

For Sale or Lease

# Industrial-Interstate Exit-Rail Spur

\$1,300,000 | \$3.50 SF/yr



## 26016 Nostalgic Dr

Defiance, Ohio 43512

### Property Highlights

- 30,000sf Main Building with 7,580sf Pole Barn in Rear
- Outside Storage- Trailer Parking- 11 acres total
- Exit location off US 24- High Visibility Site
- Rail Spur on Site
- Flexible use for wholesale, warehouse or trucking
- Recently renovated

### Property Description

Wholesale/warehouse property on over 11 acres with high visibility to US 24. The main building is a 30,000sf building. Rear pole barn is an additional 7,580sf. Additional outside covered storage. The building is fenced at side and rear yards. Rail spur on site. The main building has new siding, roof coating, new docks and electric work done.

### OFFERING SUMMARY

<b>Available SF</b>	
<b>Lease Rate</b>	Negotiable
<b>Lot Size</b>	11.74 Acres
<b>Building Size</b>	37,580 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>3 Miles</b>	16,970	\$53,535
<b>10 Miles</b>	37,542	\$56,316
<b>20 Miles</b>	110,318	\$56,281

For more information



**Mark Baringer**

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# Industrial Property

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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

The subject is located at the southwest corner of the intersection of US 24 and Domersville Rd (SR 281). This is a high visibility location at the east edge of Defiance, the first property as you enter Defiance from Toledo. Access is off Domersville Rd to Elliott Rd, then to Nostalgic Dr.

Defiance is located between Toledo and Fort Wayne and is a regional hub for Northwest Ohio. Defiance is a regional retail draw, and is home to Defiance College and two hospital campuses.

New manufacturers and logistics have joined established companies like Genral Motors and Johns Manville in Defiance. The area has high capacity utilities, excellent demographics and a strong workforce.

For Lease

# Industrial Property

| Negotiable

Sale Price	<b>\$1,300,000</b>
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Lease Rate	<b>NEGOTIABLE</b>
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## LOCATION INFORMATION

Street Address	26016 Nostalgic Dr
City, State, Zip	Defiance, OH 43512
County	Defiance

## BUILDING INFORMATION

Building Size	37,580 SF
Minimum Ceiling Height	18 ft
Year Built	1975
Year Last Renovated	2022
Foundation	Concrete

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	11.743 Acres
APN #	J08-0017-0-008-01

## UTILITIES & AMENITIES

Restrooms	2
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# Additional Photos



# Additional Photos



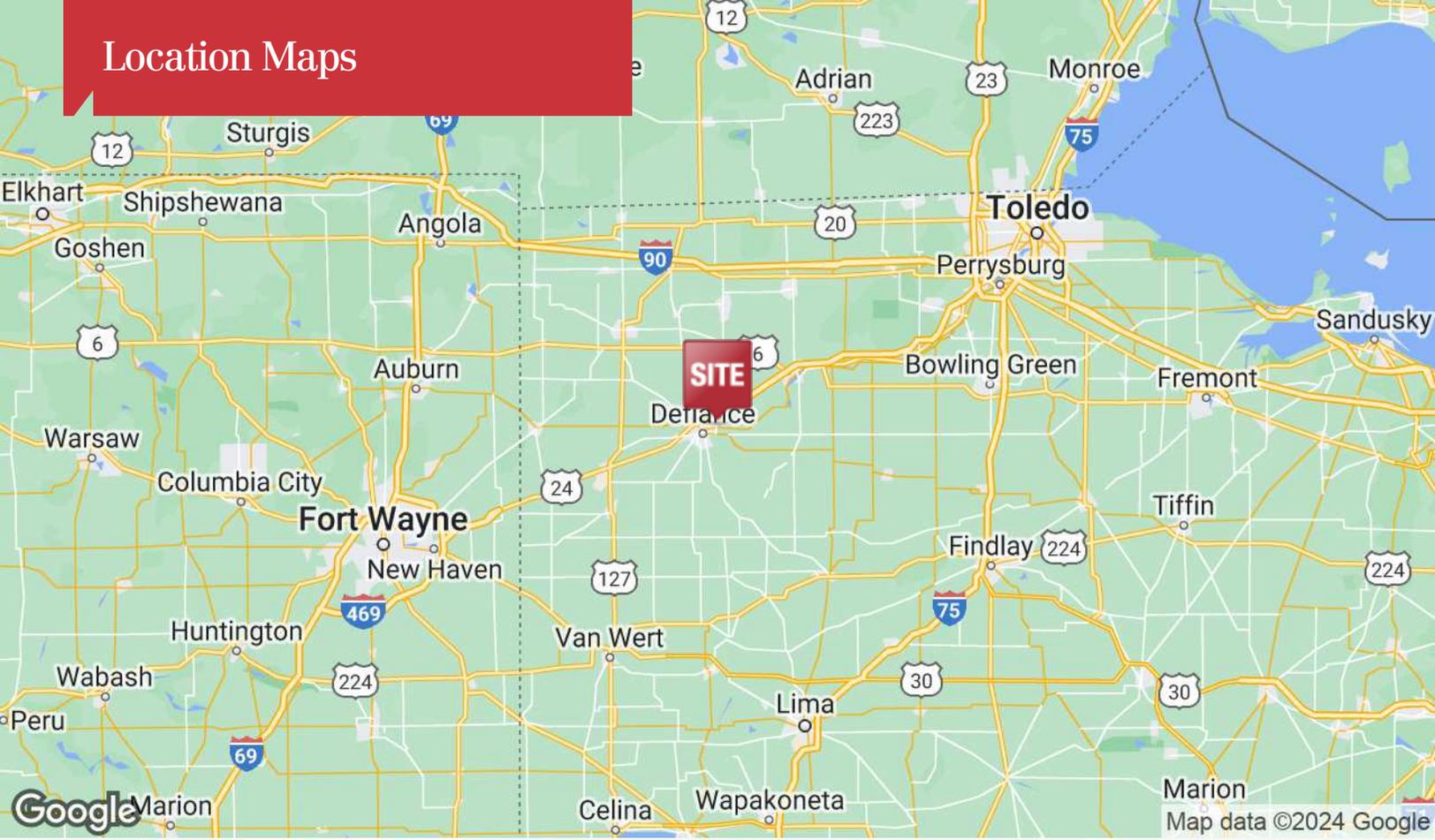
For Sale or Lease

# Industrial- Interstate- Rail Spur

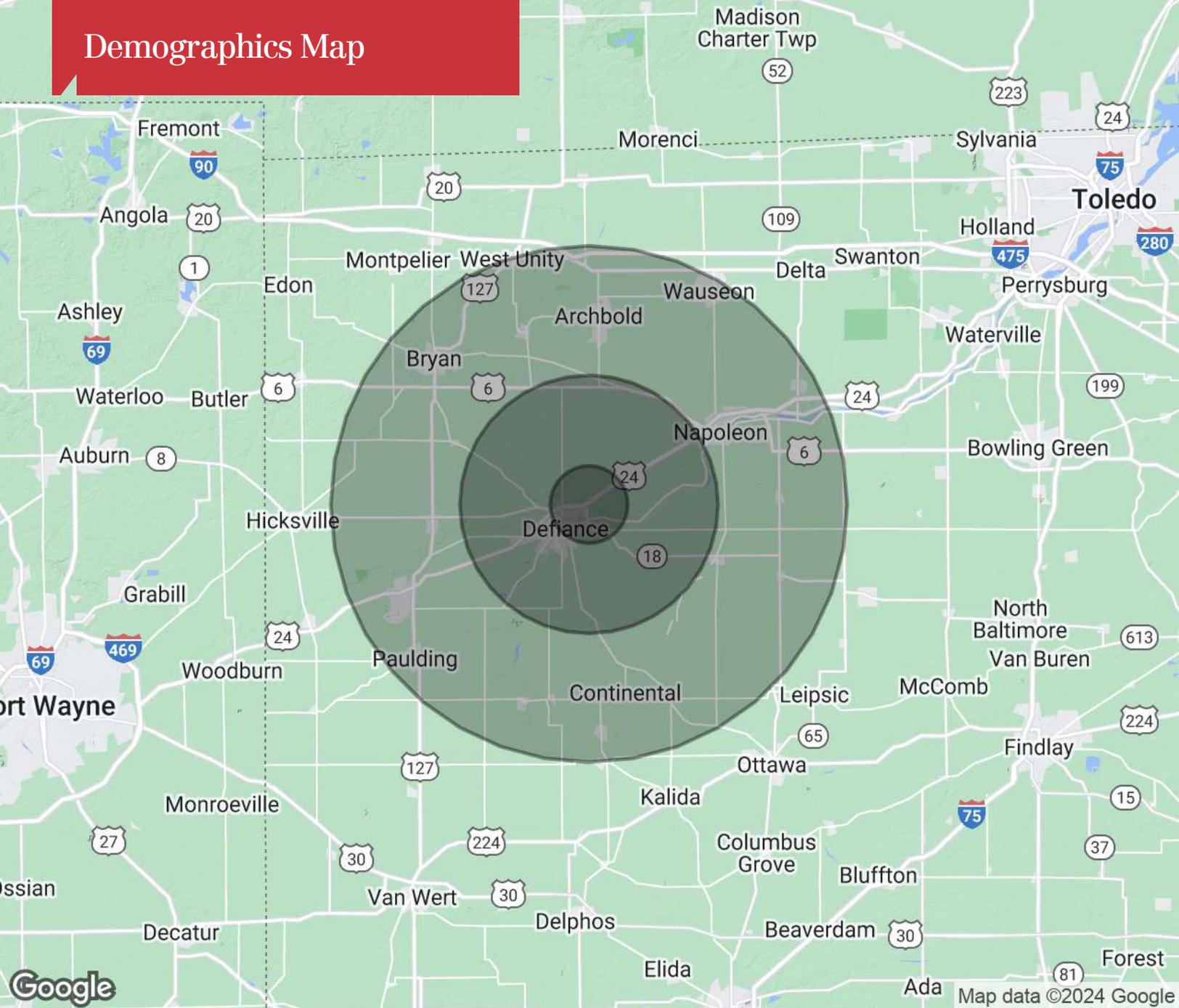
\$1,300,000 | \$3.50 SF/yr



# Location Maps



# Demographics Map



## Population

	3 Miles	10 Miles	20 Miles
TOTAL POPULATION	16,970	37,542	110,318
MEDIAN AGE	38.1	38.5	39.3
MEDIAN AGE (MALE)	33.9	36.7	37.7
MEDIAN AGE (FEMALE)	41.5	39.8	40.8

## Households & Income

	3 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	6,758	14,672	43,032
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$53,535	\$56,316	\$56,281
AVERAGE HOUSE VALUE	\$118,928	\$119,751	\$129,069

\* Demographic data derived from 2020 ACS - US Census

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# Industrial Property



## MARK BARINGER

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### PROFESSIONAL BACKGROUND

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, office, shopping centers, multifamily, and single tenant NNN properties. 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 banking and 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 recently recognized by CoStar with a 2021 "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 an original board member of Children's Lantern, a faith-based 501c foundation helping homeless children. Mark is currently on the leadership team of Lifewise Academy in Defiance.

### EDUCATION

The University of Toledo, Majoring in Real Estate

### MEMBERSHIPS

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