

For Lease/Sale



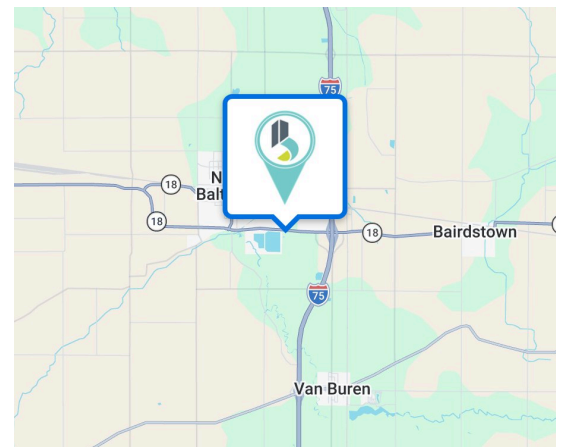
13710 Deshler Road

North Baltimore, OH 45872

Highlights

- **25,000 SF on 3.49 acres** — immediate possession, sale or lease
- **Turnkey infrastructure conveys** — seven walk-in coolers, hot/prep line, deli, separate pharmacy area
- **Dock-high + drive-in loading** — cross-dock capability, plus a two-pump fuel island on site
- **Dual road frontage, 63 spaces** — 5.08/1,000 SF with multiple points of ingress
- **I-75 Exit 167 and CSX intermodal minutes away** — retail visibility with logistics access
- **Below replacement cost** — owner-user or value-add investor

Sale Price	Contact Broker
Lease Rate	\$4.50/SF (NNN)
Building Size	25,000 SF

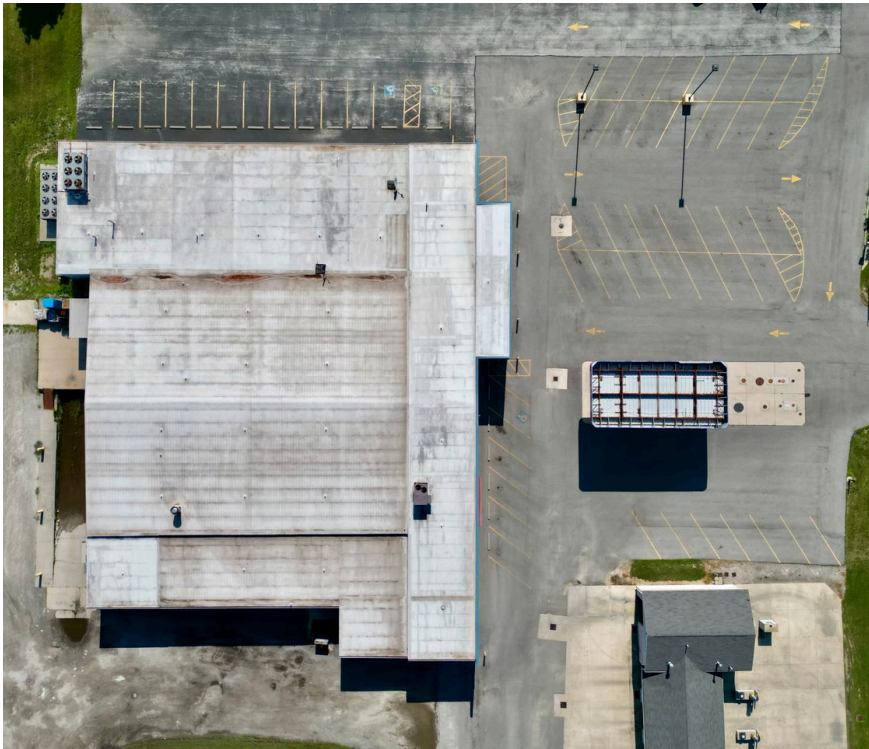


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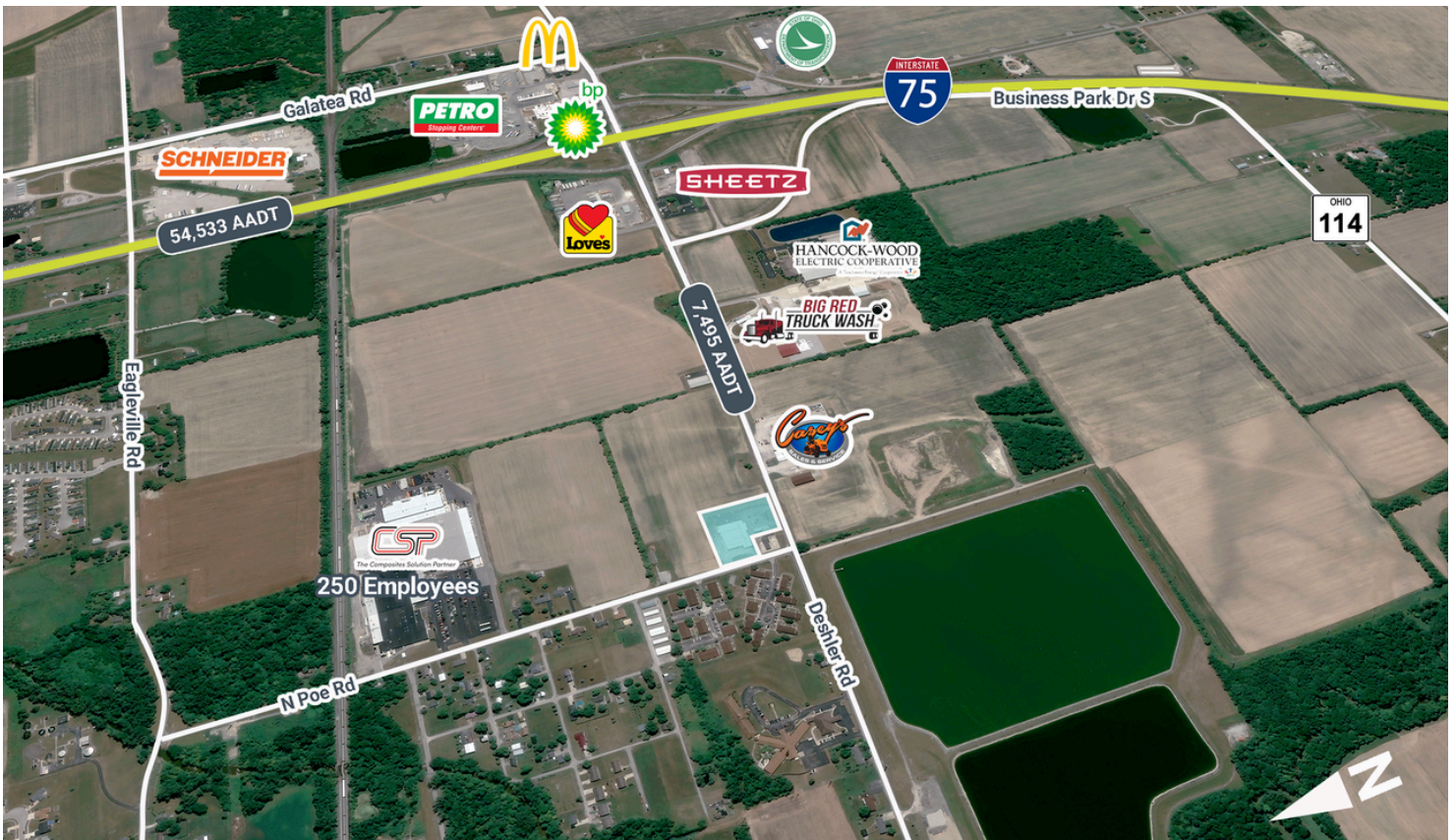
www.bradleyco.com

Property Overview



Property Details

Address	13710 Deshler Road North Baltimore, OH 45872
Property Type	Single-Tenant Retail
Building Size	25,000 SF
Land Size	3.49 acres
Zoning	B-2
Year Built	1976
Construction	Masonry
Condition Grade	C
Parking Ratio	5.08/1,000 SF



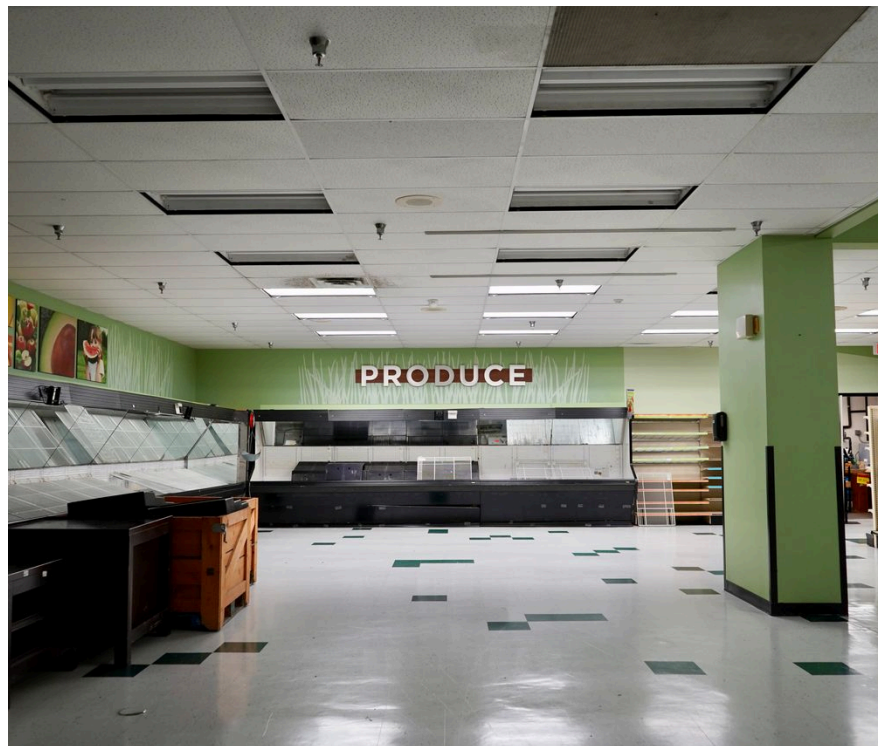
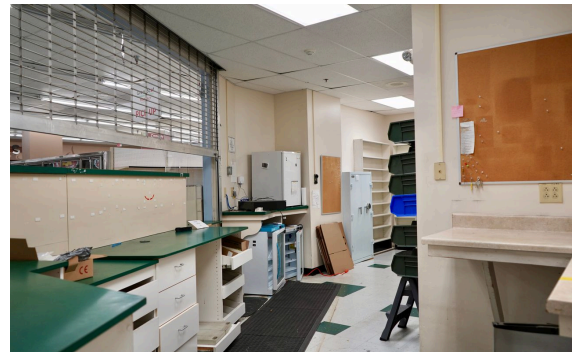
Exterior Photographs



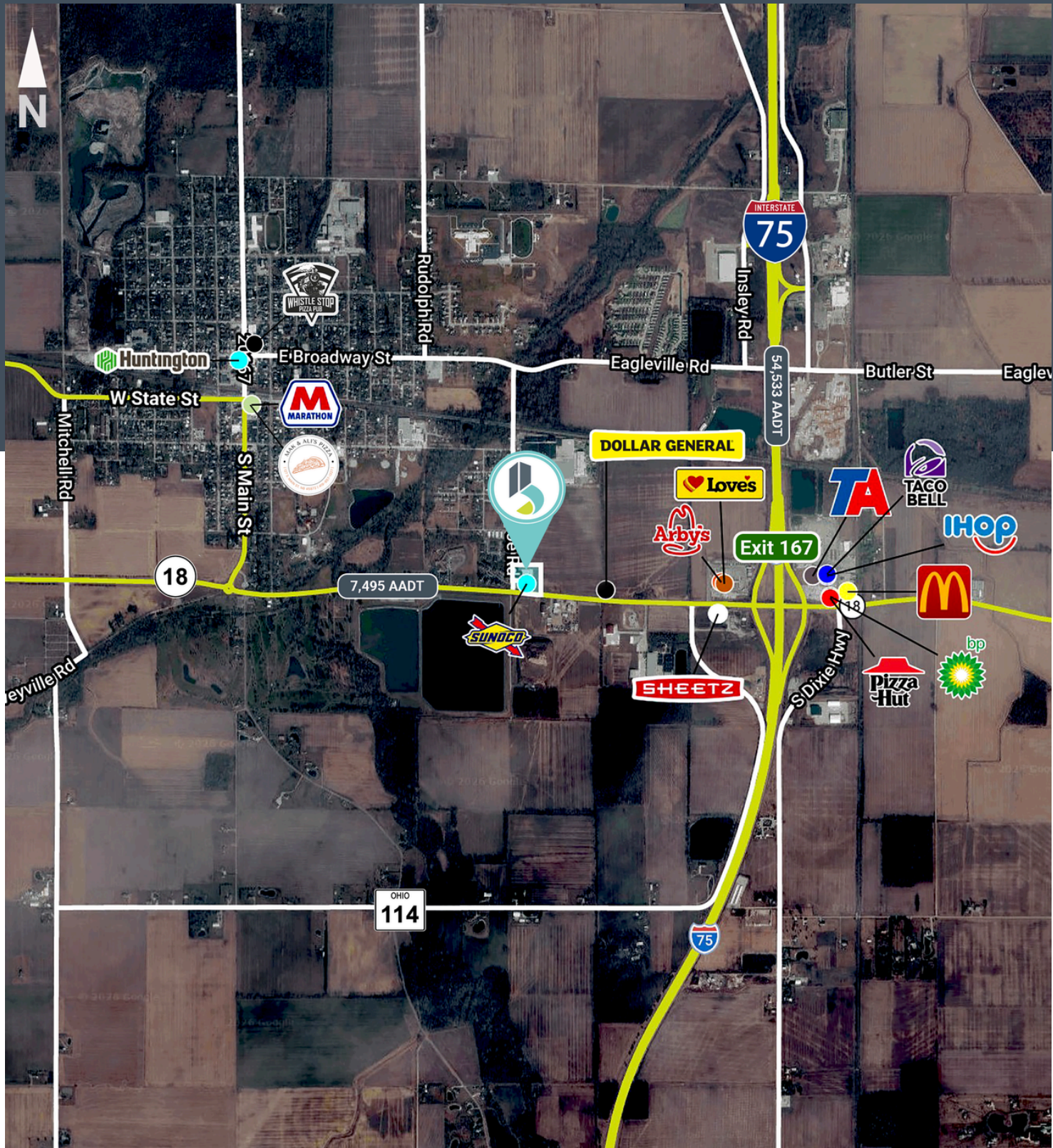
Exterior Photographs



Interior Photographs



Aerial Map



Parcel Map

