

300 E. POE ROAD
BOWLING GREEN, OHIO 43402

OFFICE/INDUSTRIAL BUILDING FOR LEASE

15,240 Sq. Ft. (Office)
6,760 Sq. Ft. (Warehouse/flex)
2,000 Sq. Ft. (Detached Shop)



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FULL-SERVICE COMMERCIAL REAL ESTATE

BOWLING GREEN OFFICE/INDUSTRIAL



GENERAL INFORMATION

Lease Rate:	\$10.00 PSF NNN – office \$6.71 PSF – warehouse/flex \$900/month NNN – detached shop
Total Available Space:	15,240 SF – office 2,000 SF – detached shop 6,760 SF – warehouse/flex
Building Size:	24,000 SF
Number of Stories:	1
Year Constructed:	1981
Condition:	Good
Acreage:	4.31
Land Dimensions:	318'(Poe Rd.) X 662' (Enterprise St.)
Closest Cross Street:	Enterprise St. & Frazee Ave.
County:	Wood
Zoning:	MUN – Mixed Use Neighborhood
Parking:	100 + canopy approx. 7 spaces Recently sealed lot
Curb Cuts:	2 on Enterprise
Street:	2 Lane



For more information, please contact:

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7150 Granite Circle, Suite 200
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300 E. Poe Road, Bowling Green, OH 43402

Office/Industrial Building For Lease

Up to 24,000
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	Approx. 15,000 SF
Exterior Walls:	Block & brick
Structural System:	Steel & block
Roof:	Flat rubber
Floors/Coverings:	Concrete/varies
Ceiling Height:	Approx. 9' – 15' – Main bldg.
Basement:	No
Heating:	Office - GFA
Air Conditioning:	Central – office & pressroom
Power:	800 amps 3 phase 208Y
Security System:	Yes
Restrooms:	3 – 1 with shower
Sprinklers:	Yes – wet
Signage:	Per code
Rail:	No
Cranes:	No
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Immediately upon lease execution
Sign on Property:	Yes
Key Available:	Lock box

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities: All operating expenses excluding roof and structure. Utilities (gas & electric) for the garage only. Estimated NNN (taxes & ins only) = \$2.25/SF	

2025 REAL ESTATE TAXES

Parcel:	B07-511-190104001000
Total Annual Taxes: \$16,319.68	

Comments:

- Former Sentinel Tribune Building which is a mix of office and industrial space.
- The building is configured with open and private office areas, staff lunchroom with outside patio area, flex areas, labs, and warehouse areas.

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Main Building - Rear view



Warehouse



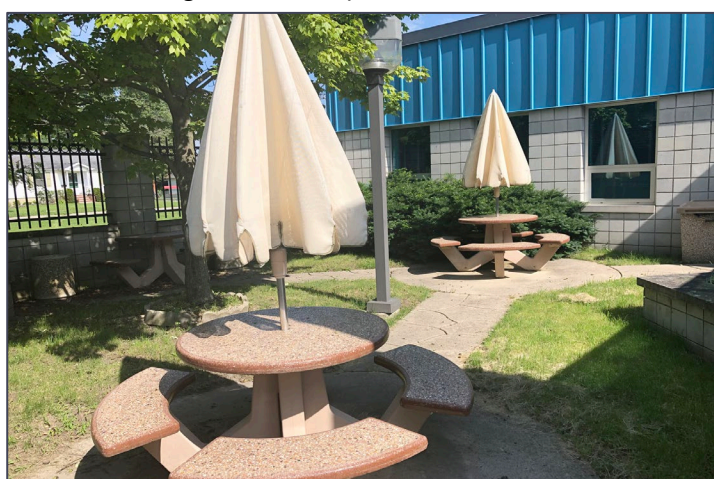
Covered Loading Area/Canopy Parking



Freestanding Industrial Space - Leased



Canopy Parking



Outside Patio Area

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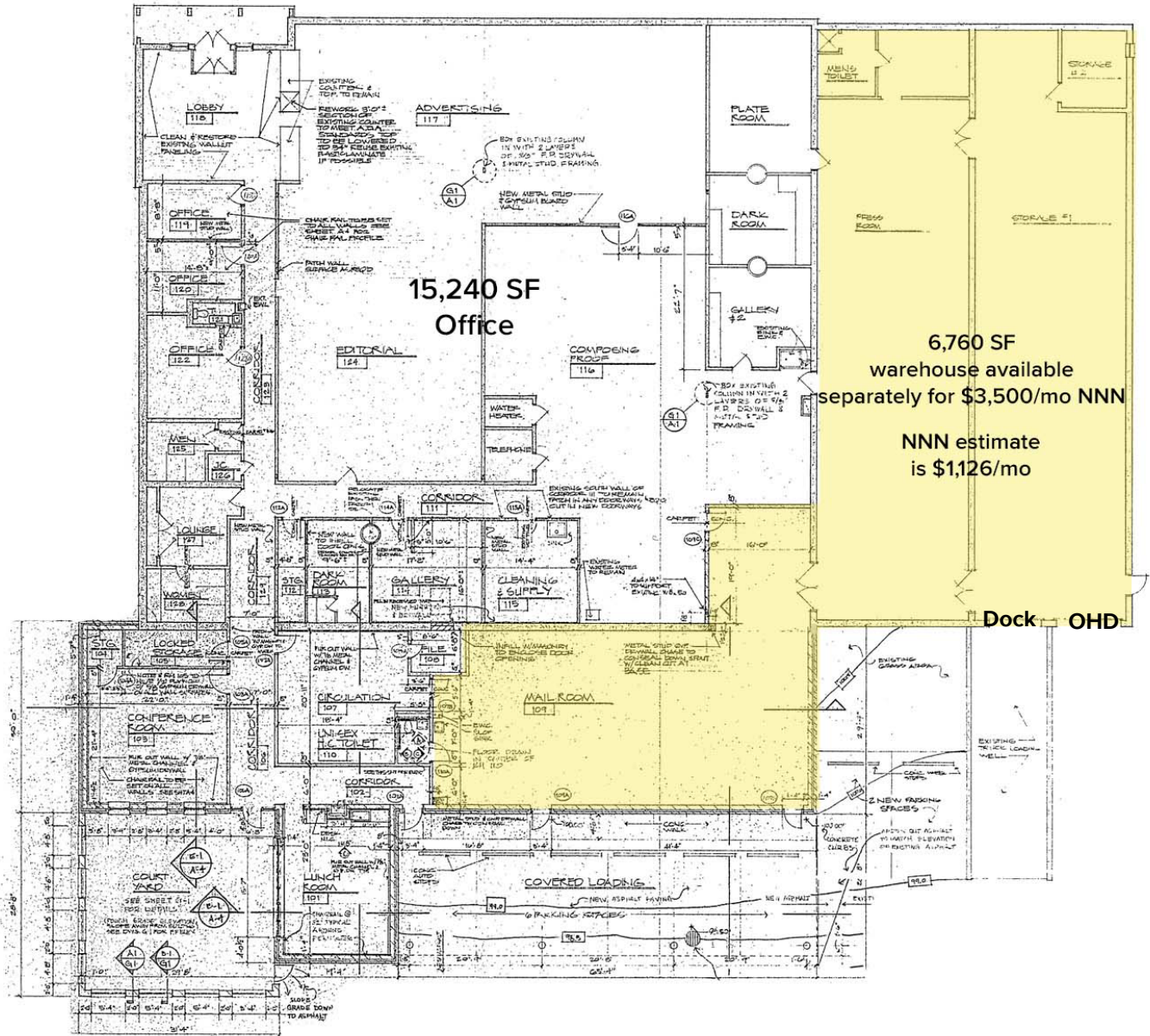
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Industrial Space



Office Space



Lunchroom



Lunchroom

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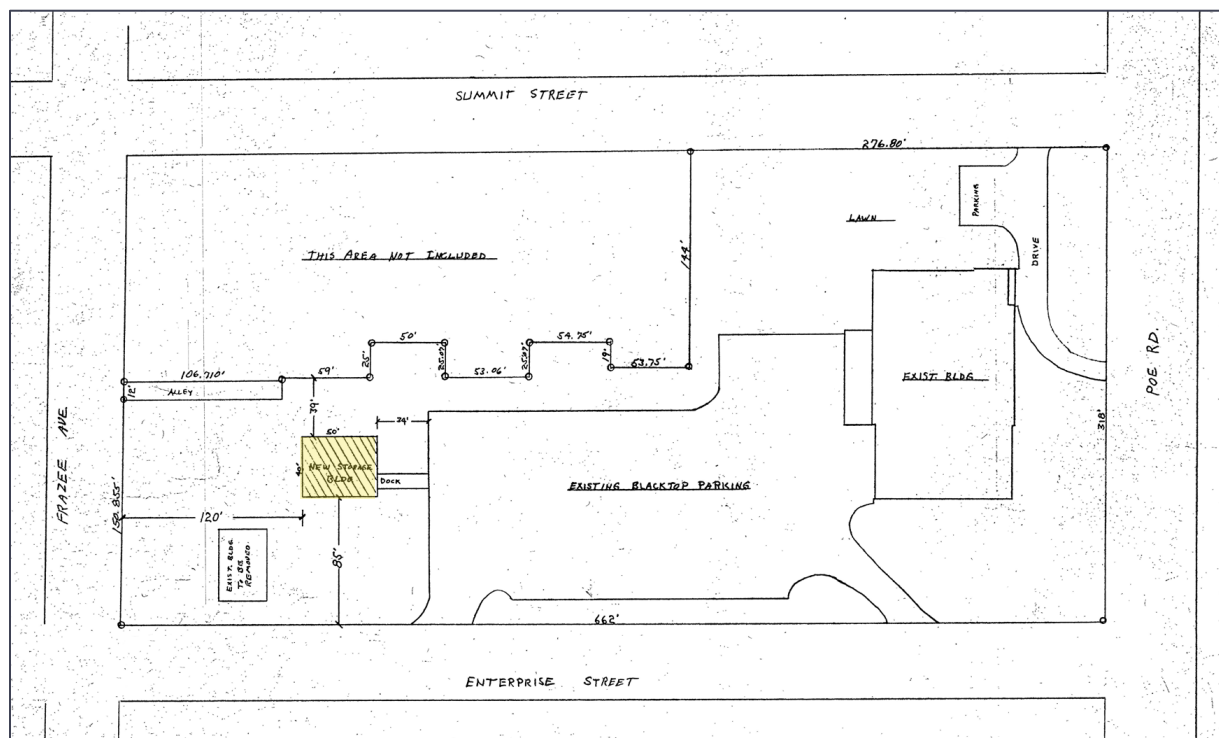
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Freestanding Shop/Warehouse Building



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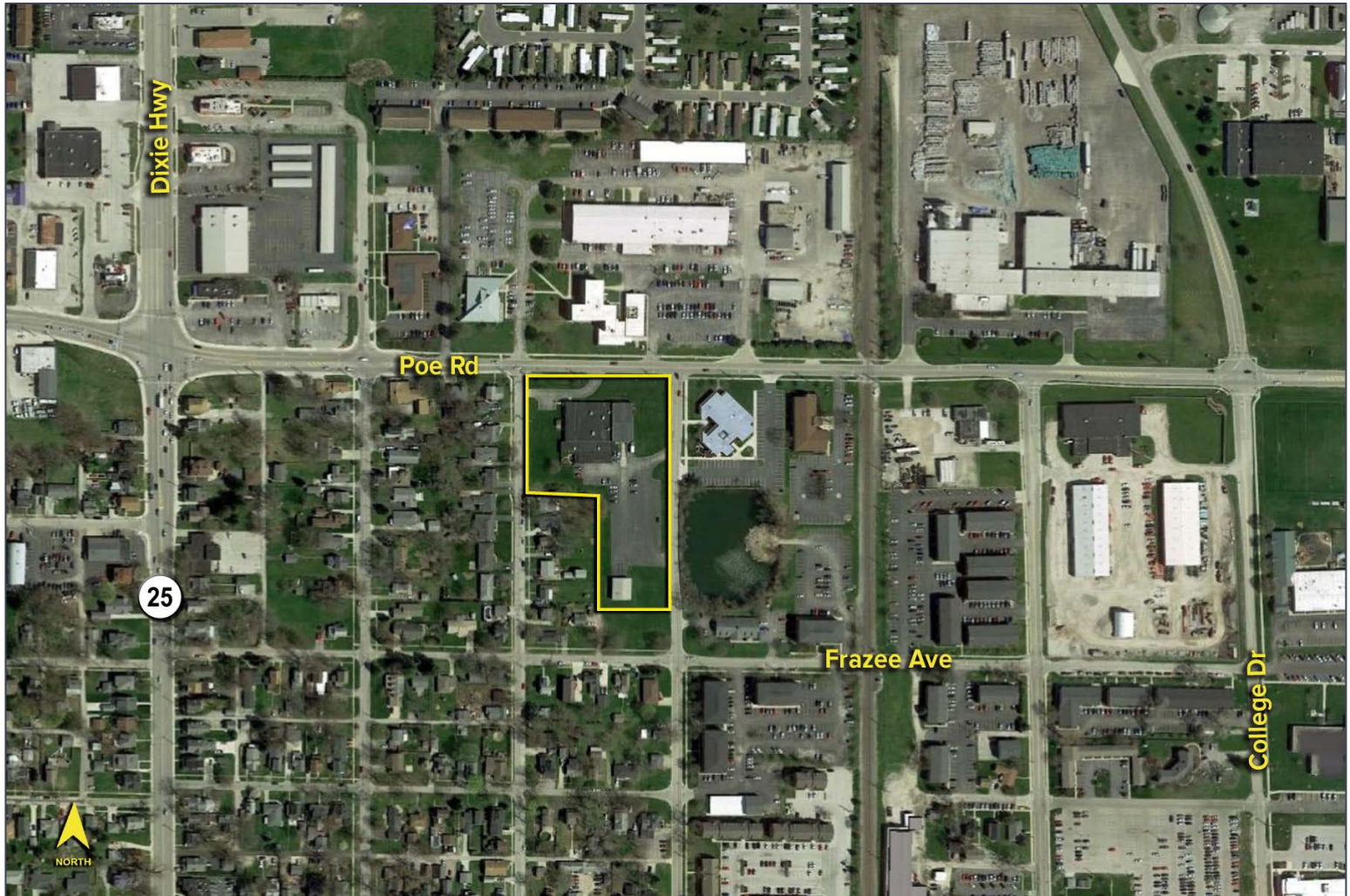
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UTILITIES

Electric:	City of Bowling Green
Gas:	Columbia Gas
Water:	City of Bowling Green
Sanitary Sewer:	City of Bowling Green
Storm Sewer:	City of Bowling Green

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