



Accelerating success.

Industrial space available.

101 Commerce Dr & 17254 County Road 25A
Botkins, Ohio 45306

Available	2/1/2027
Sale Price	\$4,250,000
Lease Rate	\$5.75/SF NNN
SF Acreage	50,000 SF 7.36 Acres

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Colliers Dayton

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101 COMMERCE DRIVE

SQUARE FEET 20,000 SF

ACREAGE 4.09 Acres

YEAR BUILT 2018

DOCKS Two (2)

DRIVE-INS One (1)

POWER 480 Volt, 3 Phase Power

17254 COUNTY ROAD 25A

SQUARE FEET 30,000 SF

ACREAGE 3.27 Acres

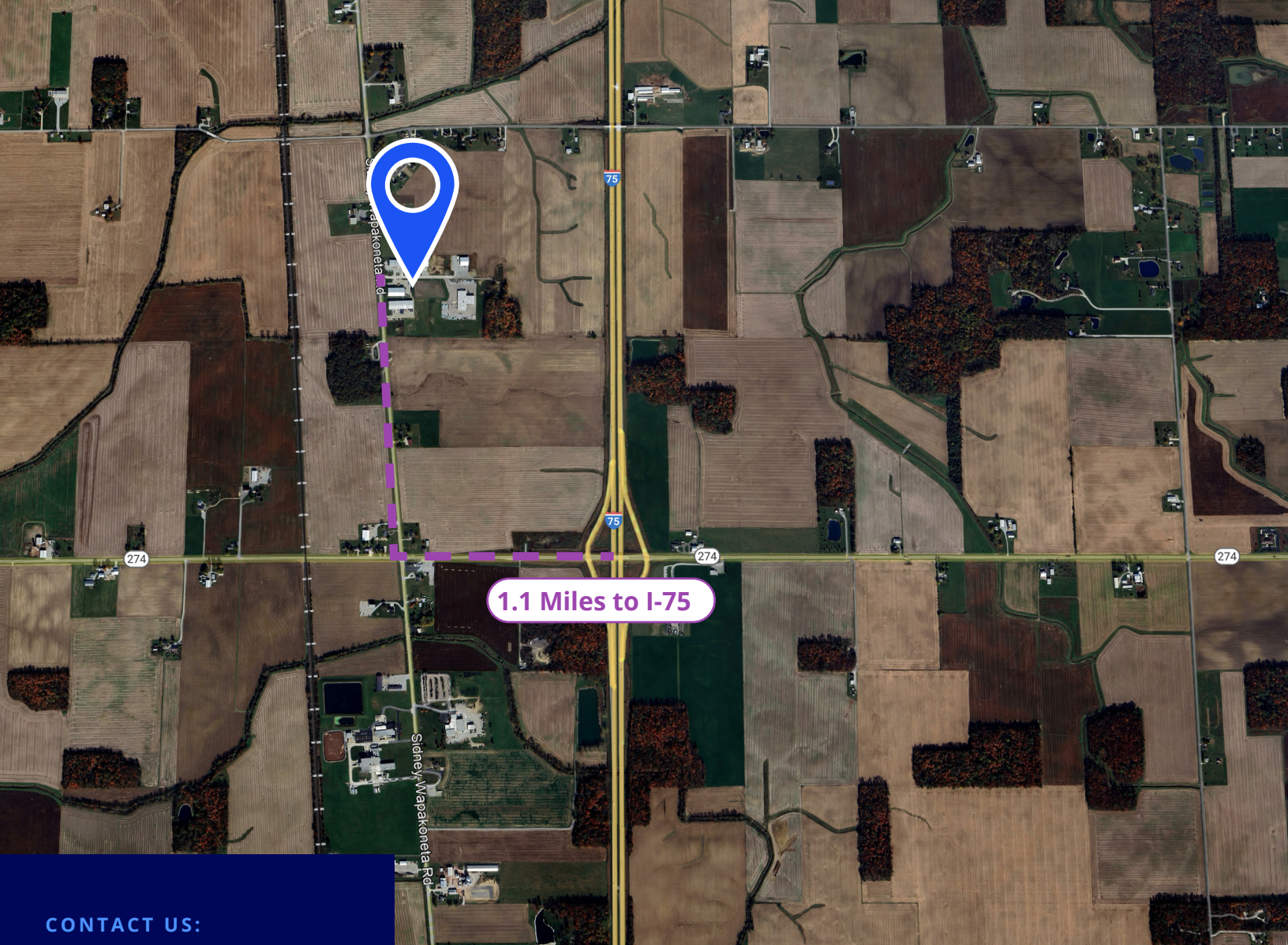
YEAR BUILT 2019

DOCKS Three (3)

DRIVE-INS Three (3)

POWER 480 Volt, 3 Phase Power





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LOCATION OVERVIEW

Located in Botkins, Ohio (45306), the properties sit within a well-established industrial park in west-central Ohio, a region known for manufacturing, logistics, and food processing operations.

Botkins is home to several major industrial employers and offers a strong labor base supported by a business-friendly environment and long-standing industrial presence.

The site benefits from excellent regional connectivity, with close proximity to I-75, one of the Midwest's primary north-south transportation corridors, providing direct access to Dayton, Lima, Toledo, and broader Midwest markets. Its location supports efficient distribution throughout Ohio and neighboring states, making it well-suited for industrial, warehouse, or light manufacturing users seeking reliable infrastructure and strategic highway access.

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