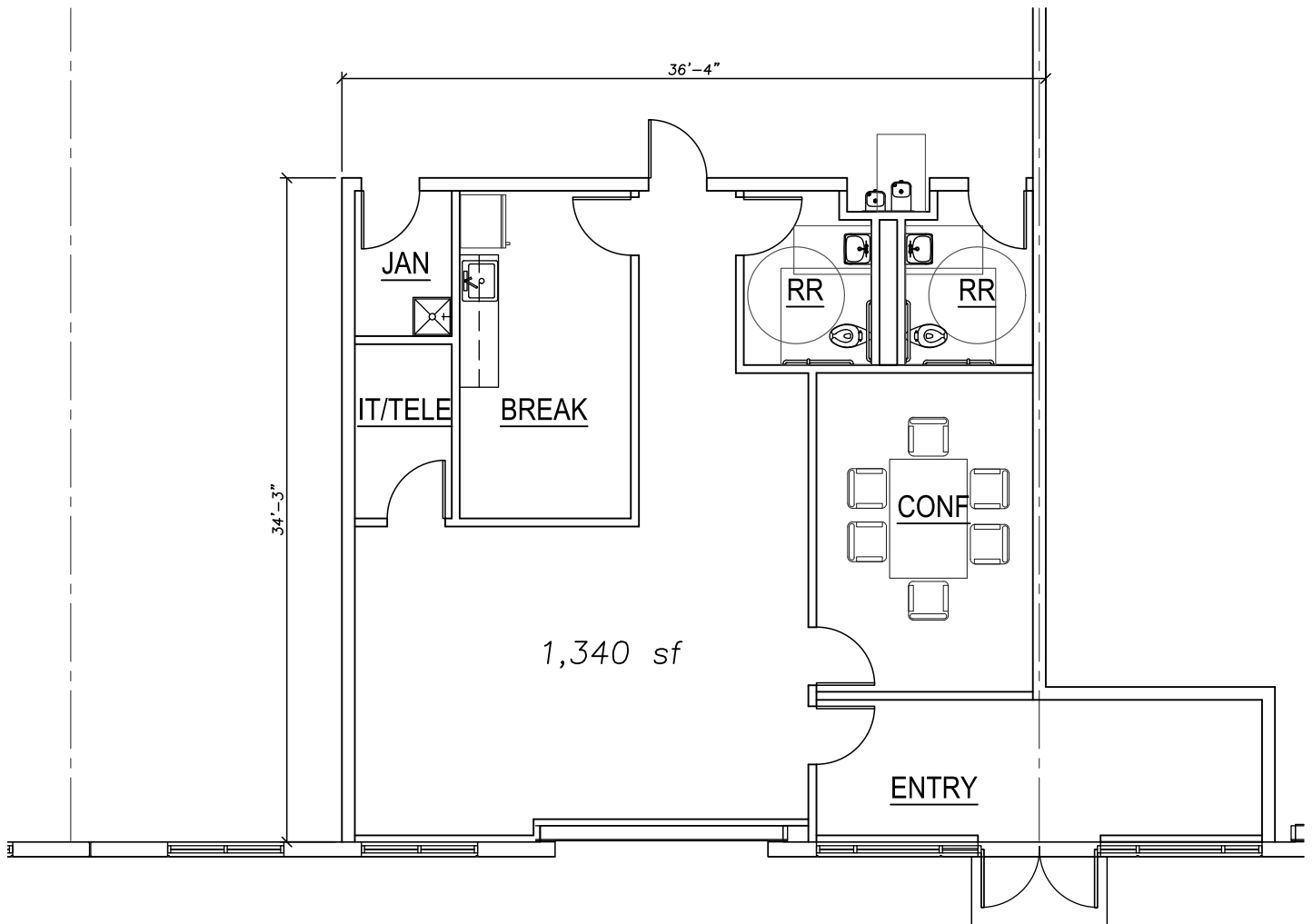
**50' x 50'**  
Column Spacing

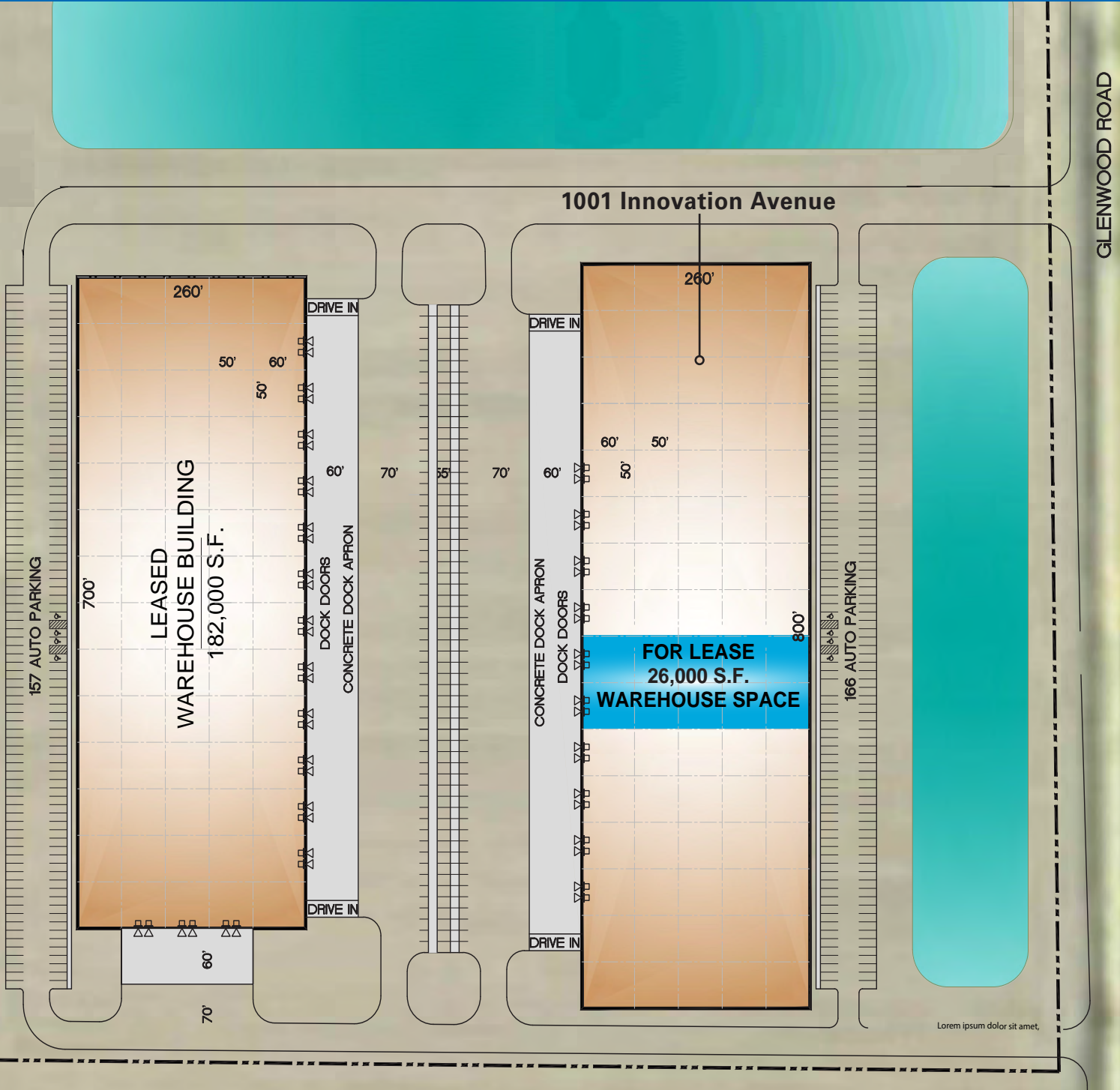


**60' X 50'**  
Bays On Dock Side of Building

**26,000 SF TOTAL AVAILABLE**







1001 Innovation Ave. | Rossford, Ohio

**Exterior Photos**



















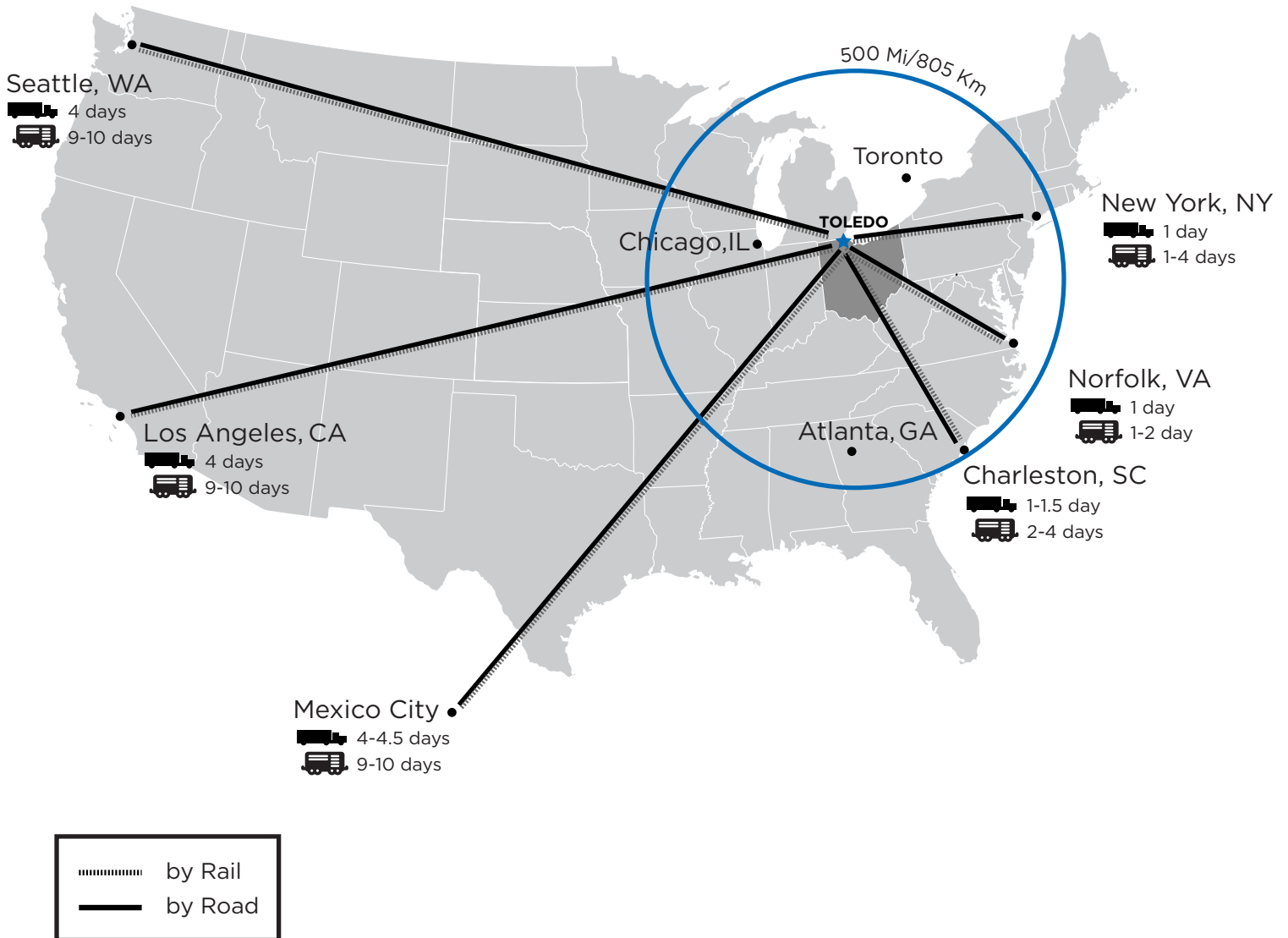


Innovation Avenue

FOR LEASE  
26,000 SF  
WAREHOUSE  
SPACE



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>557,777</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
 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





**1001 INNOVATION AVENUE** is under construction. This site has been vetted and the environmental, surveys and due diligence are complete.

