

For Lease

# Warehouse-Industrial Property

400,000 - 800,000 SF | \$3.60 - 4.00 SF/yr



## Crossroads Industrial Park-Perrysburg

29180 Glenwood Rd  
Perrysburg, Ohio 43551

### Property Highlights

- Ideally located at the intersection of I-75 and I-80/90 Turnpike
- New 700,000sf Amazon fulfillment center five minutes away
- 400,000sf up to 800,000sf available, long term only
- Site attributes include rail spur potential and 10 MGW substation on site
- Additional 24 Acres for Build to Suit Opportunities up to 430,000sf
- 60% of the US population, 38% of the Canadian population within a 1-day delivery distance

### OFFERING SUMMARY

Available SF	400,000 - 800,000 SF
Lease Rate	\$3.60 - 4.00 SF/yr (NNN)
Lot Size	72.12 Acres
Building Size	800,000 SF

### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Building 4	\$3.60-\$4.00 NNN	400,000
Build To Suit	TBD	80,000-430,000

For more information



**Mark Baringer**

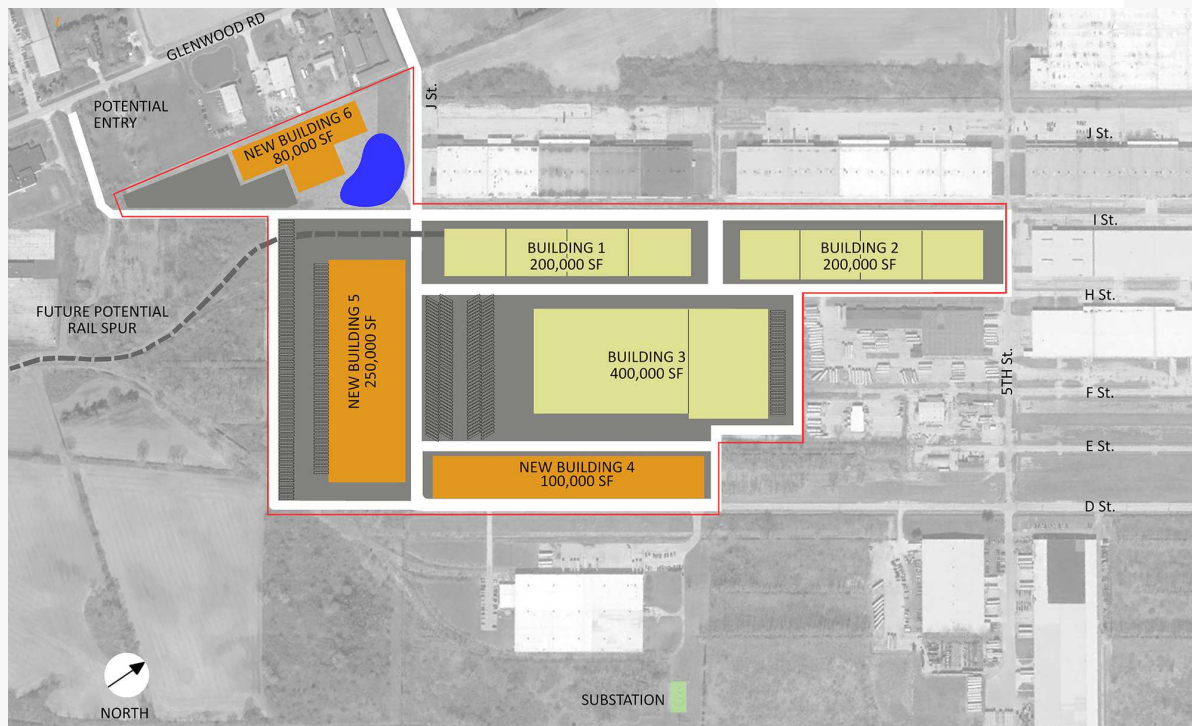
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LEASE TYPE - | TOTAL SPACE 50,000 - 400,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$3.60 - \$4.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 3	-	400,000 - 800,000 SF	NNN	\$3.60 - \$4.00 SF/yr	Building 3 totals 400,000 SF with two spaces available.
Building 4 Build To Suit	-	400,000 - 430,000 SF	NNN	TBD	-



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AVAILABLE SF: 400,000 - 800,000 SF

LEASE RATE: \$3.60 - 4.00 SF/yr  
(NNN)

LOT SIZE: 72.12 Acres

BUILDING SIZE: 800,000 SF

GRADE LEVEL  
DOORS: 9

DOCK HIGH DOORS: 29

CEILING HEIGHT: 15' - 28' FT

ZONING: I-2 General Industrial  
District

## Property Overview

Former Global Distribution property. Industrial space for lease, from 400,000 SF up to 800,000 SF in two buildings. Clear heights from 16' to 28', with various dock and door availability. Sites attributes include 10 MGW substation on-site, a water capacity of 6.8 MGD and access to Columbia Gas natural gas pipeline. There is potential for rail spurs on-site, with easements still in place from past spurs. There is also additional acreage available for Build to Suit opportunities, from 80,000sf to 430,000sf.

## Location Overview

The subject is in Perrysburg, Ohio, a Toledo suburb. It is ideally located five minutes from access to both I-75 and I-80/I-90 Ohio Turnpike. I-75 runs north/south from Canada to Miami, FL. I-80 and I-90 are the two longest interstates in the country, both traveling from coast to coast. This makes this area a transportation hub like few others. Five minutes away construction has started on a new 700,000sf Amazon Fulfillment Center. There are more than 460,000 employees within a one hour drive, and 60% of the US population and 38% of the Canadian population are within a one-day delivery.



## Additional Photos





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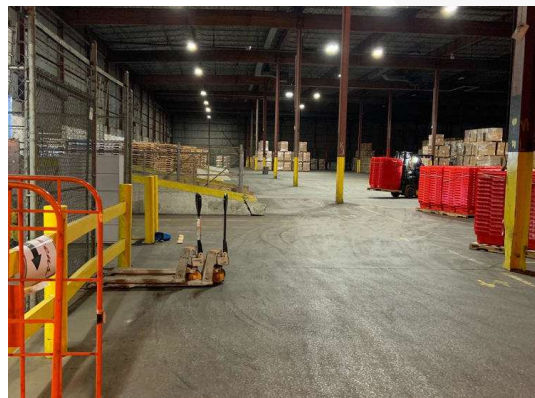
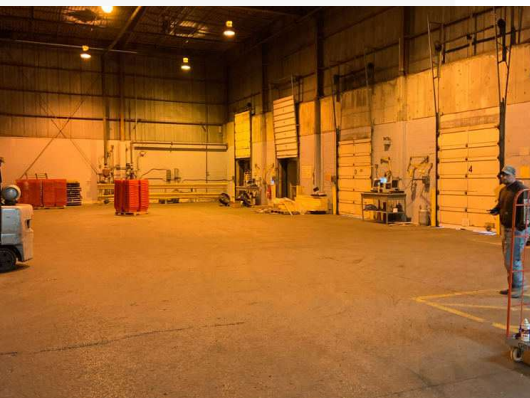
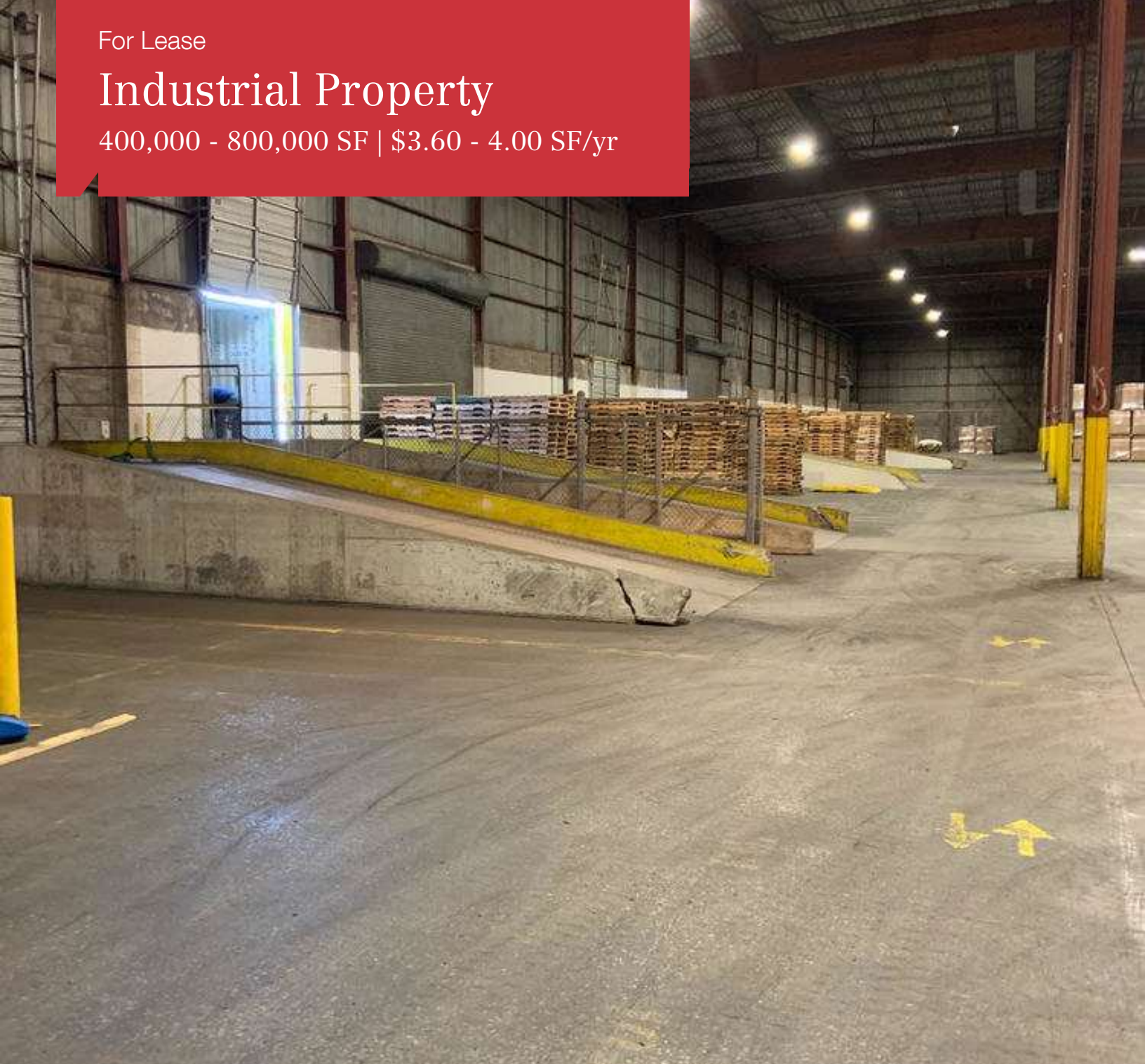




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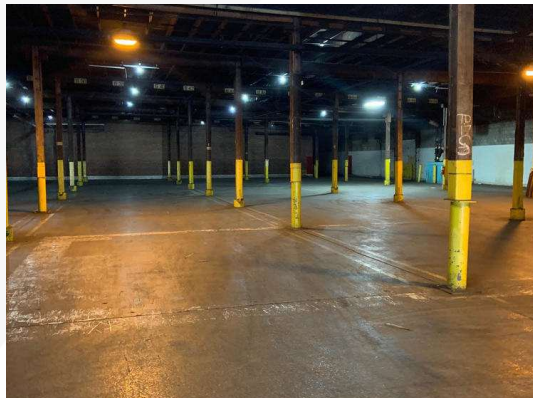
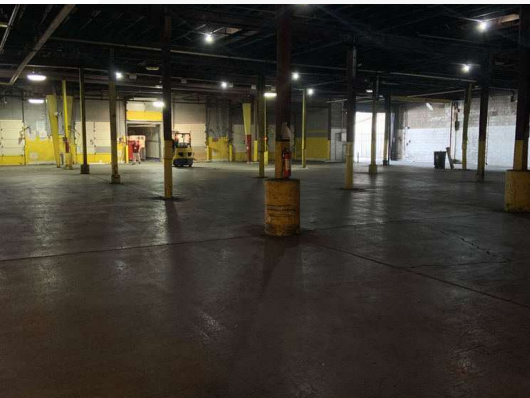




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## Location Maps

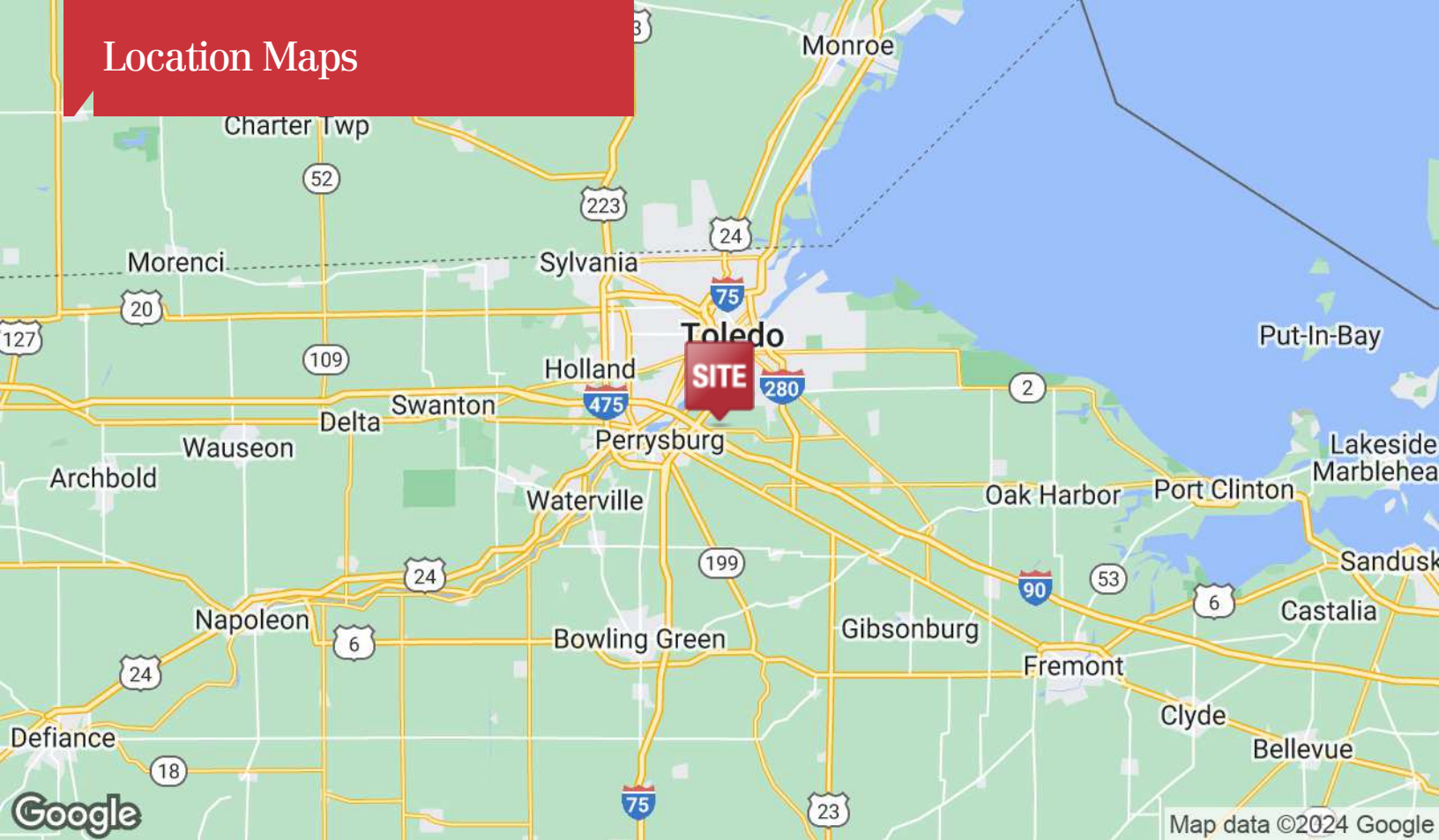


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## Location Maps





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	3 Miles	10 Miles	20 Miles
Total Households	7,205	183,862	321,039
Total Persons Per Hh	2.4	2.4	2.5
Average Hh Income	\$72,029	\$51,672	\$60,875
Average House Value	\$183,772	\$136,542	\$162,621

	3 Miles	10 Miles	20 Miles
Total Population	16,968	449,118	797,920
Median Age	40.9	35.9	37.4
Median Age (Male)	39.3	34.2	36.0
Median Age (Female)	42.4	37.3	38.6

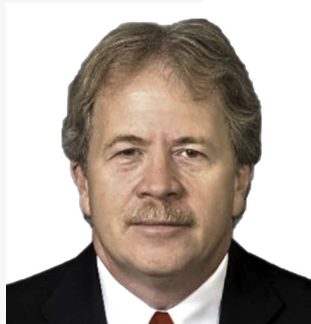
\* Demographic data derived from 2020 ACS - US Census



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## Mark Baringer

Senior Investment Advisor

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### Memberships & Affiliations

Northwest Ohio REALTORS® (NWOR)  
Ohio Association of REALTORS® (OAR)  
National Association of REALTORS® (NAR)  
International Council of Shopping Centers (ICSC)  
Lifewise Academy, Defiance/Ayersville- Leadership Council Member  
Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2021 CoStar Power Broker - Toledo Market- Top Sales Broker

2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker

2022 Ohio President's Sales Club Pinnacle of Performance

2021 Ohio President's Sales Club Pinnacle of Performance

2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

### Education

The University of Toledo, Majoring in Real Estate

### Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, 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, lending institutions, high-net-worth individuals, 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 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 owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.