



217 East Lugbill Road

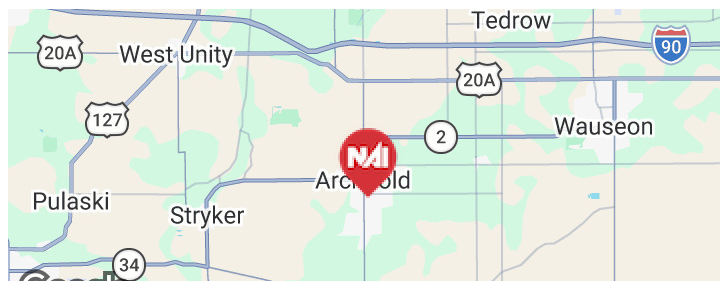
Archbold, Ohio 43502

Property Highlights

- 67,643 SF Industrial Building on 3.38 acres
- Two Cranes, Climate Controlled Labs
- Excellent Location Near Interstates and Ohio Turnpike
- Entrepreneurial Community with Strong Manufacturing Base
- State and Local Incentives Available

Property Overview

The subject is a 67,642 SF industrial building located on 3.38 acres. There are six grade-level doors, generous office space, and heavy power. The office space includes two climate-controlled labs, conference rooms, display area, two bullpen areas and multiple offices. There are two 5 ton cranes.



Offering Summary

Sale Price:	\$2,337,500
Building Size:	67,642 SF
Available SF:	67,642 SF
Lot Size:	3.36 Acres

For More Information

Mark Baringer

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Location Description

Archbold is vibrant community in NW Ohio known for both its agricultural base and strong manufacturing economy. It is strategically located on or close to multiple interstates and the Ohio Turnpike. Norfolk Southern rail serving Archbold is part of a transcontinental freight route connecting Chicago and the East Coast, including the New York and New Jersey ports. The Port of Toledo is 54 miles. Archbold is home to Sauder Woodworking, ConAgra, Sauder Manufacturing, Archbold Furniture Co, Frozen Specialties, Sanoh America and Green Bay Packaging. Fulton County Economic Development is actively involved in the area in growing the workforce. Archbold is in a Foreign Trade Zone.

The subject is located on E Lugbill Rd in Archbold in an area of other industrial properties. The site is close to SR 66, and I-80/90 Ohio Turnpike and US 6 are both within minutes.

Sale Price	\$2,337,500
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Location Information

Street Address	217 East Lugbill Road
City, State, Zip	Archbold, OH 43502
County	Fulton

Building Information

Building Size	67,642 SF
Tenancy	Single
Number of Cranes	Two, 5 Ton
Ceiling Height	24 ft
Minimum Ceiling Height	14 ft
Number of Floors	1
Warehouse %	66.0%
Office	23,250 SF- 34%
Roof	Steel- Flat
Free Standing	Yes
Exterior Walls	Concrete-Steel
Foundation	Concrete
Power	1200 Amps 480/3 PH

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-2 Industrial
Lot Size	3.36 Acres
Rail Access	No

Parking & Transportation

Parking Type	Surface
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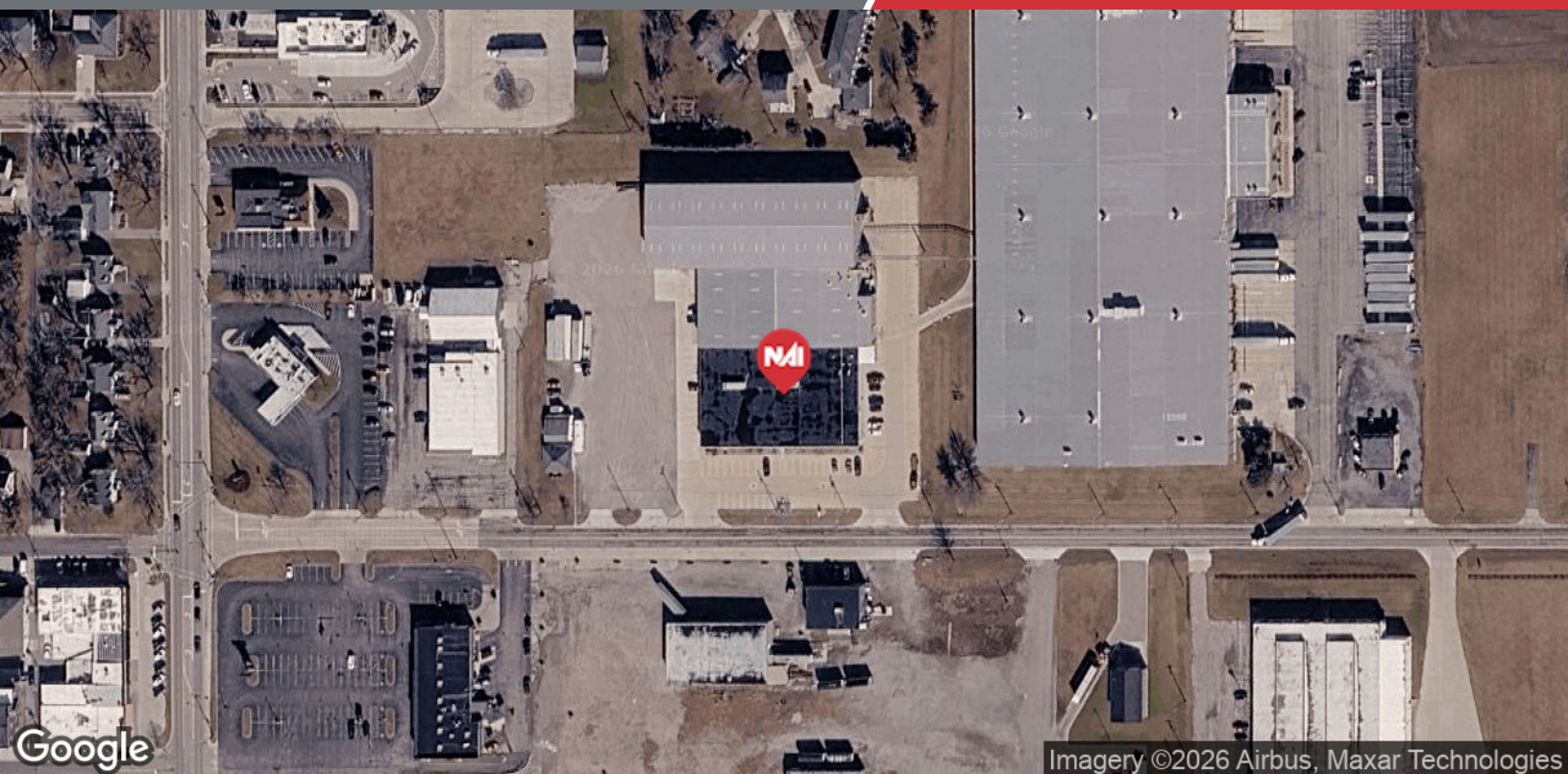
Utilities & Amenities

Central HVAC	Yes
HVAC	Office-Labs
Gas / Propane	Ohio Gas Company





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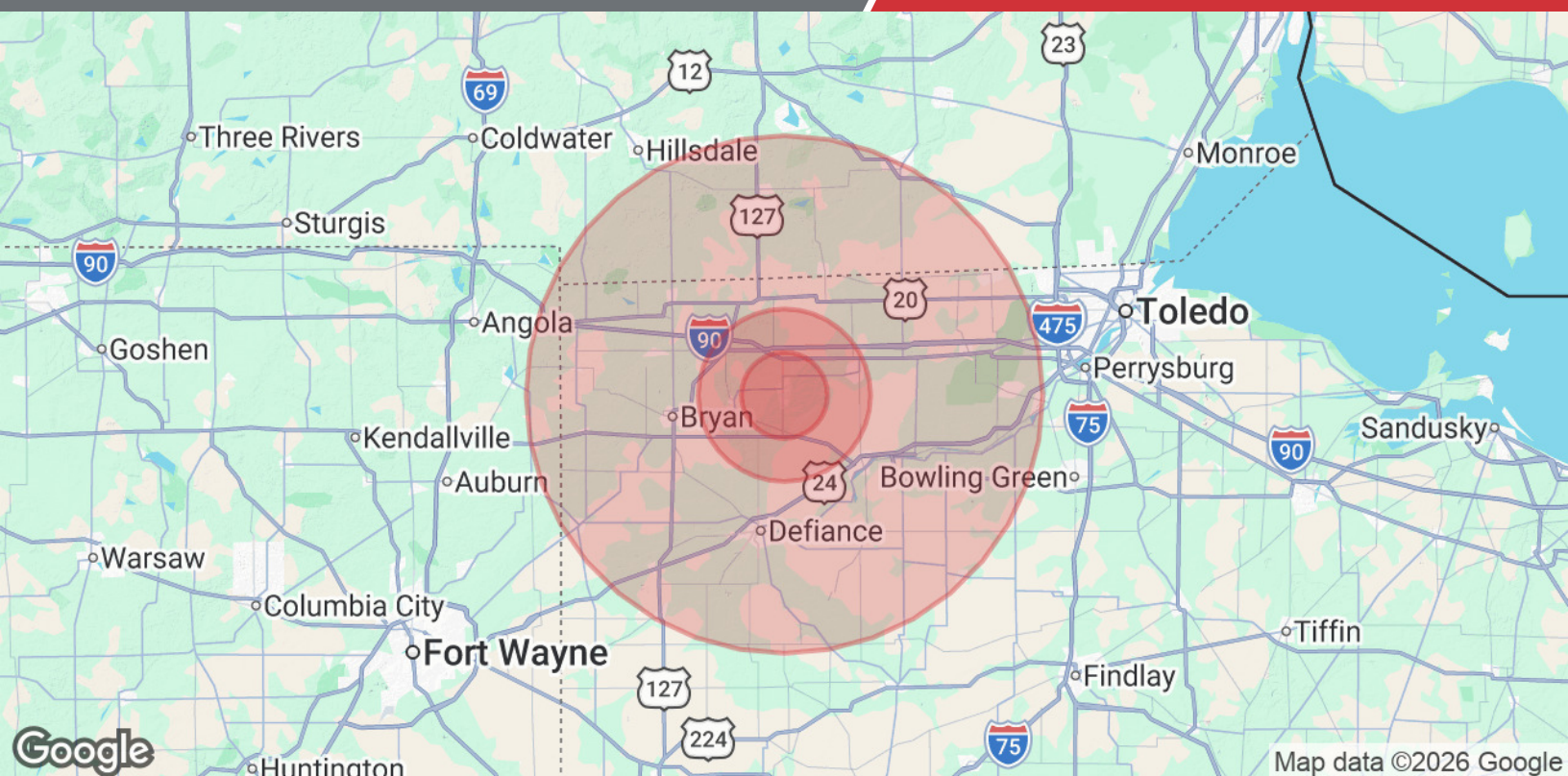


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Population	5 Miles	10 Miles	30 Miles
Total Population	8,334	27,354	276,198
Average Age	43	41	42
Average Age (Male)	41	40	41
Average Age (Female)	44	43	43
Households & Income	5 Miles	10 Miles	30 Miles
Total Households	3,244	10,756	109,989
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$100,707	\$94,911	\$94,727
Average House Value	\$210,770	\$202,864	\$211,734

2020 American Community Survey (ACS)



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Professional Background

As a Vice President with NAI Harmon Group in Toledo Mark specializes in the leasing and sale of industrial properties, and sale of investment properties including industrial, office, shopping centers multifamily and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, and regional and national investors. Mark also serves the counties outlying Toledo including the communities of Defiance, Lima, and Findlay across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage he worked in the banking and appraisal field for nine years. He served in Real Estate Administration for SunTrust Bank in Florida working on valuation and special projects on a local regional and national level. He also worked for an independent MAI firm in Northwest Ohio and at one point owned and operated his own appraisal firm.

Memberships

Northwest Ohio REALTORS® (NWOR) Ohio Association of REALTORS® (OAR) National Association of REALTORS® (NAR)

International Council of Shopping Centers (ICSC)

Lifewise Academy Defiance – Leadership Board

CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker- 2021,2022,2024,2025

Costar Power Broker – Toledo Market- Top Sales Broker- 2021

NAI Global Top 100 Producer Worldwide out of 5800 Brokers, 45 countries- 2022

CoStar Impact Award Lease Deal of the Year – Toledo Market