



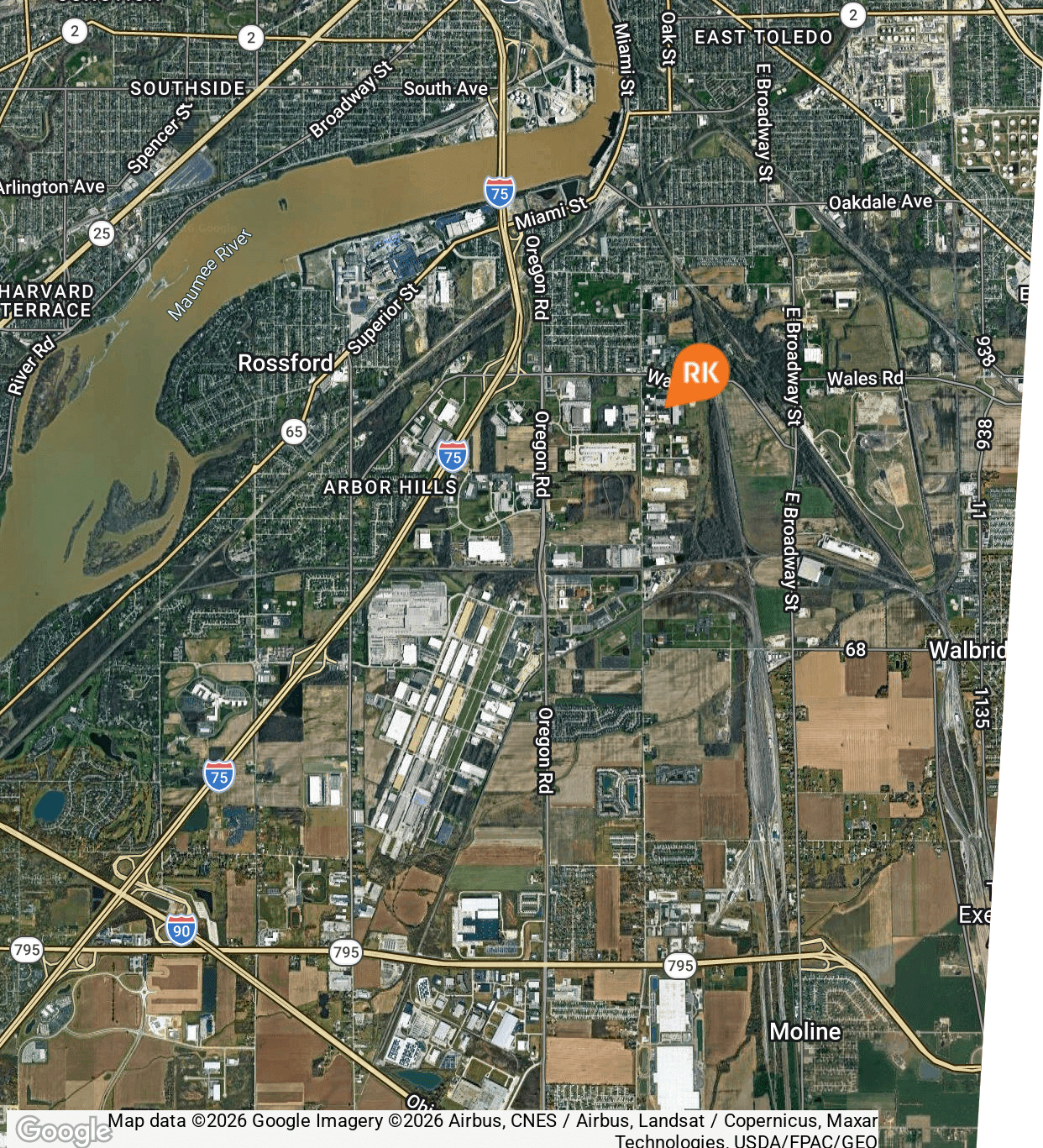
AVAILABLE FOR LEASE | INDUSTRIAL

2695 TRACY COURT | NORTHWOOD, OH 43619

34,000 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



2695 TRACY COURT

Offering Summary

Lease Rate: Available SF:
\$4.75 SF/yr (NNN) **9,400 SF**

Building Size: Year Built:
34,000 SF **1974**

Lot Size: Lease Term:
2.51 Acres **Negotiable**

Property Overview

- 22' clear
- Kitchenette
- Four (4) private offices
- One 12' x 14' & one 10' x 10' grade-level doors
- 8' x 10' dock

Contact us for additional information!
rkgcommercial.com

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Lease Rate	\$4.75 SF/YR
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LOCATION INFORMATION

Building Name	2695 Tracy Court
Street Address	2695 Tracy Court
City, State, Zip	Northwood, OH 43619
County	Wood
Market	Toledo
Sub-market	Perrysburg/Northwood
Cross-Streets	Tracy Road, Wales Road
Nearest Highway	I-75

BUILDING INFORMATION

Tenancy	Multiple
Number of Grade Level Doors	2
Number of Dock High Doors	1
Ceiling Height	22 ft
Office Space	870 SF
Column Space	40 ft
Construction Status	Existing
Roof	Steel, Rubber Membrane
Number of Buildings	1
Mezzanine	No
Construction Description	Concrete Block
Lighting	LED
Dock Door Description	8' x 10'

TAXES & VALUATION

Annual Real Estate Taxes	\$20,413.88
Annual Real Estate Taxes / SF	\$0.60/SF

PROPERTY INFORMATION

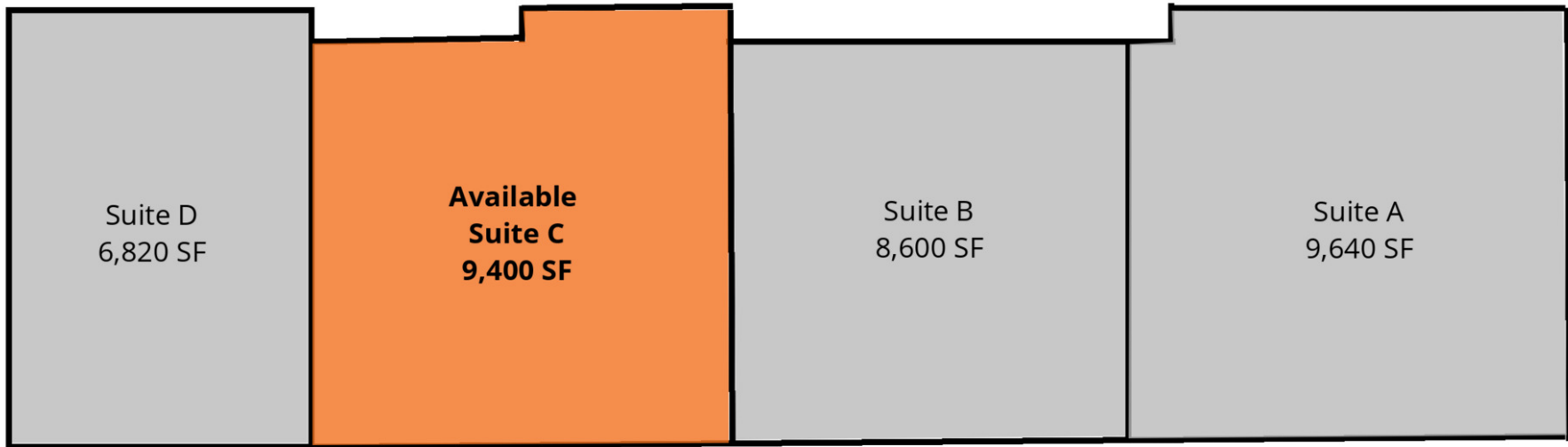
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial
APN #	M50-812-310000042000
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

HVAC	3 Propane Unit Heaters
Restrooms	1
Gas / Propane	Yes
Internet Provider	Buckeye Broadband
Power Provider	Toledo Edison
Fuel Provider	Columbia Gas
Water Provider	Wood County Regional Water & Sewer
Sewage Provider	Wood County Regional Water & Sewer





LEGEND

Available

Unavailable

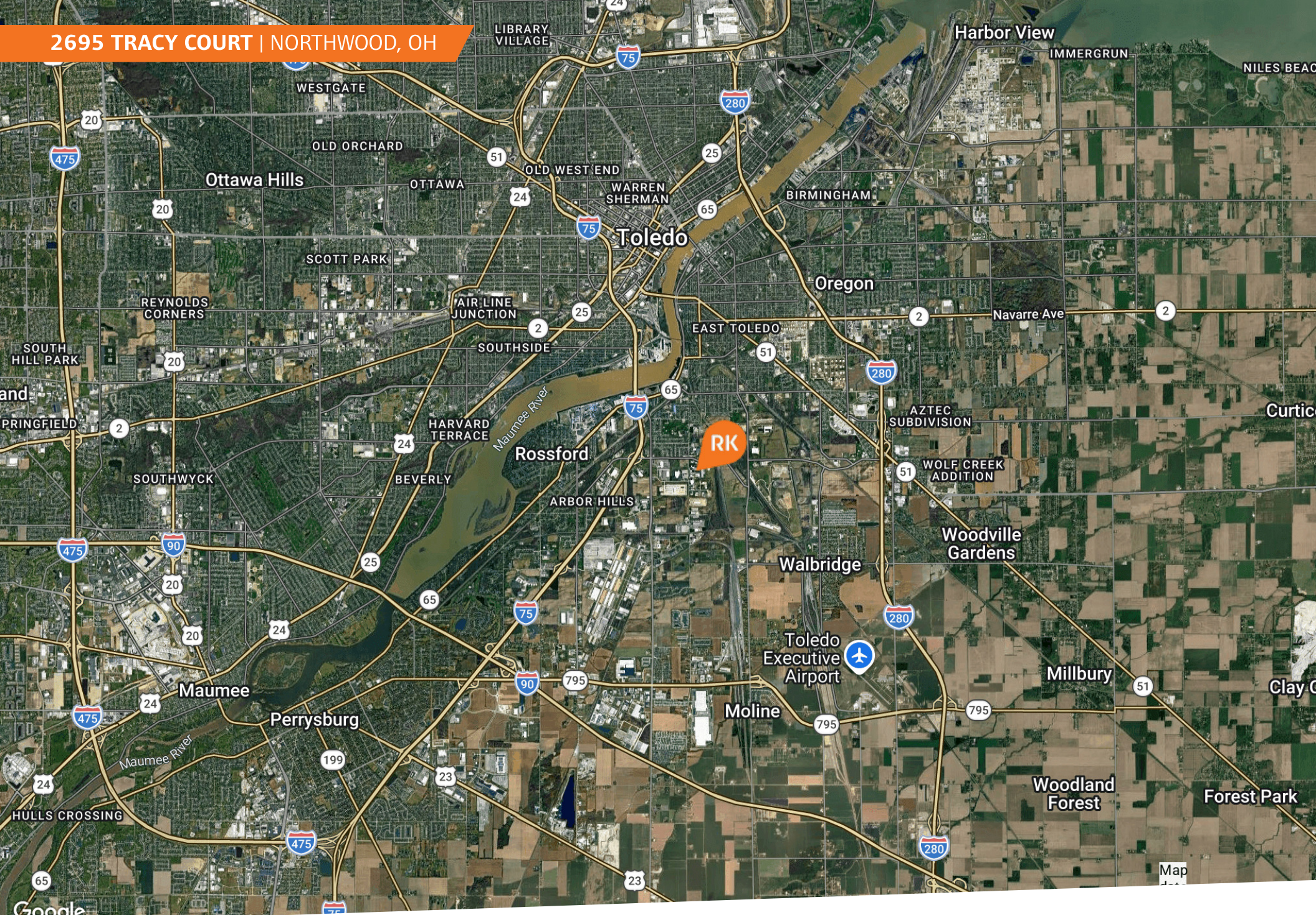
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,400 SF	Lease Rate:	\$4.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite c	Available	9,400 SF	NNN	\$4.75 SF/yr	2 Grade Level Doors, 1 dock 4 Private Offices Kitchenette, 22' clear

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***Ron Jurgenson, CCIM, SIOR
Senior Vice President***

Ron Jurgenson, CCIM, SIOR

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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK