



4130 Spartan Dr

Oregon, Ohio 43616

Property Highlights

- 20,000 SF warehouse space - Move in Ready
- 3 Docks , 1 drive-in
- 2 restrooms
- Office and kitchen space
- Racking available
- LED Lights

Offering Summary

Lease Rate:	\$5.25 SF/yr (NNN)
Building Size:	101,724 SF
Available SF:	20,088 SF
Lot Size:	7.33 Acres

For More Information



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Lease Rate	\$5.25 SF/Yr/NNN
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Location Information

Street Address	4130 Spartan Dr
City, State, Zip	Oregon, OH 43616
County	Lucas
Cross-Streets	Corduroy and Lallendorf

Building Information

Building Size	101,724 SF
Number of Dock High Doors	3
Number of Drive in Bays	1
Ceiling Height	31 ft
Office Space	1,080 SF
Year Built	2000
Condition	Good

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	40-CI
Lot Size	7.33 Acres
APN #	44-08112

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	10

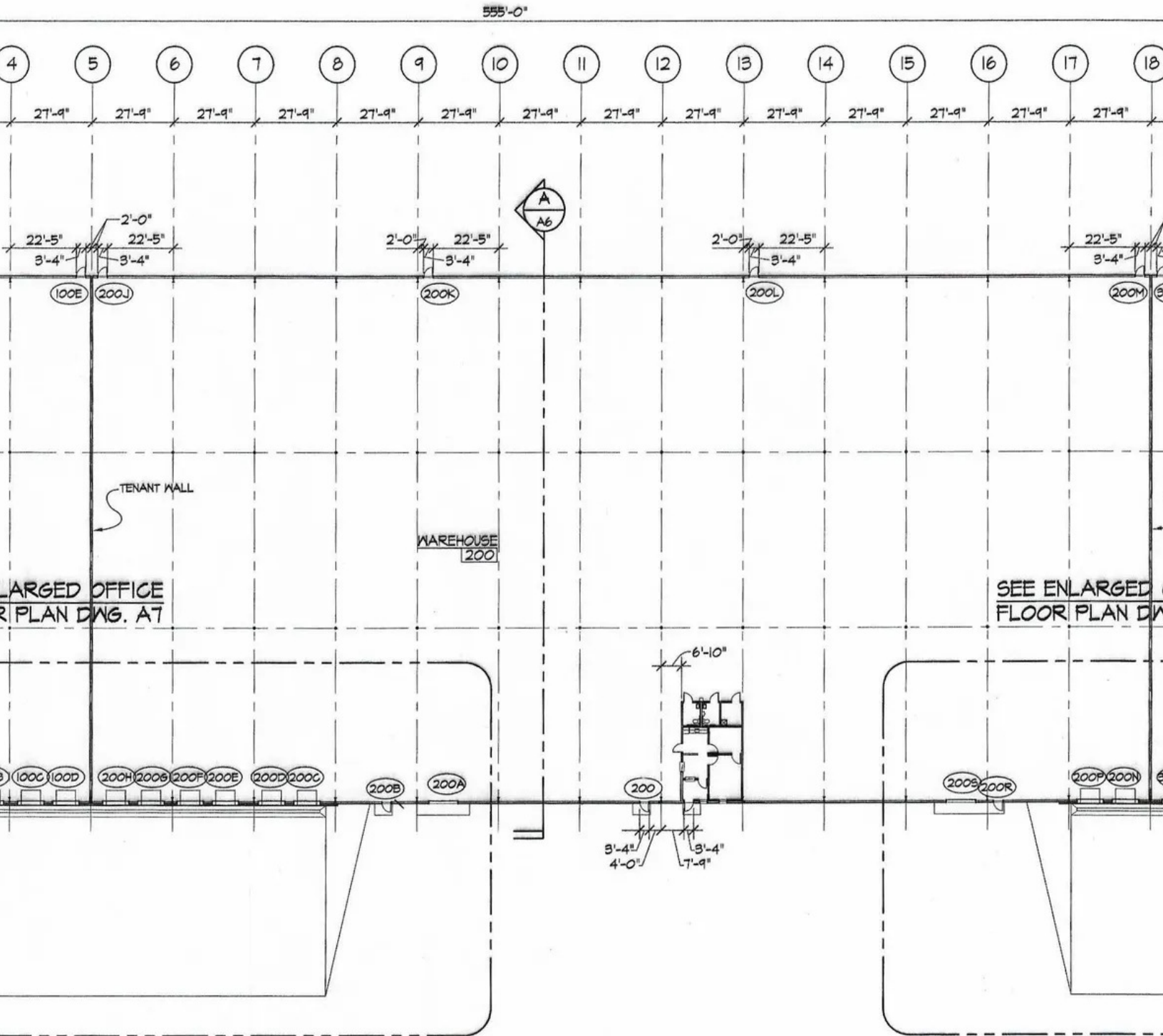
Utilities & Amenities

Restrooms	2
Gas	Columbia Gas
Electric	First Energy
Water/Sewer	Public





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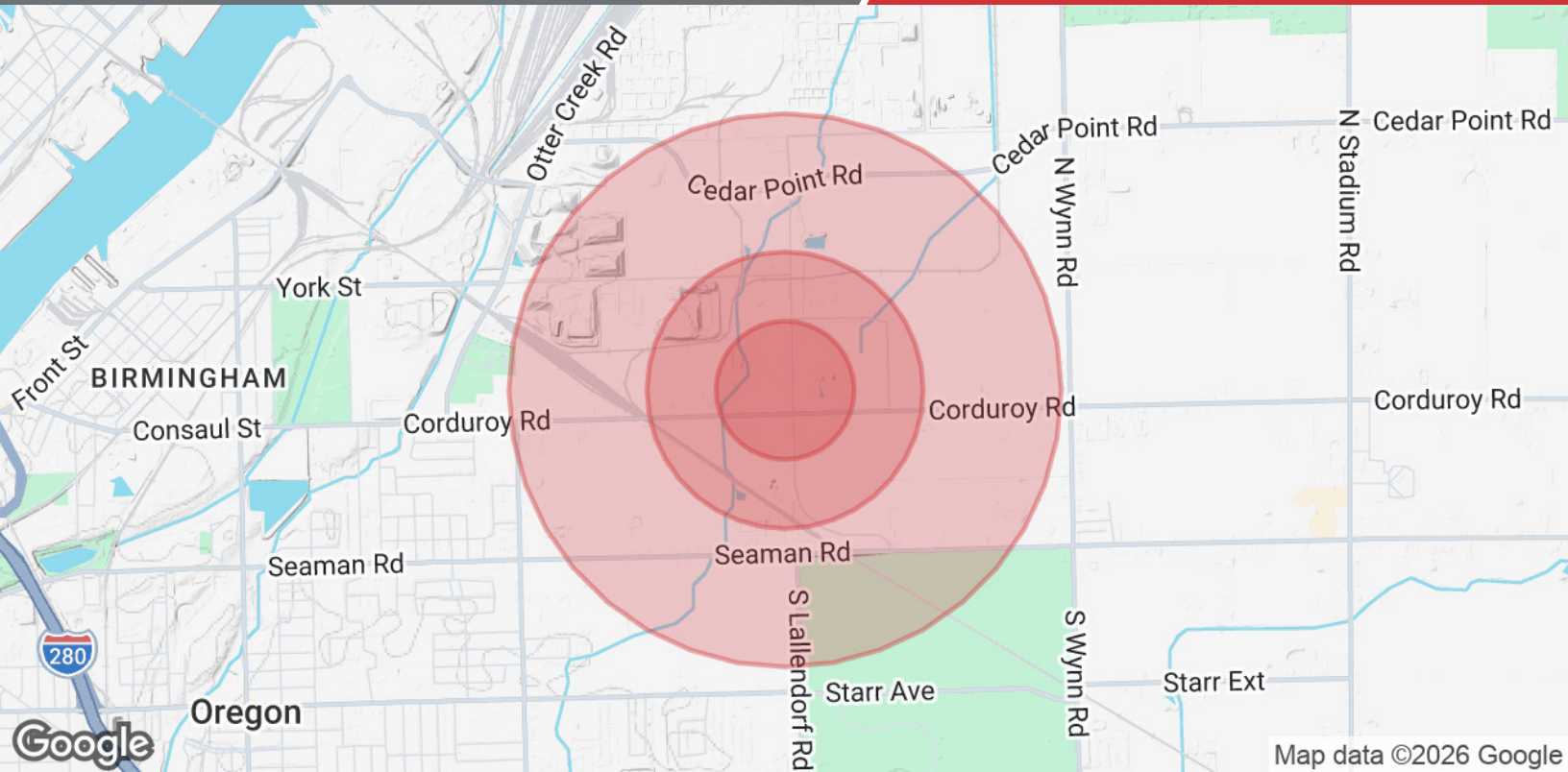
FLOOR PLAN
SCALE: 1/32" = 1'-0"



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	21	116	534
Average Age	39.2	38.8	38.6
Average Age (Male)	42.9	42.4	42.2
Average Age (Female)	38.8	38.4	38.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	6	35	163
# of Persons per HH	3.5	3.3	3.3
Average HH Income	\$153,967	\$144,031	\$142,014
Average House Value	\$310,279	\$290,254	\$286,950

2023 American Community Survey (ACS)