



LAND AIR
COLD STORAGE

NEW CONSTRUCTION

258,710 SQUARE FOOT (DIVISIBLE)

28,000 PALLET POSITIONS – 7,000 PER CHAMBER

11520 AIRPORT HWY
SWANTON, OHIO



For more information, contact:

JOHN DROZE
(248) 948 4191

TOM CONDON
(847) 372 6081

Not licensed in the state of Ohio

DRAKE FILIPPIS
(248) 799 3161



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ASSOCIATES**
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11520 AIRPORT HWY



CONVERTIBLE TEMPERATURE-CONTROLLED SPACE TO NEGATIVE 10 FAHRENHEIT

ACREAGE	20.00 Acres
BUILDING SIZE	<p>258,710 SF</p> <ul style="list-style-type: none"> • Divisible to ± 65,000 SF • 204,800 SF - Convertible freezer space (-18°F) • 31,110 SF – Cold dock • 12,750 SF – Battery charging / dry storage • 9,750 SF – Office / employee support
PALLET POSITIONS BASED ON RACKING	<p>28,000 total pp's</p> <ul style="list-style-type: none"> • 4664 pp's/level • Single deep racking • 6 levels/7' openings
CLEAR HEIGHT	48'
COLUMN SPACING	56.66' x 50' Speedbay 65'
LOADING DOCK	28 Exterior Docks 2 Drive-Ins
POWER	4000 amps, 480 volts, 3-phase
LIGHTING	LED
SPRINKLER	ESFR
PARKING	157 Cars 79 Trailers
ZONING	Light Industrial
LEASE RATE	\$25.00/sq. ft. NNN Inquire with Broker for individual pallet pricing

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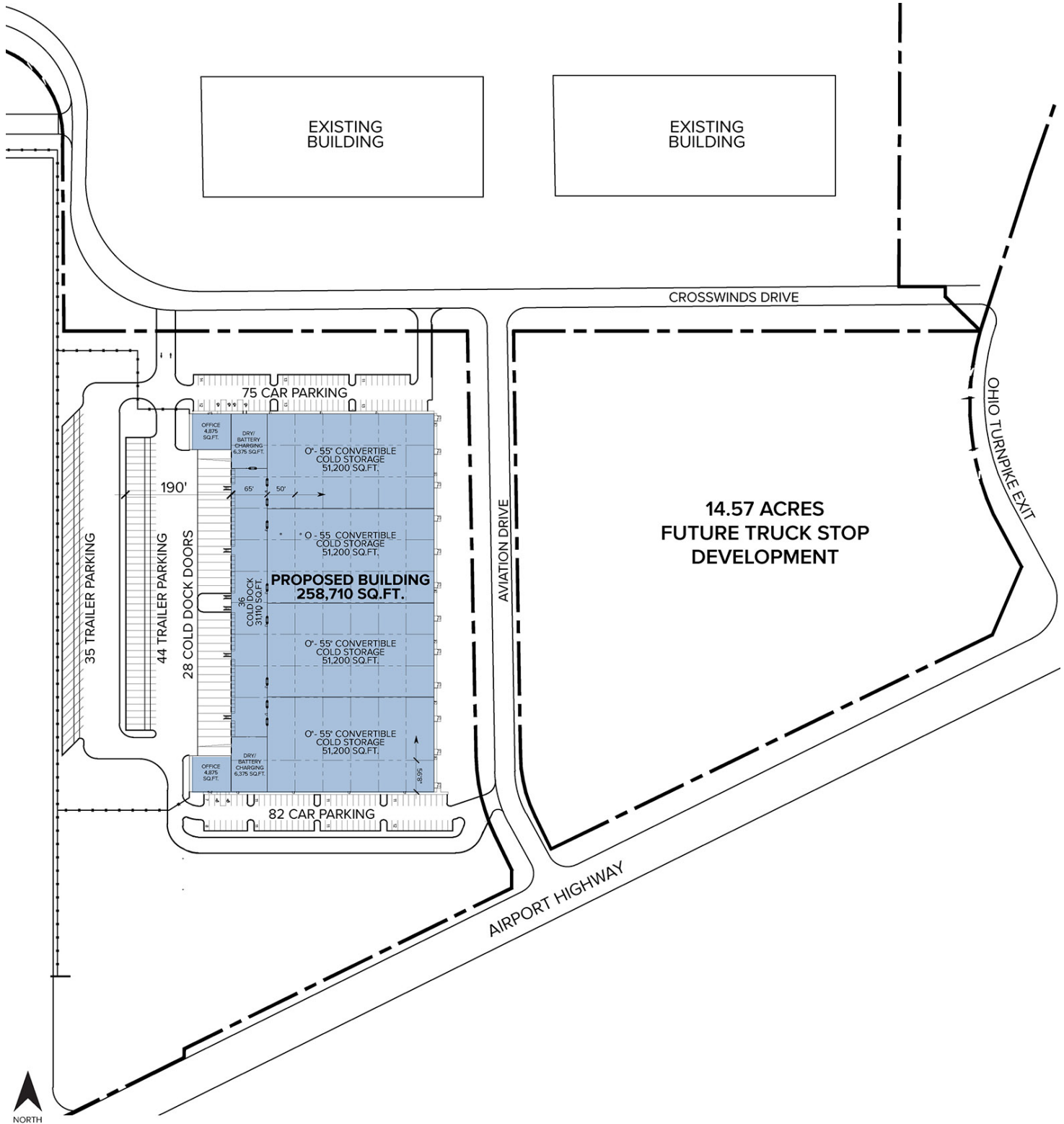
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LUCAS COUNTY POPULATION – 431,279 RESIDENTS



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TRANSPORTATION ADVANTAGES



TOLEDO AIRPORT 0.8 MILES (2 MINUTES)



12 MILES (20 MINUTES) FROM AIRLINE JUNCTION



DIRECT ACCESS I-75, I-90 (TURNPIKE), & 795

EUGENE F. KRANZ TOLEDO EXPRESS AIRPORT

Eugene F. Kranz Toledo Express Airport (TOL) serves as the region’s primary air cargo hub, handling significant freight operations with dedicated operators like Grand Aire that provide warehousing and aircraft handling services. A major component of the airport’s cargo activity centers on international shipments of auto parts, supporting Northwest Ohio’s strong automotive manufacturing base. The airport experienced substantial cargo growth between 2020 and 2021, ranking among the top U.S. airports for cargo

tonnage during that period. In addition to cargo, Toledo Express also accommodates premium air freight, corporate aviation, and general aviation services. On the passenger side, TOL is a smaller airport with limited direct destinations and fewer daily flights than major hubs, primarily offering connections through airlines such as American, United, and Southwest. It also has a leisure focus, with Allegiant Air providing seasonal nonstop service to popular destinations including Orlando, Tampa, Fort Myers, and Phoenix.

TOLEDO RAILROAD

Toledo has a strong freight-focused rail network that plays a vital role in regional industry and logistics. The Toledo, Peoria & Western Railway (TPW), owned by Genesee & Wyoming, operates as a major shortline connecting local shippers to larger national rail networks. The Toledo Industrial Railroad (TIR) provides switching and transloading services that directly support area manufacturers and distribution facilities. Historically, the Toledo

Terminal Railroad looped around the city, linking multiple major rail lines and enhancing freight connectivity. The Detroit and Toledo Shore Line Railroad (DTS), once a key corridor between Detroit and Toledo, is now part of Canada’s national rail system. On the passenger side, Amtrak serves Toledo at Martin Luther King Jr. Plaza, providing rail access to major cities, including Chicago via long-distance routes.

I-90 (OHIO TURNPIKE)

CARS PER DAY	155,00	PRICE PER CAR (E-Z PASS)	\$9.00	PRICE PER CAR (CASH/CARD)	\$23.50
		PRICE PER TRUCK (E-Z PASS)	~\$49.75	PRICE PER TRUCK (CASH/CARD)	~\$62.75

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DISTANCE FROM LAND AIR COLD STORAGE

I-90	1.8 MILES	4 MINUTE
I-475	7.3 MILES	12 MINUTES
I-75	13.6 MILES	15 MINUTES

LAND AIR COLD STORAGE
2 MINUTES - TOLEDO AIRPORT
20 MINUTES - AIRLINE JUNCTION

**EUGENE F. KRANZ
TOLEDO EXPRESS AIRPORT**

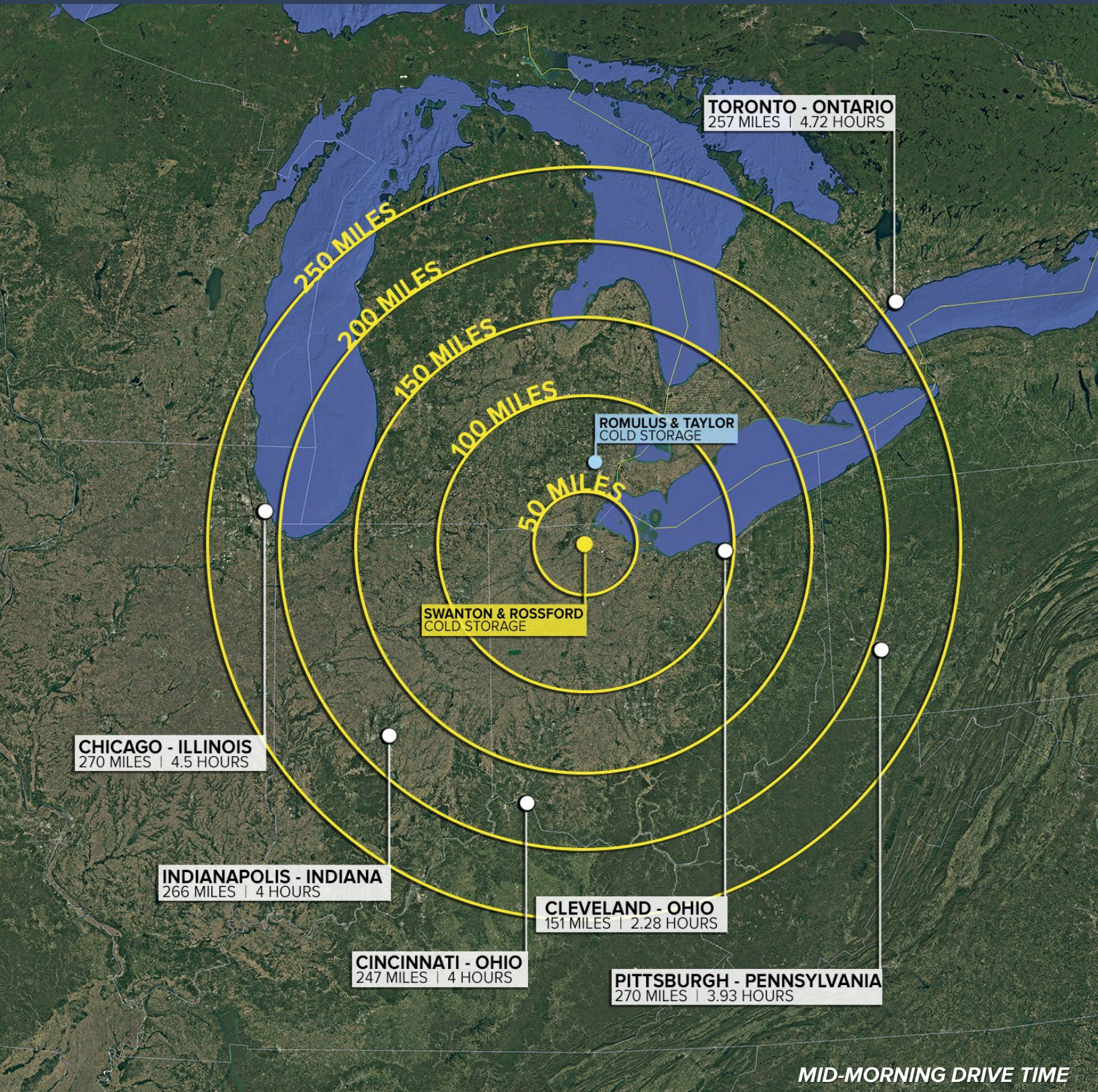
ROSSFORD COLD STORAGE
20 MINUTES - TOLEDO AIRPORT
11 MINUTES - AIRLINE JUNCTION



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