



**Available:
100,000 SF**

**For Sale or Lease:
\$4,800,000 (Finished)
\$3,500,000 (As-Is)**

\$3.75 NNN SF/Year



For information, contact:



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High Bay Distribution/Manufacturing Facility

**25401 Elliott Road
Defiance, Ohio 43512**



Land: 27 Acres

Square Footage: 100,000 SF

**Building
Dimensions:** 200' x 500'

Clear Height: Up to 32' Clear

Column Spacing: 50' x 50'

Drive-In Doors: Two – 16' x 16'

Docks: Ten – 10' x 10'

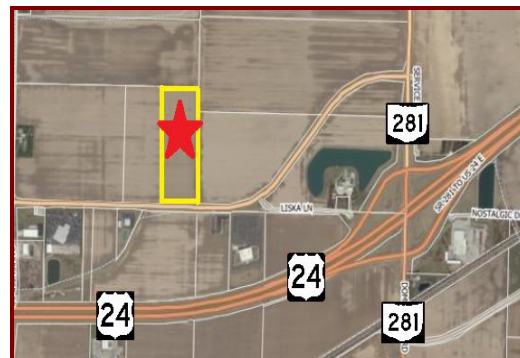
Expandable Land: Yes

Zoning: M-3

Parcel Number: J120007000603

Location Information

- Immediately off Exit 28 on US-24
- 50 Miles from Toledo, Ohio
- 50 Miles from Fort Wayne, Indiana
- 40 Miles from I-75
- 25 Miles from Ohio Turnpike (I-80/90)



Highlights:

- Expandable up to 400,000 SF
- New Construction 2018



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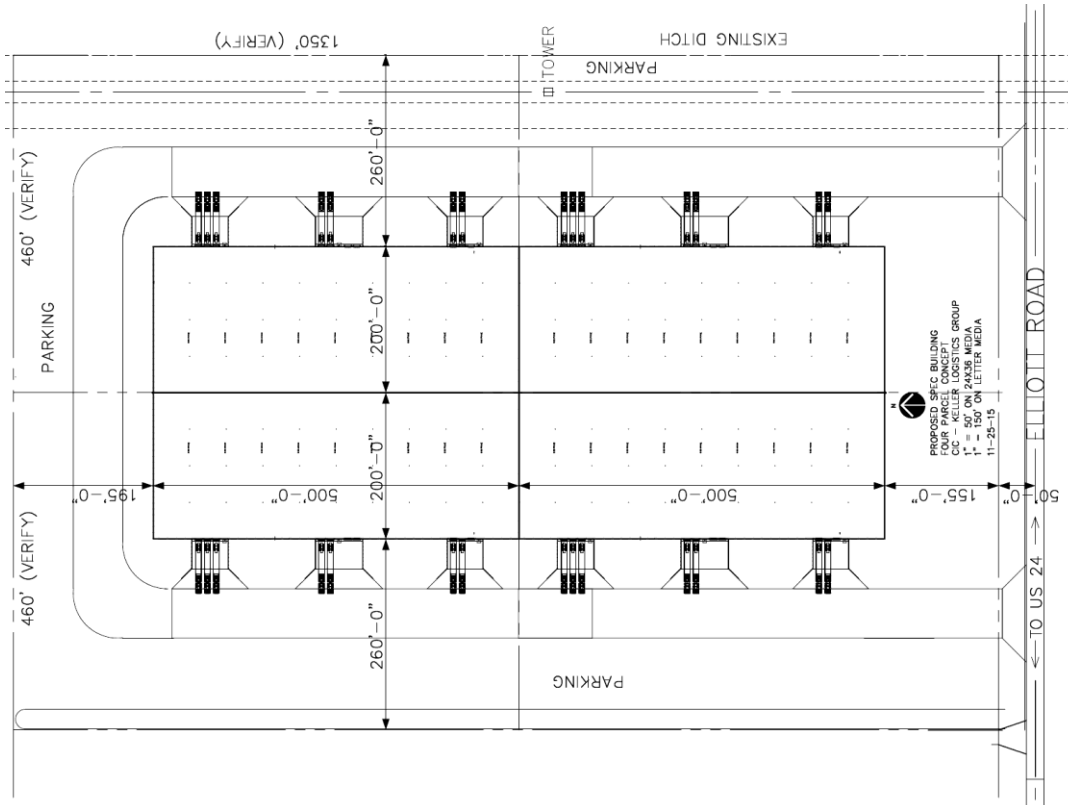
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Site Plan



Strategic Location

Defiance County's proximity to major markets like Chicago, Detroit, Indianapolis and Columbus allows businesses to lower transportation costs and improve service to customers. New U.S. Route 24 connects Defiance to Fort Wayne, Indiana, and Toledo, Ohio, via a four-lane expressway.

Defiance County's close proximity to major airports such as Toledo Express and Fort Wayne International Airport connects the area to the rest of the United States and the world.

Rail service in Defiance County is provided by CSX Transportation and Napoleon, Defiance & Western Railway, while Interstate 80/90, I-69 and I-75 provide convenient access to the Midwest and beyond.

