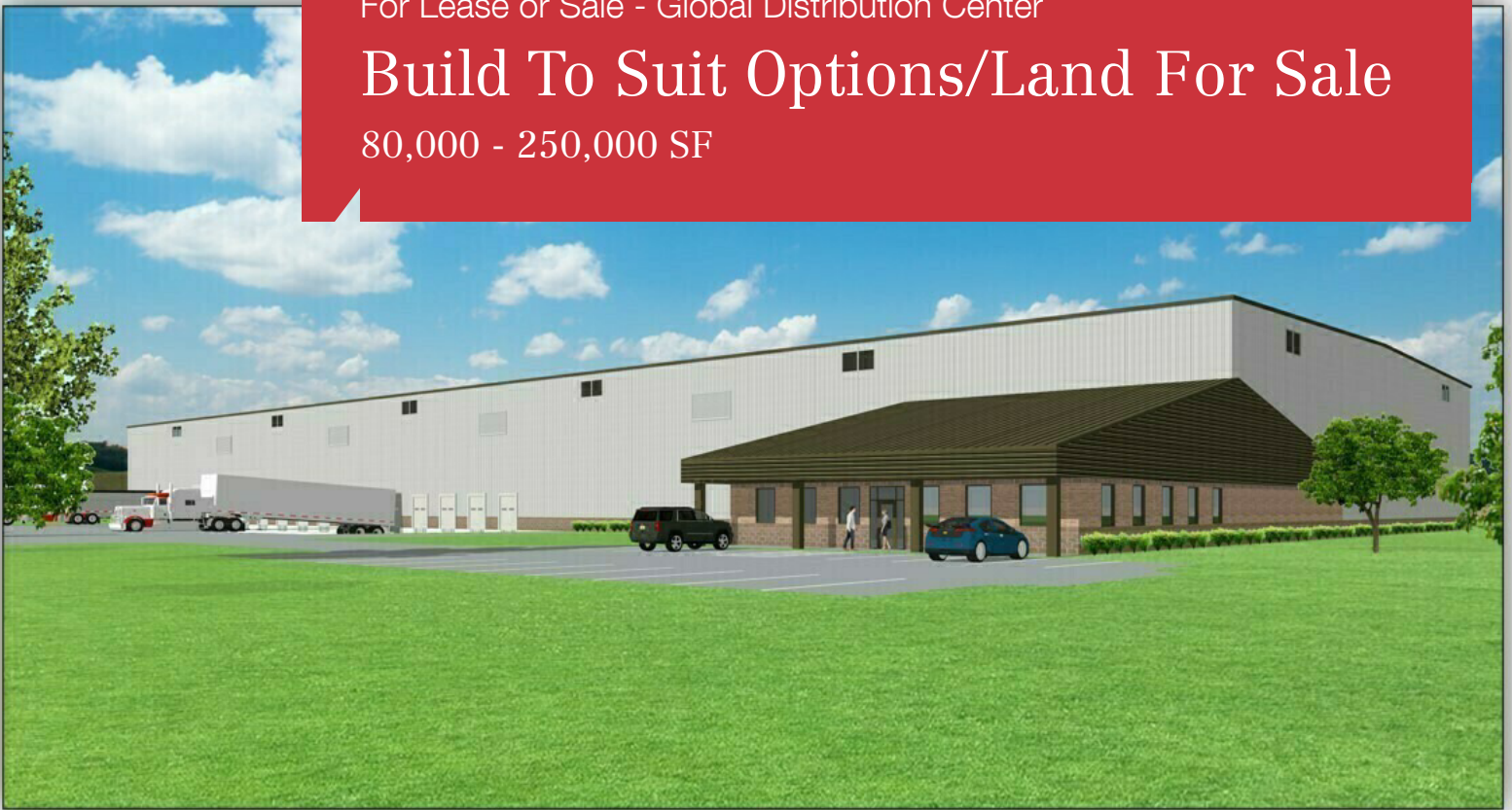


For Lease or Sale - Global Distribution Center

Build To Suit Options/Land For Sale

80,000 - 250,000 SF



Global Distribution Center- I-75 at I-80/90 Ohio Turnpike

29108 and 29440 Glenwood Rd
Perrysburg, Ohio 43551

Property Highlights

- Ideally located at the intersection of I-75 and I-80/90 Turnpike
- 60% of the US population, 38% of the Canadian population within a 1-day delivery distance
- Site attributes include 10 MGW substation on site
- Build to Suit Options 80,000sf to 250,000sf
- 700,000sf Amazon fulfillment center five minutes away
- Drop Lots/Laydown yards also available

OFFERING SUMMARY

Available SF	80,000-250,000 SF
Lease Rate	TBD

For more information



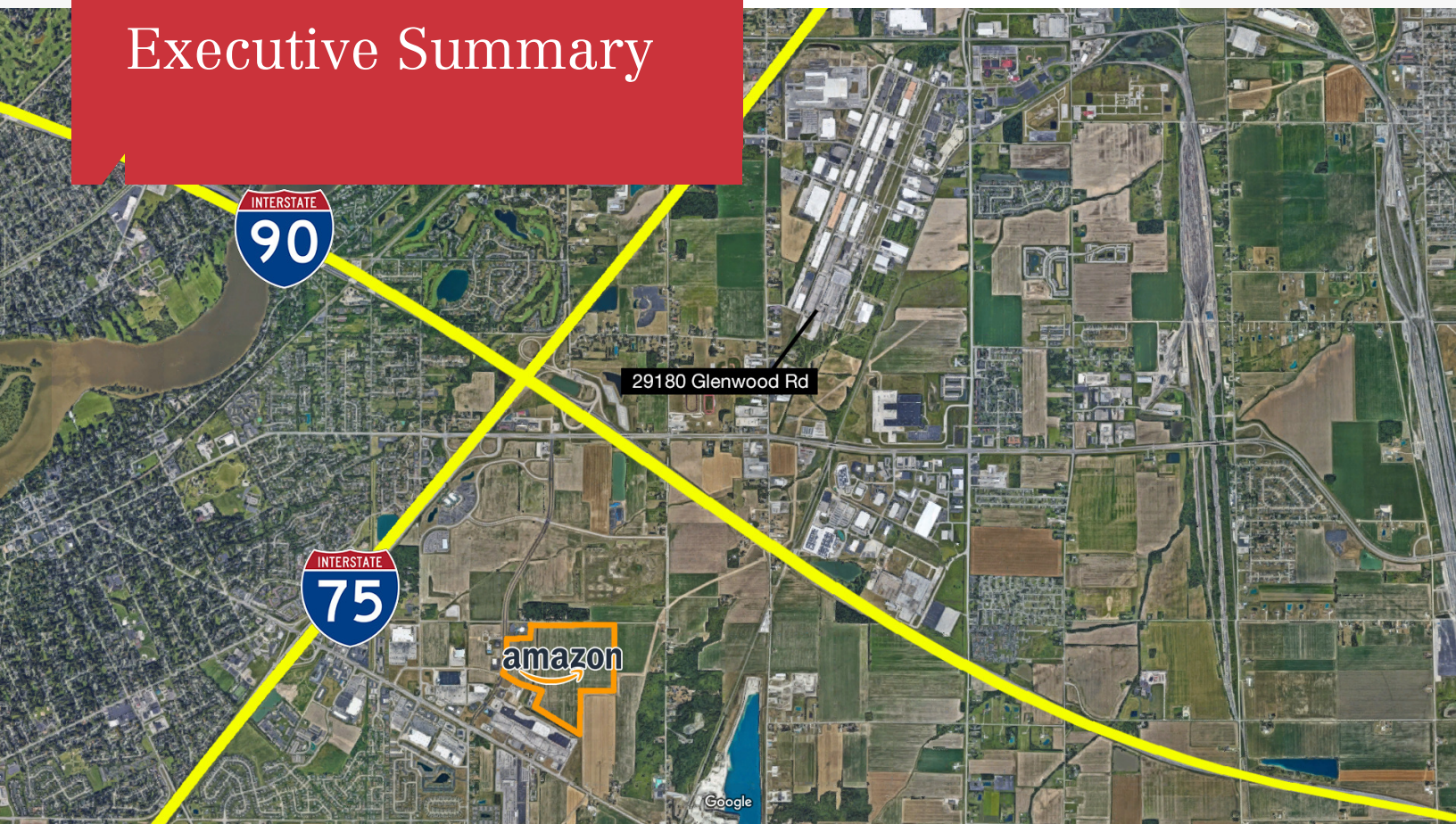
Mark Baringer

O: 419 438 5839

mbaringer@naitoledo.com



Executive Summary



AVAILABLE SF: 80,000-250,000 SF

LEASE RATE: TBD

BUILDING SIZE: 80,000 SF

CEILING HEIGHT: 32 FT or As Needed

ZONING: I-2 General Industrial District

Property Overview

Build to Suit opportunities from 80,000sf to 250,000sf. We will build to your specifications and needs. Gated industrial complex with on site management.

Location Overview

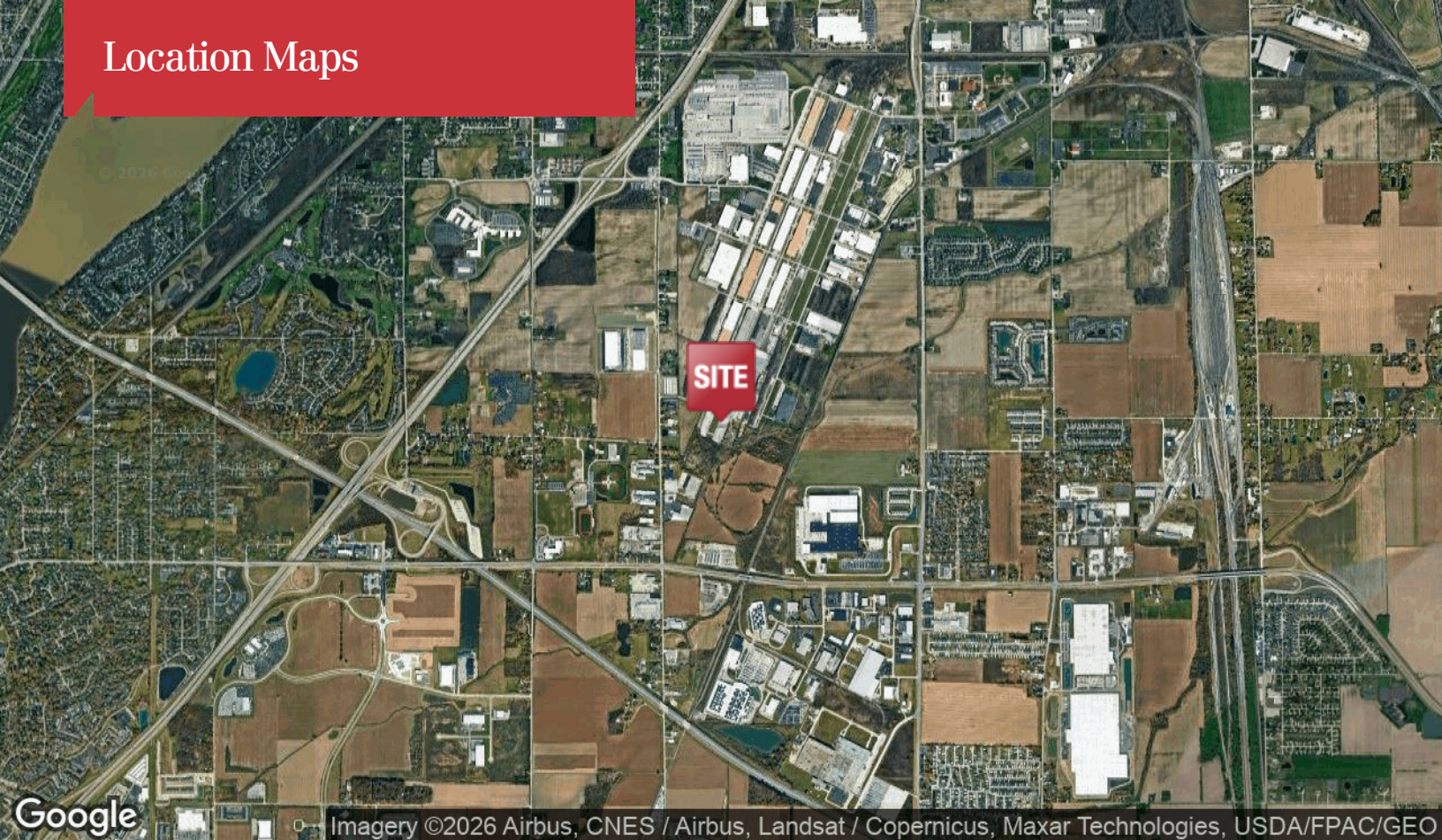
The subject is in Perrysburg, Ohio, a Toledo suburb. It is ideally located five minutes from access to both I-75 and I-80/I-90 Ohio Turnpike. I-75 runs north/south from Canada to Miami, FL. I-80 and I-90 are the two longest interstates in the country, both traveling from coast to coast. This makes this area a transportation hub like few others. There are more than 460,000 employees within a one hour drive, and 60% of the US population and 38% of the Canadian population are within a one-day delivery.

Build to Suit or Land For Sale

Aerial Photos



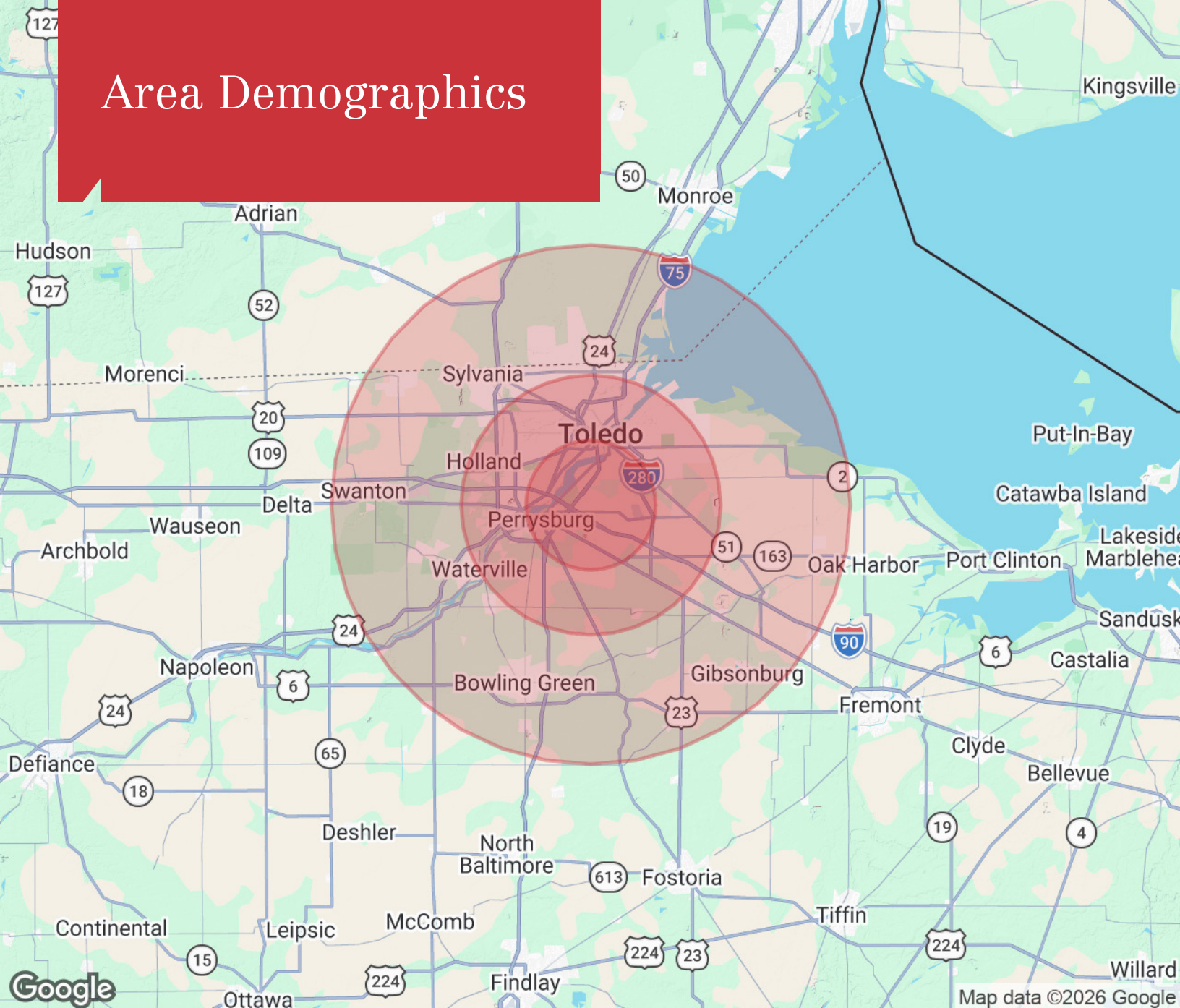
Location Maps



Location Maps



Area Demographics



Population

	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	101,151	377,605	620,898
MEDIAN AGE	39.2	38.8	39.9
MEDIAN AGE (MALE)	38.1	37.6	38.7
MEDIAN AGE (FEMALE)	40.6	40.4	41.1

Households & Income

	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	44,365	162,931	260,380
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$79,998	\$80,970	\$90,861
AVERAGE HOUSE VALUE	\$190,752	\$182,031	\$205,759

* Demographic data derived from 2020 ACS - US Census

Agent Bio



Mark Baringer

Vice President - Industrial/Investment

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Memberships & Affiliations

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

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.