



Sample Photo - Keller Industrial Properties

Industrial Build To Suit

US Rt 224

Findlay, Ohio 45840

Property Highlights

- New Build To Suit Opportunity- We Will Build to Your Specs and Needs
- Findlay is the #1 Micropolitan Area in the US for Business, according to Site Selection magazine
- World Headquarters to Marathon Petroleum and Cooper Tires
- Home to International Companies and Distribution Centers
- Very close proximity to I-75, the main north-south interstate in the Eastern US.
- Experienced developer with national experience

Offering Summary

Lease Rate:	Negotiable-BTS
Building Size:	up to 225,000 SF
Lot Size:	16.862 Acres

A Development by:

KELLER INDUSTRIAL PROPERTIES
 An Affiliate of Keller Logistics Group

For More Information

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Property Description

Build To Suit Industrial Building, up to 210,000sf available. Can be used for warehouse/distribution or for manufacturing. Offices and features can be built to your specifications. Excellent Findlay location close to I-75.

These are proposed sizes and specs. We can build to suit to your needs. Keller Industrial Properties, an affiliate of Keller Logistics Group, is a national developer and owner of industrial properties in Ohio and Texas. Recent completion includes three buildings in Defiance, OH; one in Napoleon, OH; and one in Dallas, TX.

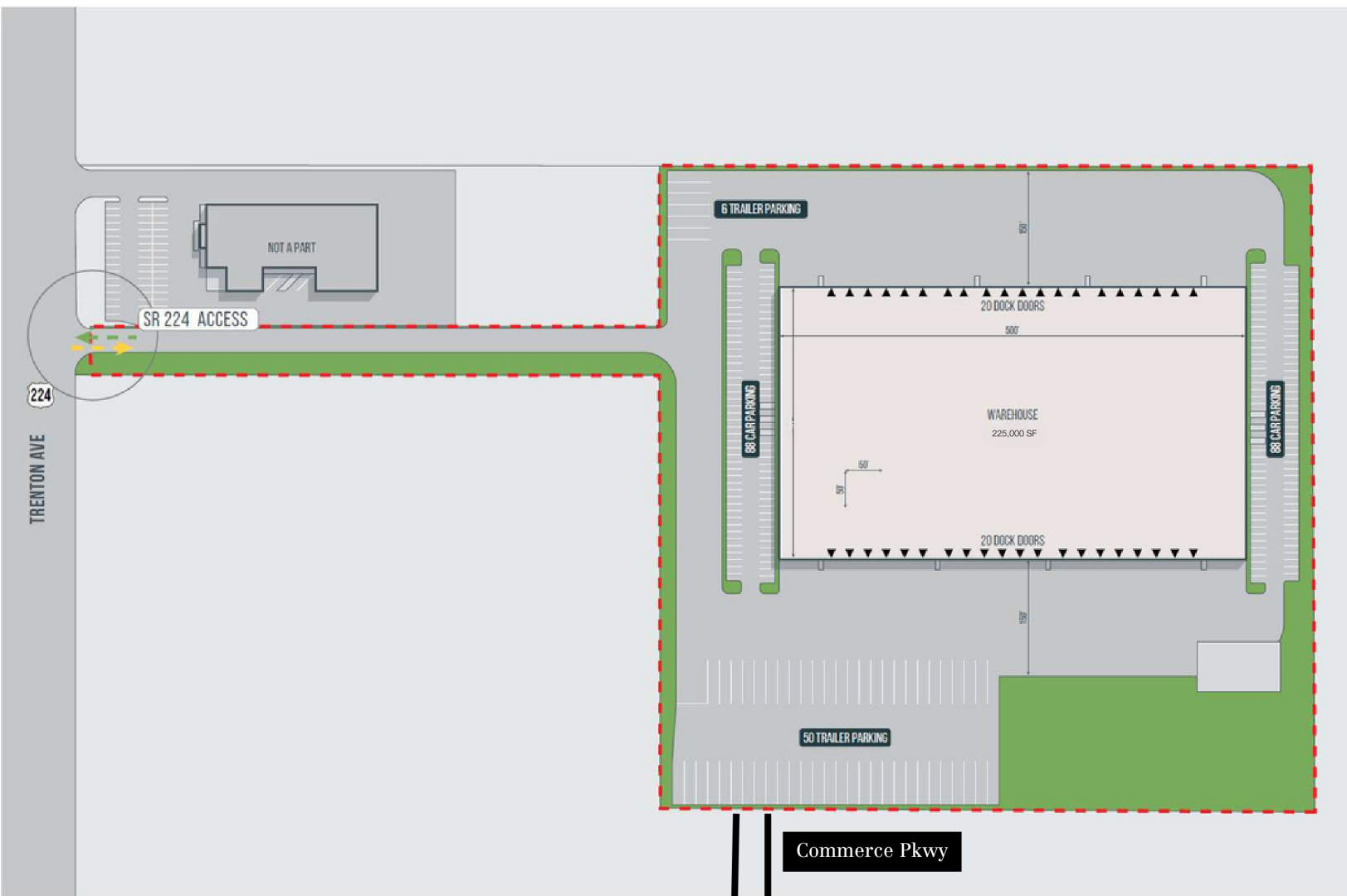
Location Description

The subject is located on US 224 in Findlay, just west of the I-75 interchange. Findlay was just voted the #1 micropolitan area for site selection and development in the country for the 10th year in a row. It is the world headquarters of Marathon Petroleum (Fortune 50) and Cooper Tires. It is home to several national and international companies, as well as distribution centers for Lowe's and Kohls. Sheetz just announced plans for a \$150 million food production facility.

Findlay is located on I-75 40 minutes south of Toledo, and approximately 90 minutes to Columbus, Dayton, Detroit and Fort Wayne. Findlay has a strong, skilled, and educated workforce.

Commerce Parkway is platted to the east of the property. There are plans to complete it so it extends up to the property.





Lease Rate	Negotiable
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Location Information

Building Name	Industrial Build To Suit-Findlay
Street Address	US Rt 224
City, State, Zip	Findlay, OH 45840
County	Hancock
Market	Findlay
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 75
Nearest Airport	Findlay Executive Airport

Building Information

Building Size	225,000 SF
Number of Lots	1
Column Space	50 ft
Gross Leasable	225,000 SF
Area Framing	Concrete/Steel

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	16.862 Acres
APN #	280001032598
Lot Depth	0 ft
Corner Property	No

Parking & Transportation

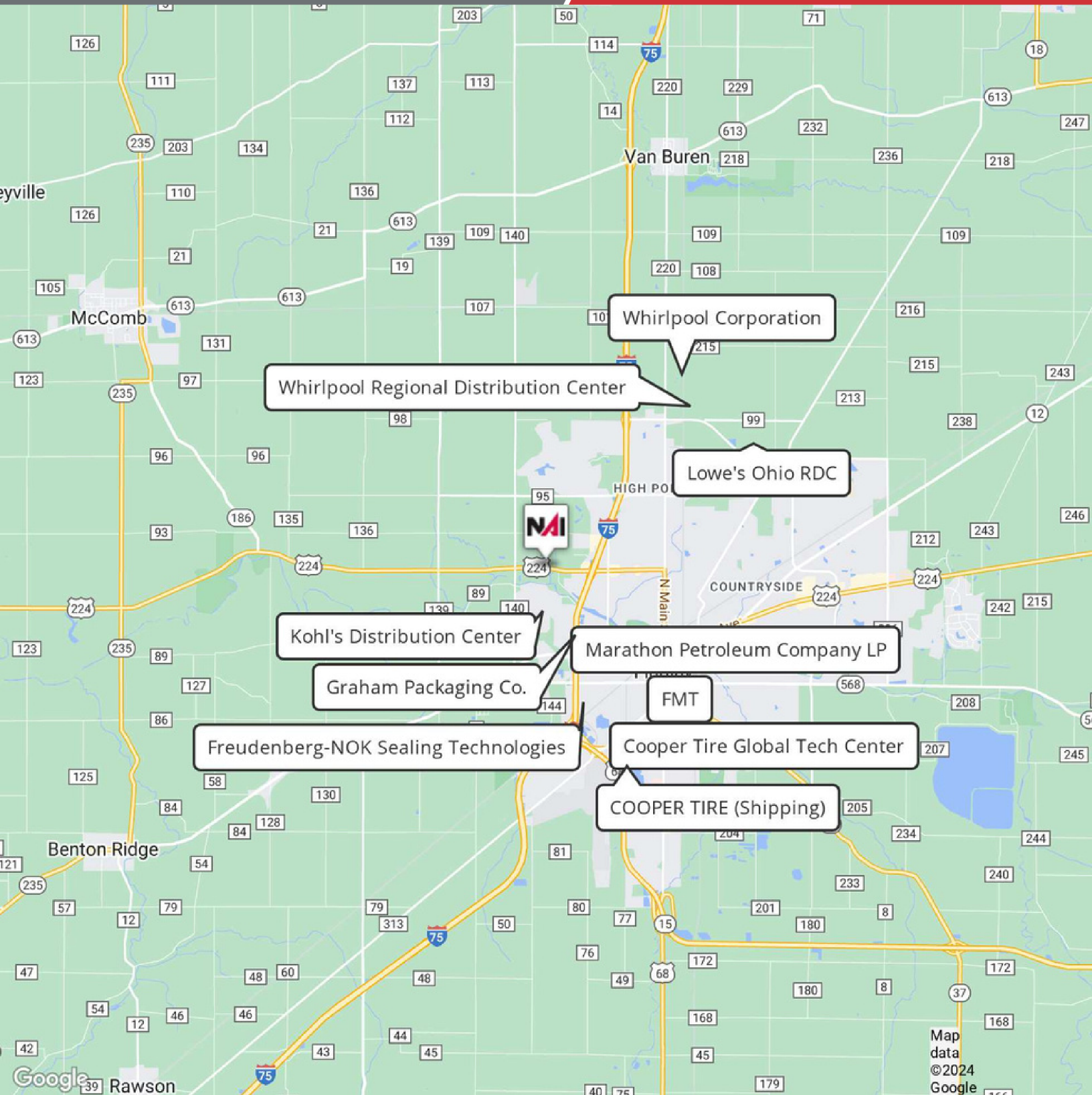
Street Parking	No
Number of Parking Spaces	176 car/ 56 truck

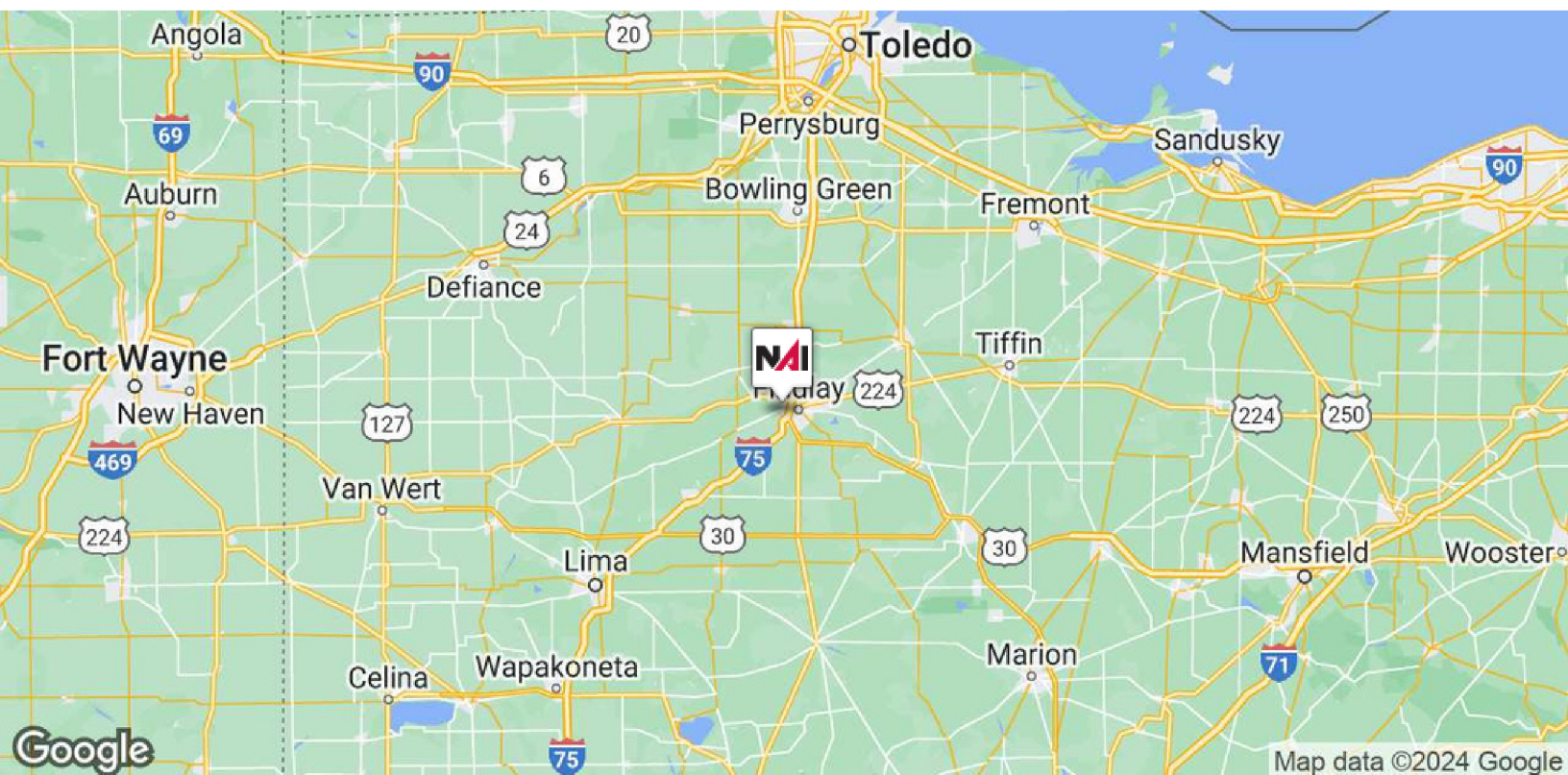
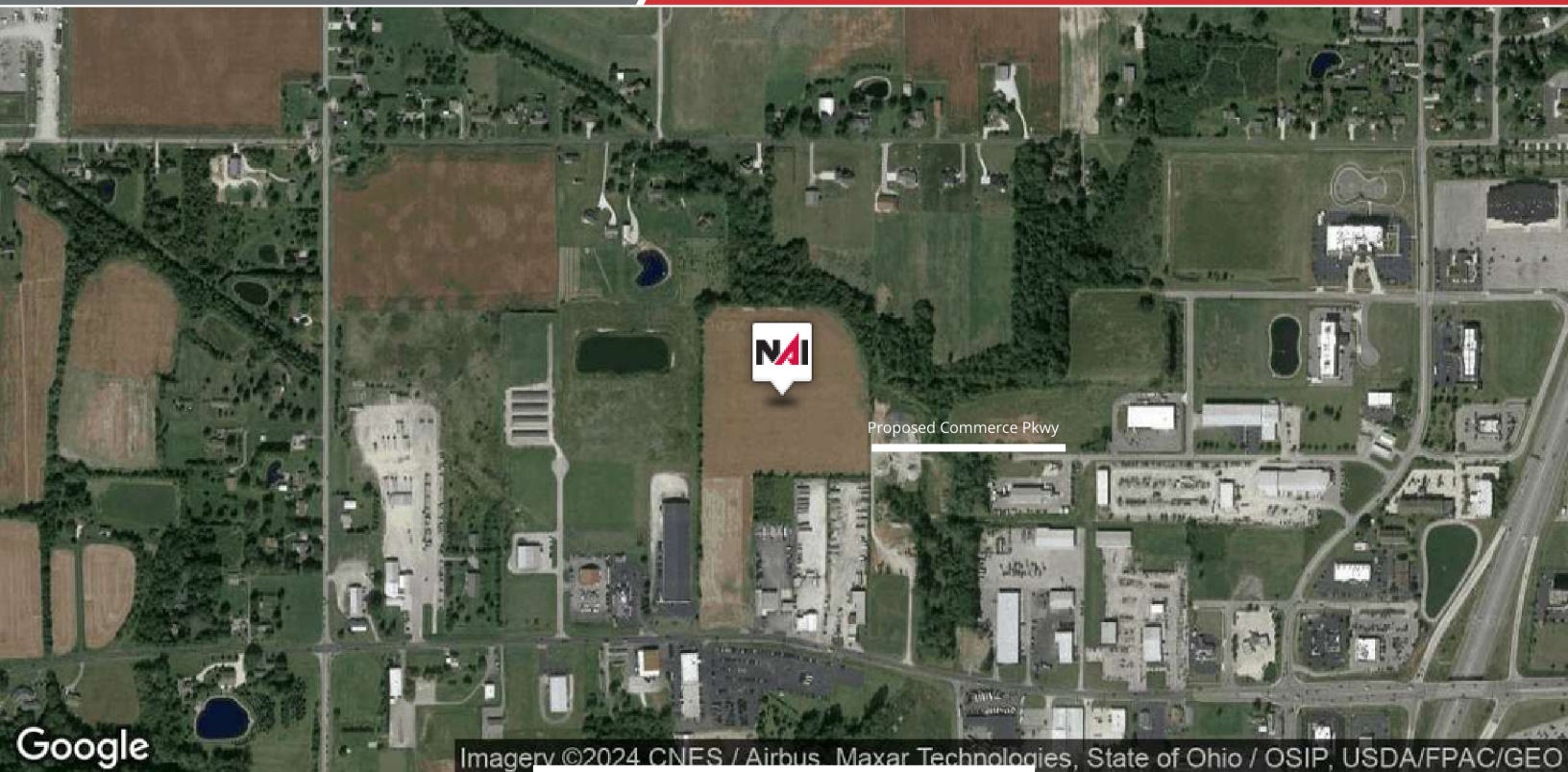


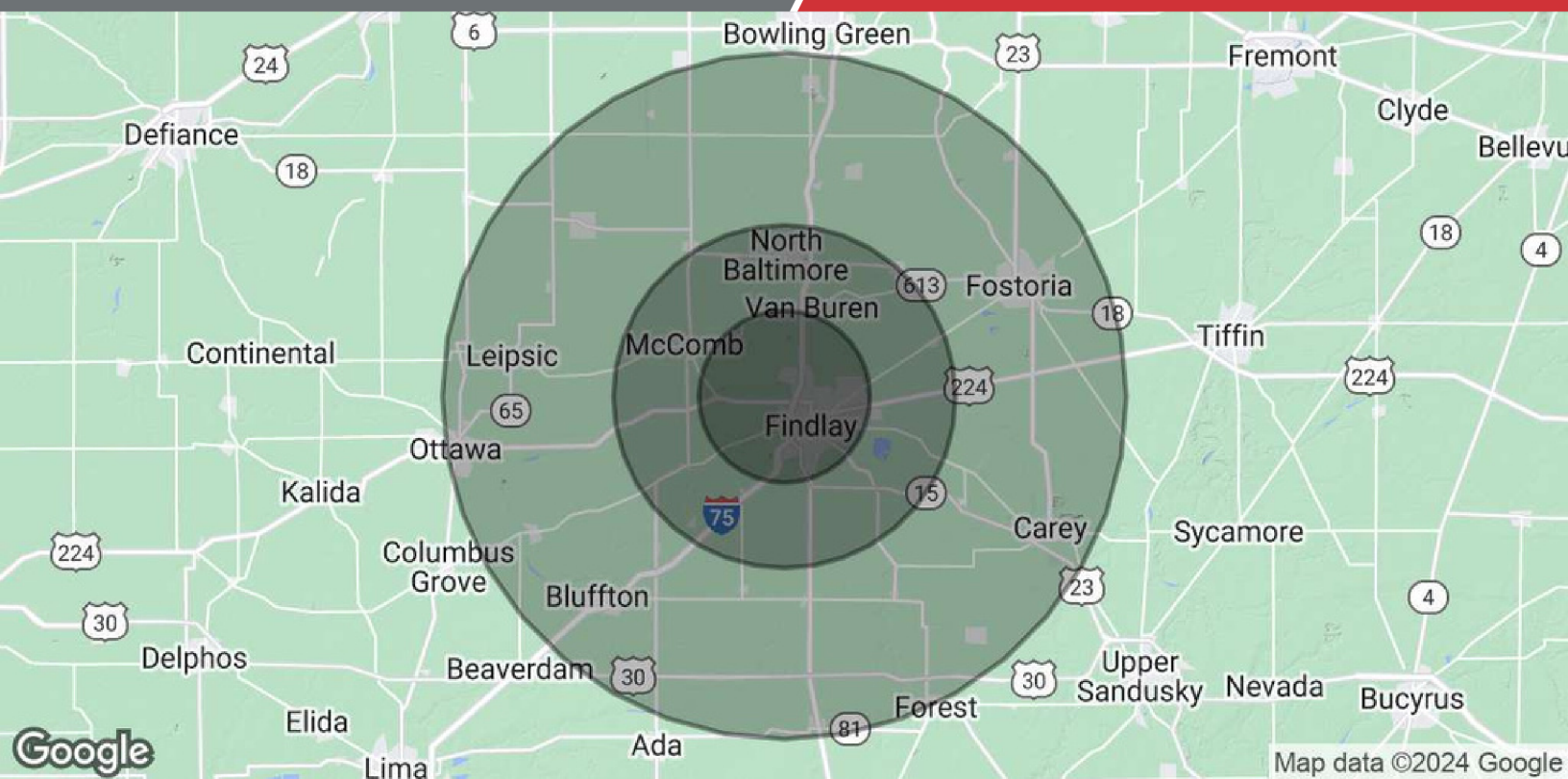
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Population	5 Miles	10 Miles	20 Miles
Total Population	48,138	66,223	136,688
Average Age	38.8	39.7	40.0
Average Age (Male)	37.3	38.2	38.7
Average Age (Female)	40.3	41.0	41.0
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	22,261	29,942	60,201
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,192	\$71,870	\$68,301
Average House Value	\$139,403	\$149,472	\$137,867

* Demographic data derived from 2020 ACS - US Census