



1459 Quality Drive

Defiance, Ohio 43512

Property Overview

The subject is a 30,000 SF free-standing industrial building in Enterprise Park, on Defiance's west side. It has been used for both warehouse and manufacturing purposes. The 12.86-acre property is located on a short-line rail, with the possibility of a spur. The property is located in a federal Opportunity Zone.

Offering Summary

Lease Rate:	Negotiable
Building Size:	30,000 SF
Available SF:	30,000 SF
Lot Size:	12.86 Acres

Demographics	3 Miles	10 Miles	20 Miles
Total Households	6,253	13,220	40,320
Total Population	14,876	31,866	98,161
Average HH Income	\$75,343	\$87,468	\$88,428

For More Information

Mark Baringer

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mbaringer@naitoledo.com

Location Information

Street Address	1459 Quality Drive
City, State, Zip	Defiance, OH 43512
County	Defiance
Road Type	Paved

Building Information

Building Size	30,000 SF
Number of Dock High Doors	2
Number of Drive in Bays	3
Ceiling Height	34 ft
Minimum Ceiling Height	18 ft
Year Built	1966
Year Last Renovated	2020

Lease Rate	TBD
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Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-3 General Industrial
Lot Size	12.86 Acres

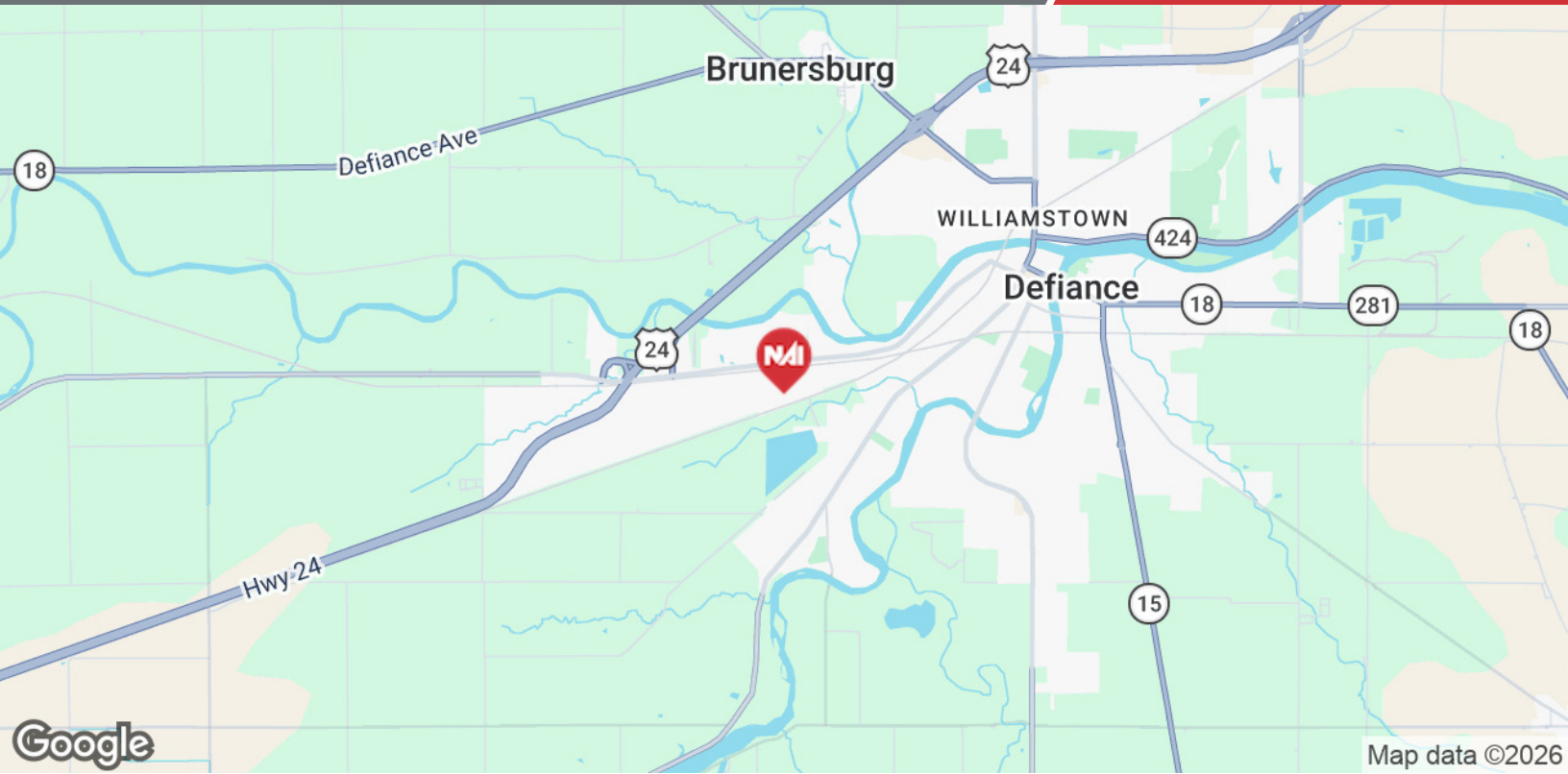


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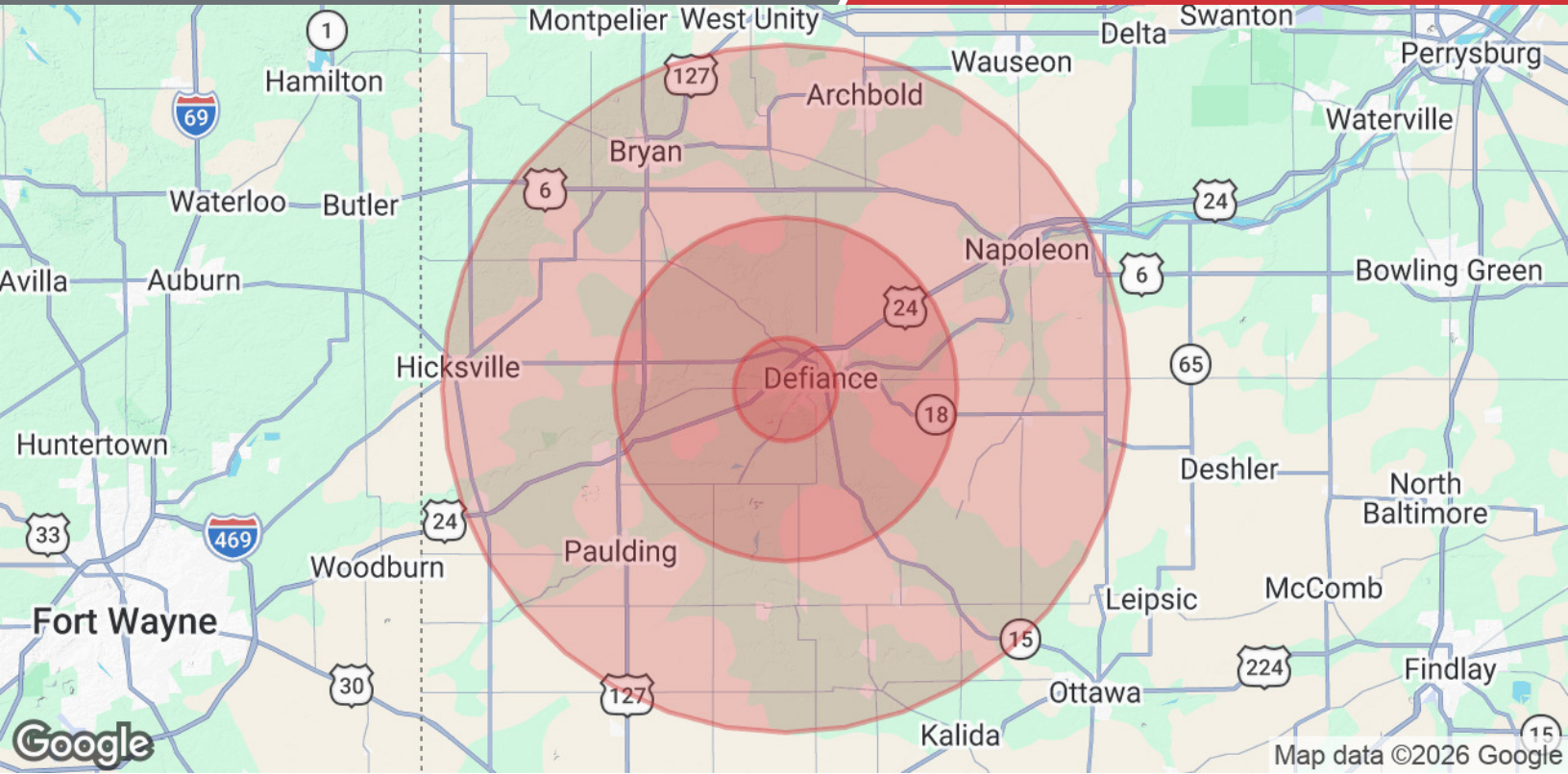
Location Description

Defiance is a county seat and regional hub for manufacturing and industrial development on US 24 between Toledo and Fort Wayne. Defiance ranked 14th last year in Site Selection magazine's Top 100 Micropolitan Areas in the US. General Motors Powertrain, two Johns Manville plants, Mayville Engineering, Advanced Powder Coating, Keller Logistics and B&B Molded Products are here. TKI just opened a new plant, and First Quality Paper has started on a new \$1 billion plant here.



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Population	3 Miles	10 Miles	20 Miles
Total Population	14,876	31,866	98,161
Average Age	41.0	42.8	42.6
Average Age (Male)	39.8	41.3	41.5
Average Age (Female)	42.5	43.6	43.2
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	6,253	13,220	40,320
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,343	\$87,468	\$88,428
Average House Value	\$145,861	\$160,010	\$168,329

2023 American Community Survey (ACS)



Mark Baringer

Vice President - Industrial/Investment

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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. Mark 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 5100 Brokers 45 countries- 2022
 CoStar Lease Deal of the Year – Toledo Market- 2023

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