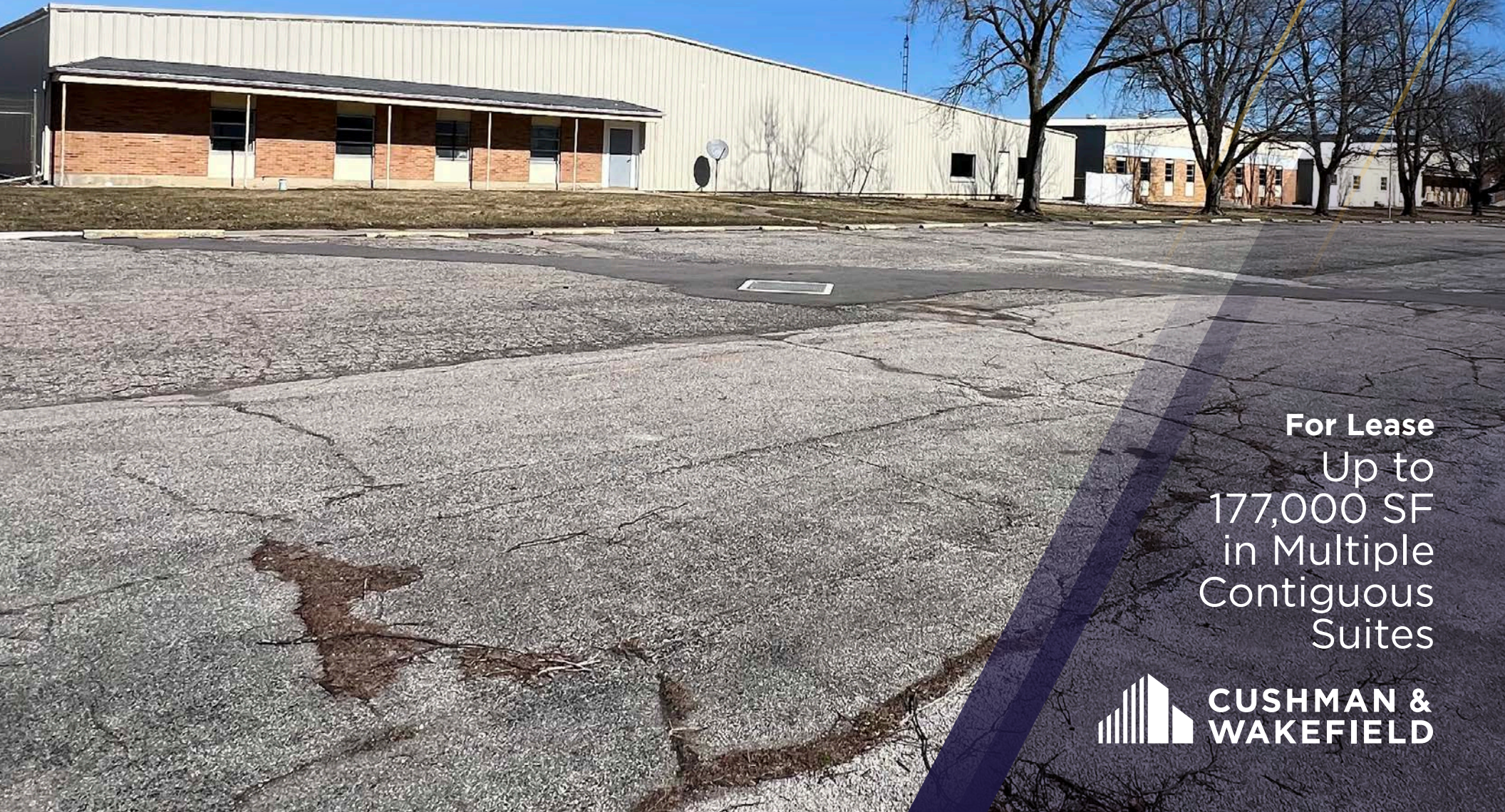
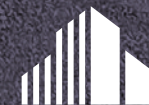


240

**INDUSTRIAL PARKWAY
FAYETTE, OH 43521**



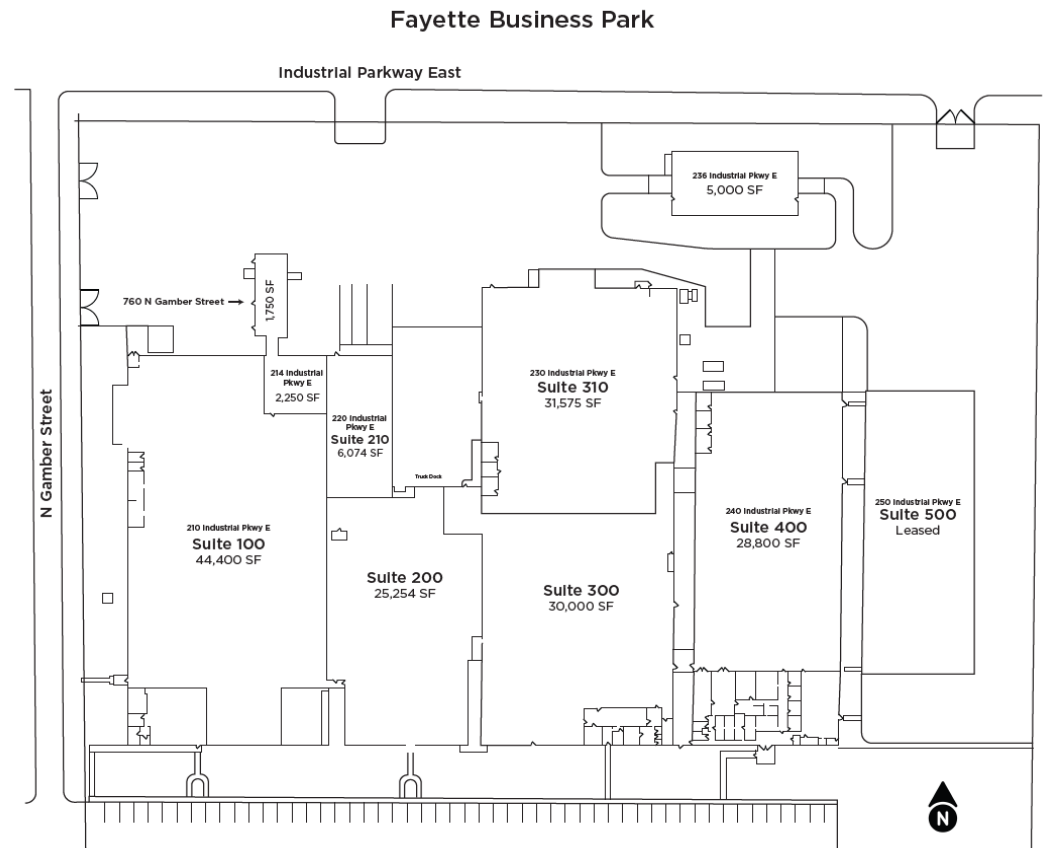
For Lease
Up to
177,000 SF
in Multiple
Contiguous
Suites



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Total RBA	215,872 SF
Site Area	12 Acres
Buildings	1
Year Built	1960, 1966, 1970, 1976, 1977, and 2005
Construction	Steel frame with insulated steel sidewalls
Roof	Mixed of metal and EPDM
Power	Multiple services
Lighting	Florescent
Electric	First Energy
Natural Gas	Ohio Gas
Water/Sewer	Village of Fayette
Fire Suppression	Wet system, ordinary hazard
Security	Per tenant
Auto Parking	South side of building and some spaces on the north side
Outside Storage	Per code
Site Fencing	North (rear) section is fenced
Zoning	M2 General Industrial
Parcel ID	19-039360-00.000
Operating Expenses	CAM \$0.30/SF
	Taxes \$0.18/SF
	Ins \$0.08/SF
	\$0.56/SF
Lease Rate	\$3.95/SF NNN
	*Rates may vary depending on suites and amount of SF



AVAILABLE SPACE

44,400 SF (160' x 327')

COLUMN SPACING

24' X 57 and 24' x 37'

CLEAR HEIGHT

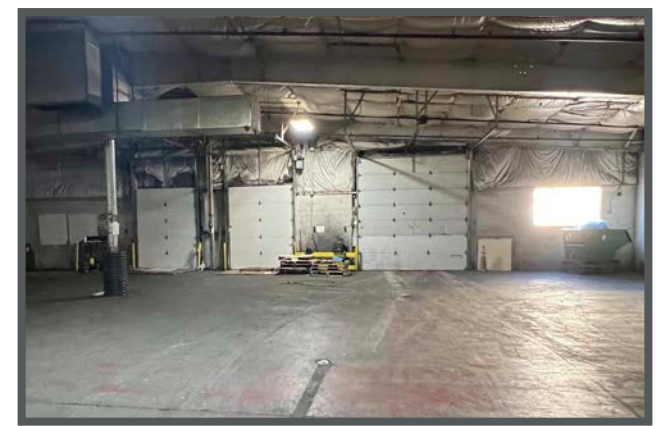
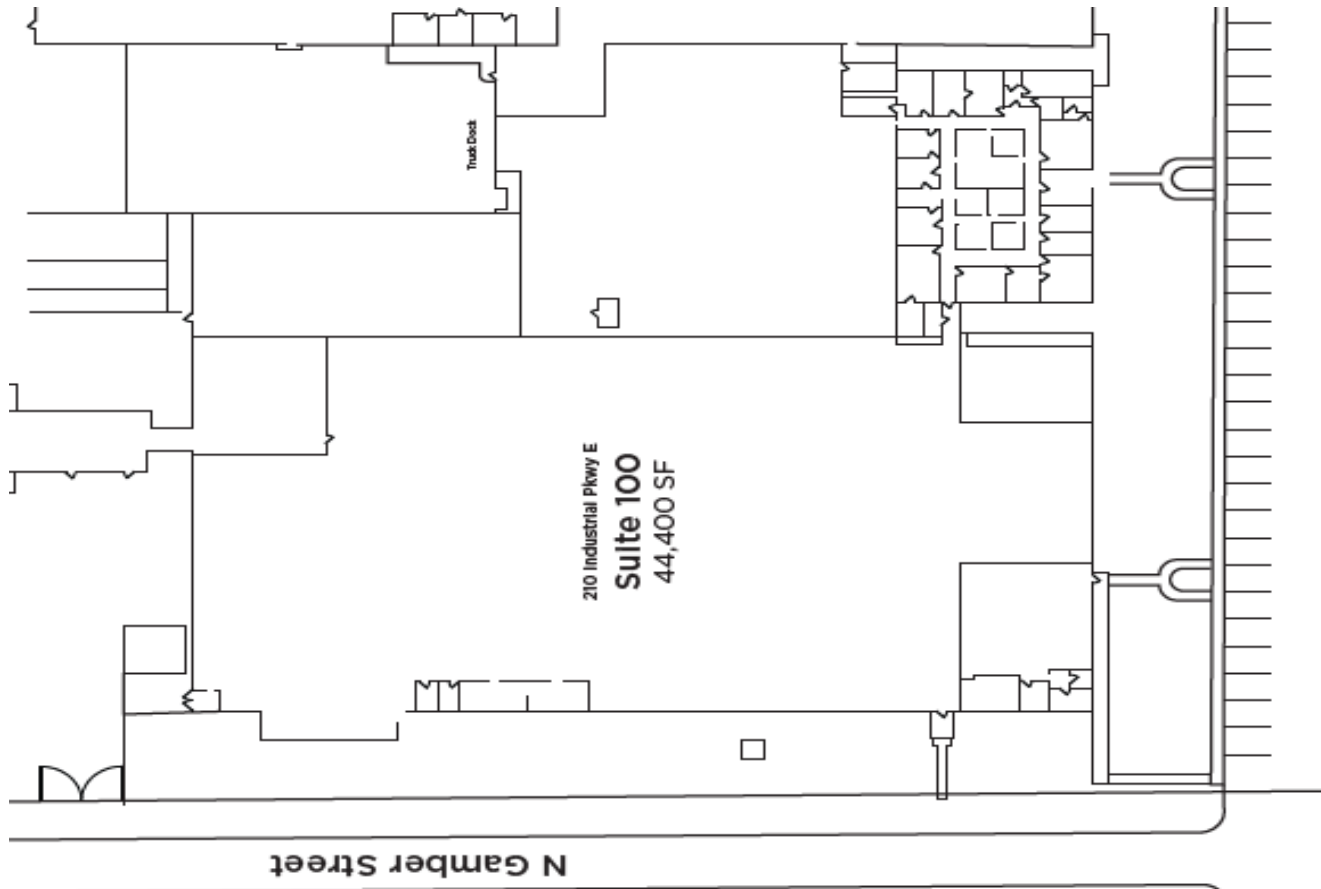
West bay 11' to 15'10"
East bay 8' to 11'

LOADING

1 - 12'x 14' grade door
2 - 8' x 10' dock doors

COMMENTS

3 restrooms total
12' x 24' breakroom
Buss duct



AVAILABLE SPACE

25,254 SF (122' x 207')

COLUMN SPACING

One row of columns - 30' x 48'

CLEAR HEIGHT

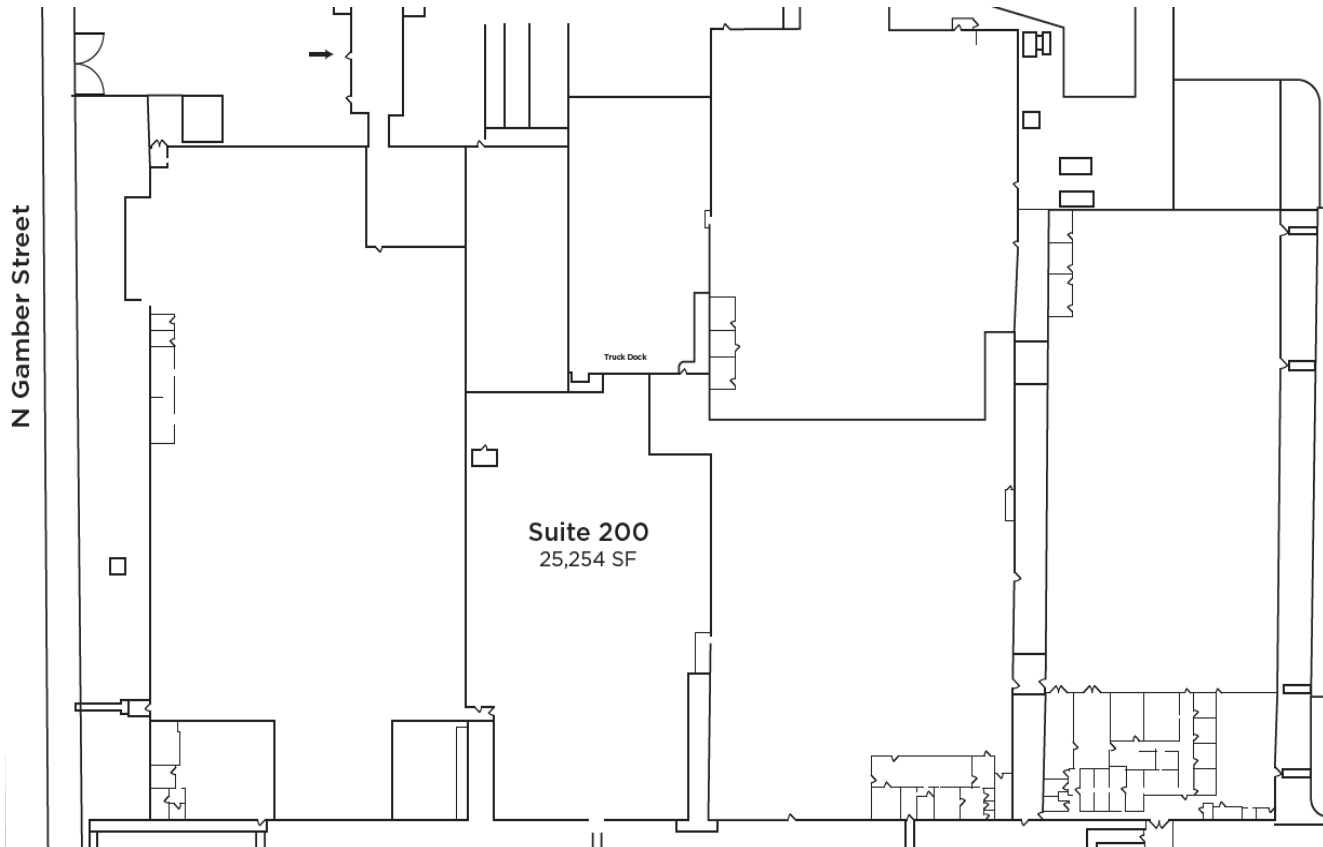
11' to 14'7"

LOADING

1 - 7' x 8' grade door with ramp / 3 - 8' x 9' dock doors with bumpers, levelers, and seals

COMMENTS

3 restrooms total
12' x 24' breakroom
Buss duct



AVAILABLE SPACE

6,074 SF

COLUMN SPACING

Clear span

CLEAR HEIGHT

13' to 15'

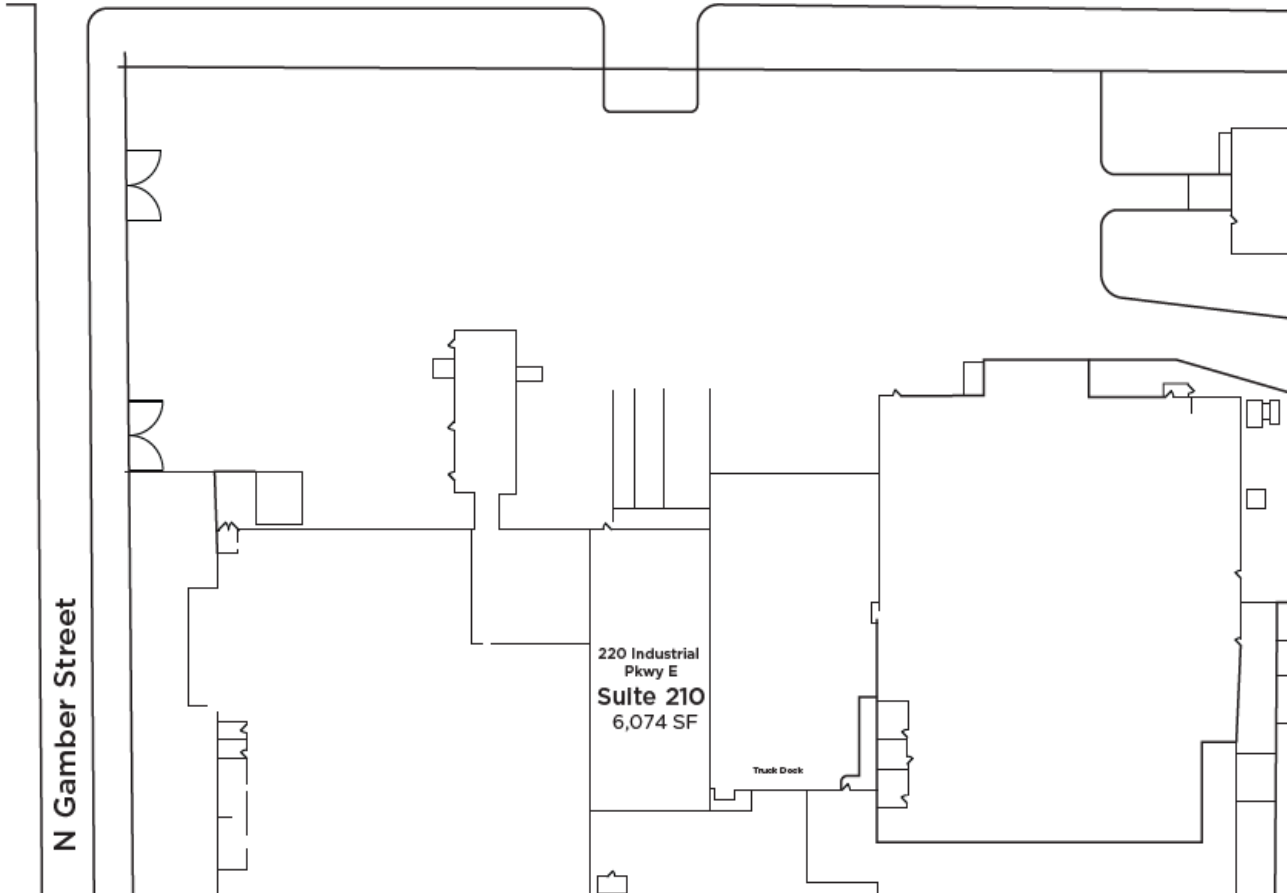
LOADING

1 - 12' x 19' exterior truck dock and 1 - 12' x 12' grade door

COMMENTS

No restrooms or office
Buss duct

Industrial Parkway East



AVAILABLE SPACE 30,000 SF

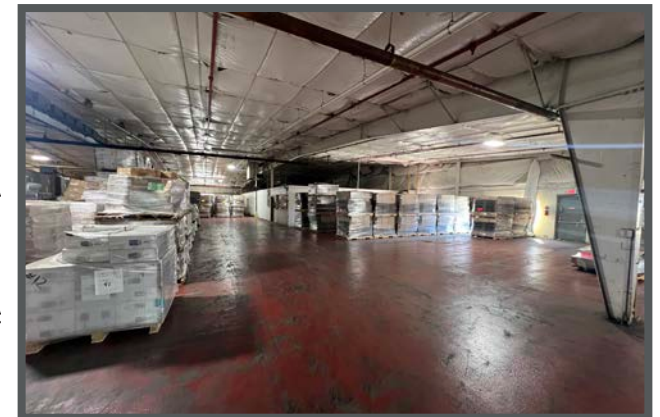
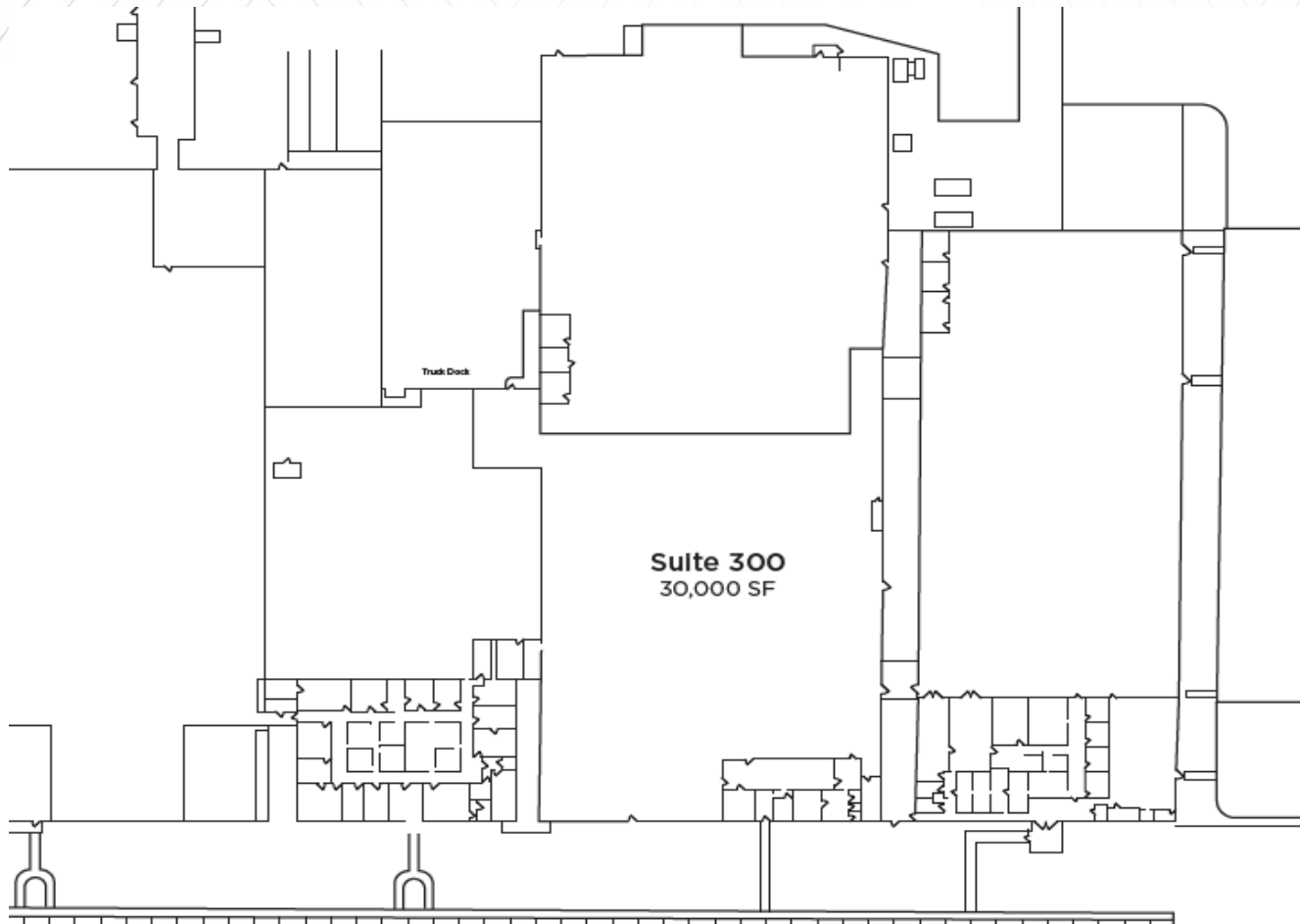
COLUMN SPACING 57' x 24'

CLEAR HEIGHT 9' to 14'9"

LOADING Loading through Suite 310

COMMENTS

Offices at south end of suite
Buss duct
Suites 300 and 310 are currently combined for a total of 61,575 SF



AVAILABLE SPACE

31,575 SF

COLUMN SPACING

57' x 24'

CLEAR HEIGHT

9' to 14'9"

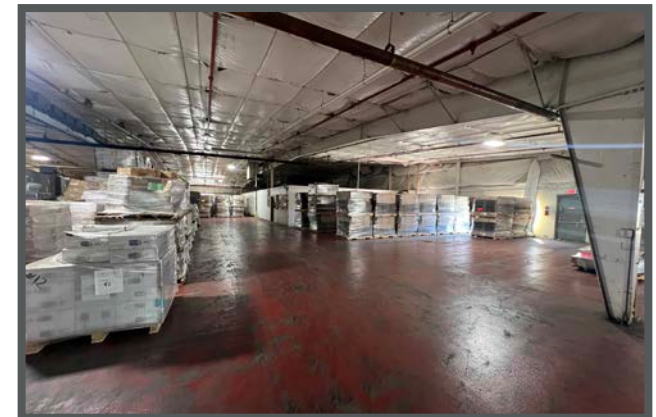
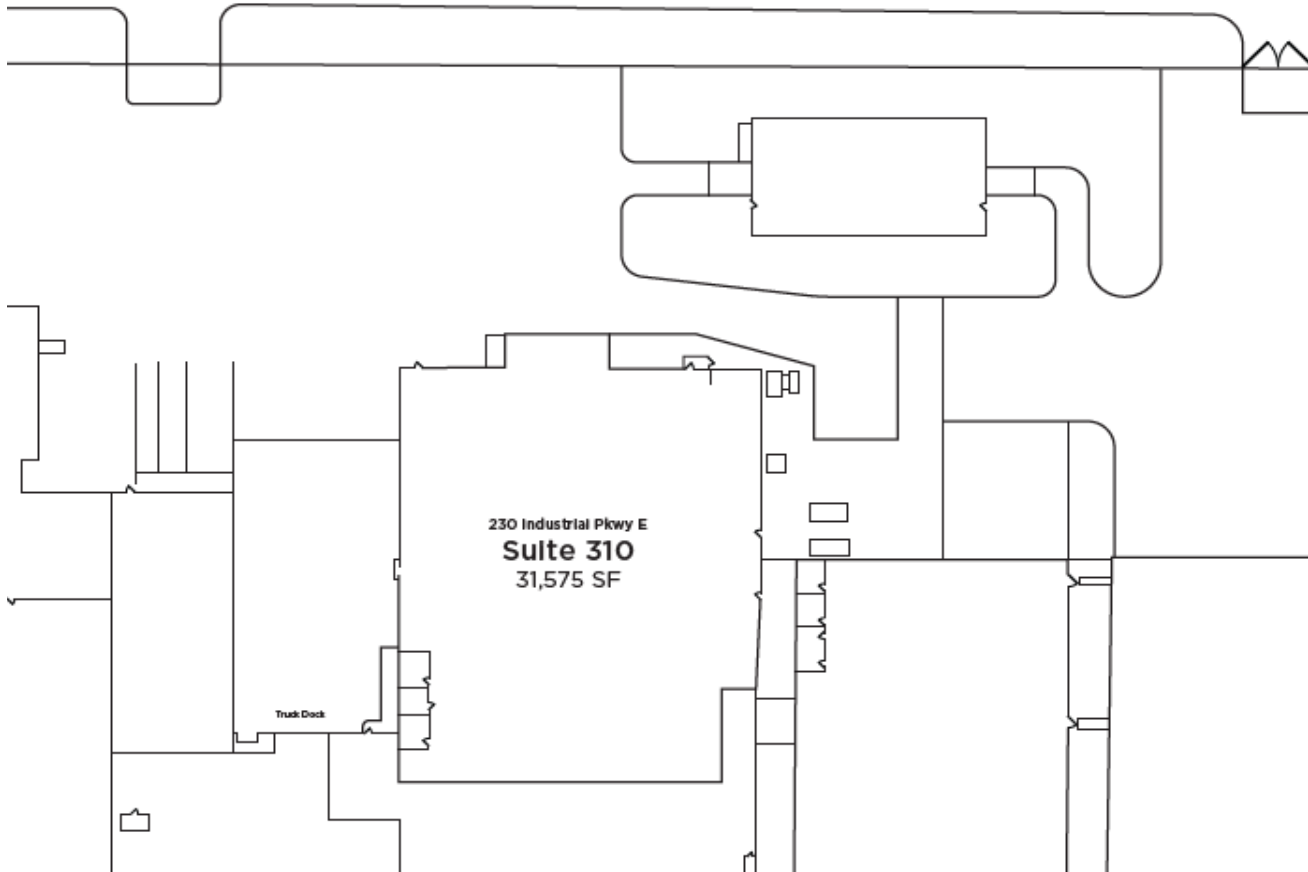
LOADING

1 - 8' x 10' dock and
1 - 10' x 10' grade level door

COMMENTS

2,106 SF office
4 restrooms (2 office, 2 plant)
Buss duct
Suites 300 and 310 are currently
combined a total of 61,575 SF

Industrial Parkway East



AVAILABLE SPACE

28,800 SF

COLUMN SPACING

One row of columns, 30' x 58'

CLEAR HEIGHT

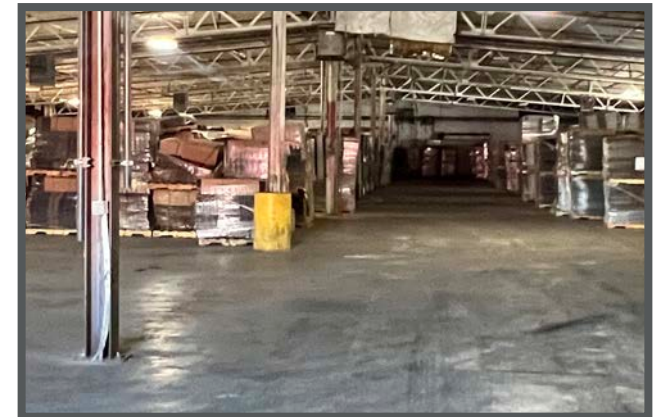
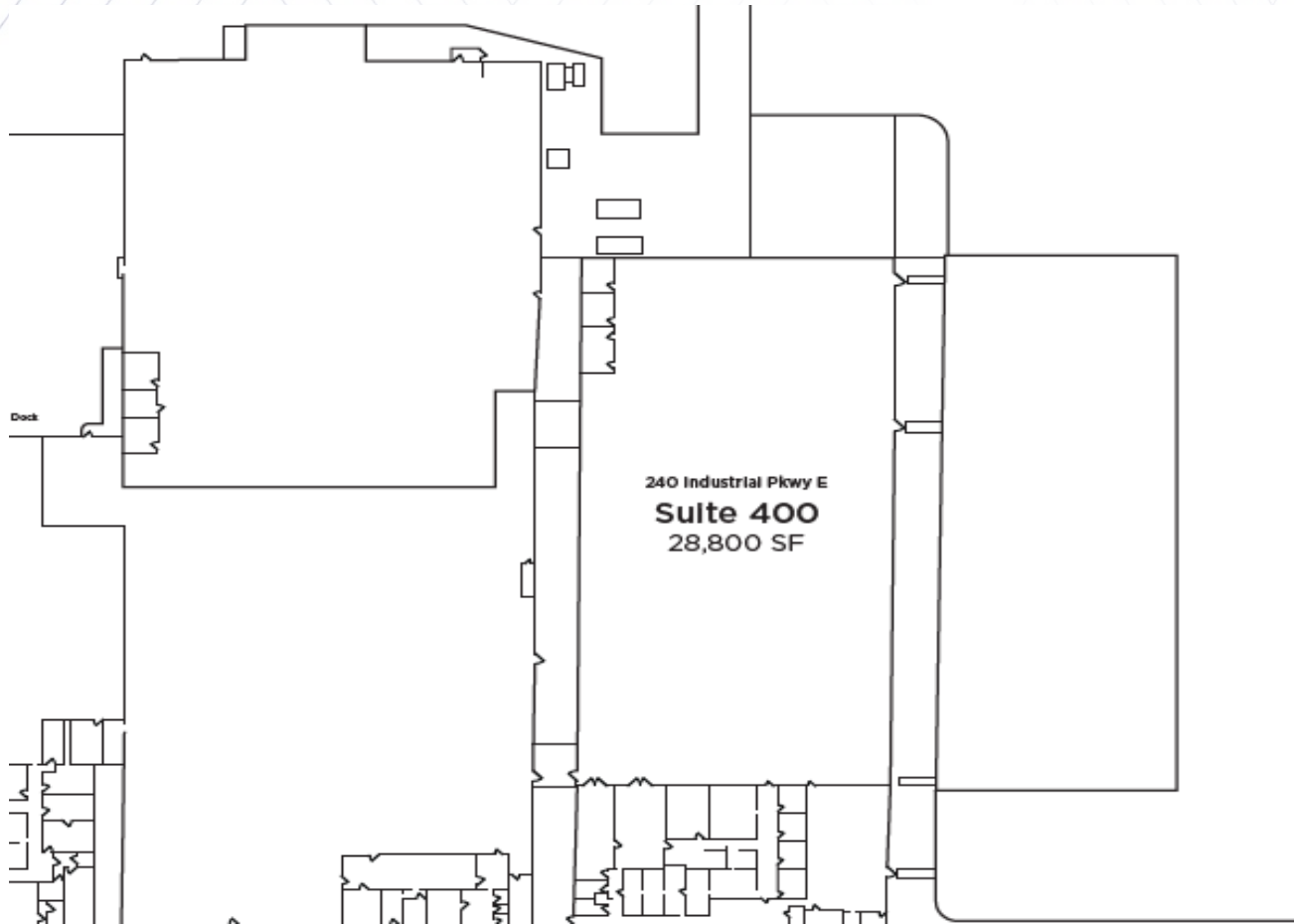
11' x 15'6"

LOADING

3 - 8' x 9' truck docks and
1 - 12' x 12' grade level door

COMMENTS

240 SF break room/office
2 restrooms



AVAILABLE SPACE

4,000 SF

COLUMN SPACING

24' X 57 and 24' x 37'

CLEAR HEIGHT

11'

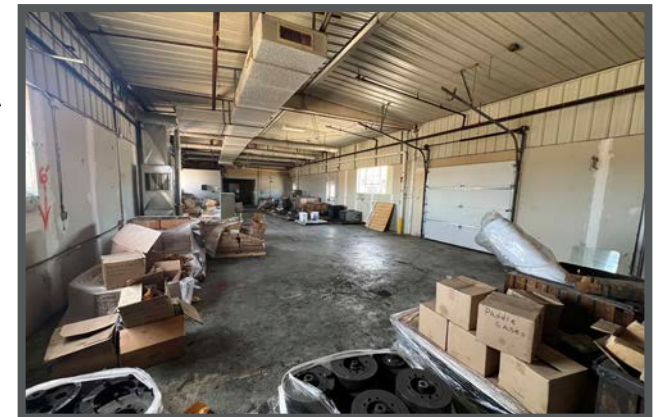
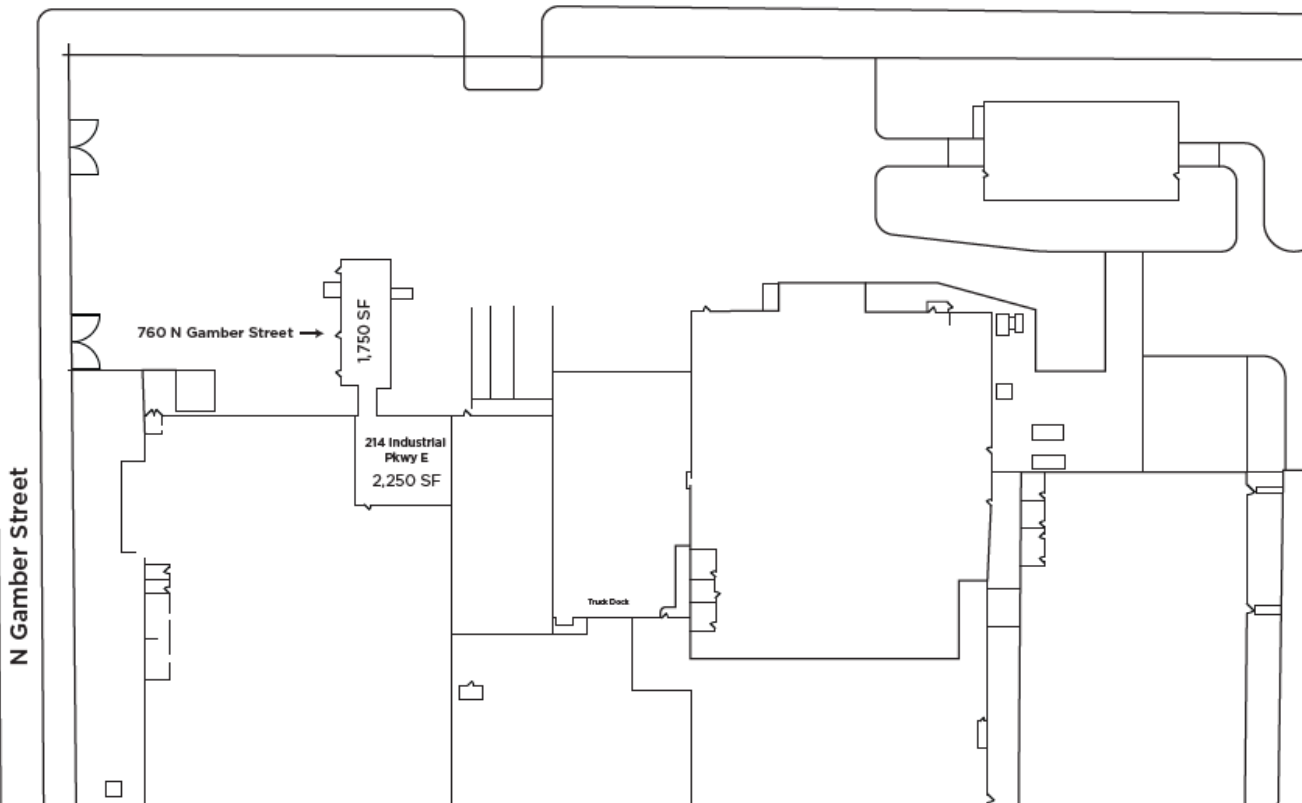
LOADING

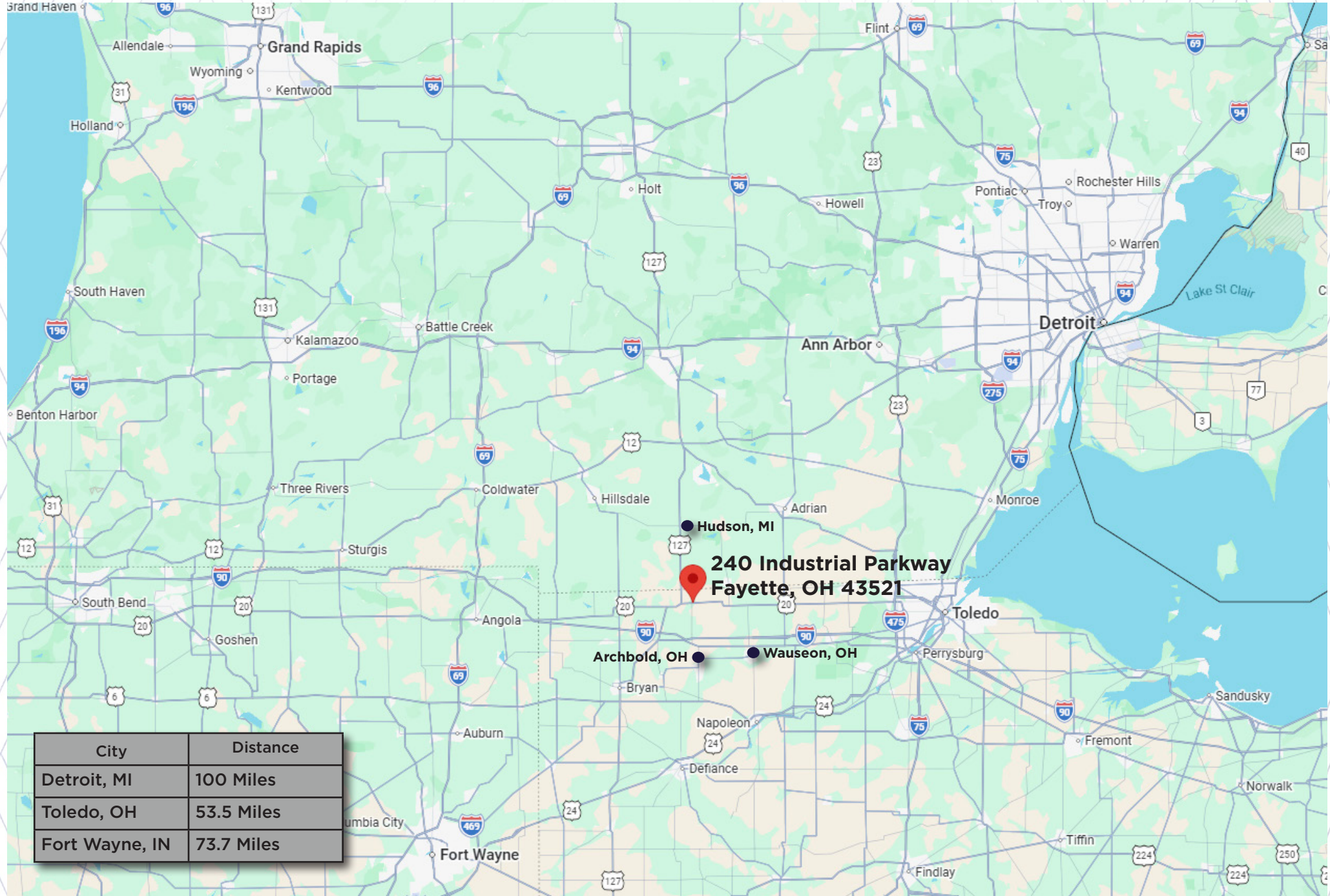
1 - 8' x 8' overhead door

COMMENTS

1 restroom
12' x 24' breakroom
Buss duct
Two contiguous sections

Industrial Parkway East





**240 Industrial Parkway
Fayette, OH 43521**

City	Distance
Detroit, MI	100 Miles
Toledo, OH	53.5 Miles
Fort Wayne, IN	73.7 Miles



EDUCATION

- ✓ Bachelor Degree 18.8%
- ✓ HS Graduates 94.8%

SCHOOLS



- Northwest State
- University of Toledo
- Bowling Green State University
- Defiance College
- Adrian College

UNEMPLOYMENT RATE

5.7%



WORK-FORCE
21,000



AVERAGE STARTING LABOR WAGE
\$17.20/HR

LARGE EMPLOYERS

- Sauder Woodworking
- North Star Bluescope Steel
- ConAgra Foods Packaged Foods
- Fulton County Health Center



MEDIAN HOUSEHOLD INCOME
\$72,866

POPULATION

42,240



AVG. HOME VALUE
\$222,666



ABOUT FULTON COUNTY



Fulton county is in northwestern Ohio and is made up of 12 townships and 7 villages, across 407 square miles. Fulton county was the last county created in Ohio and has a large presence of employment in manufacturing and health care.

Fayette is located ~44 miles west of the city of Toledo.



240

INDUSTRIAL PARKWAY
FAYETTE, OH 43521

760
N. GAMBER

SUITE 214

SUITE 210

SUITE 100

SUITE 200

SUITE 300/310

SUITE 400

CONTACT

CRAIG HERSCHEL SIOR
Director
+1 419 944 5182
craig.herschel@cushwake.com

