

FOR LEASE 18,000 SF FOR SALE 28,000 SF



120 BENTLEY COURT, FINDLAY, OHIO 45840

1 MILE TO EXIT 157 ON I-75/2 MILES TO EXIT 159 ON I-75

Property Highlights:

Square Feet: 28,000 SF

Docks: Three - 8' x 10'

Drive-In Door: One - 12' x 14'

Power: 480 Volts / 800 Amps

- Sale Price: \$1,800,000
- ✓ Lease Rate: \$7.00 NNN SF/Year
- Air Lines Throughout
- Additional Land for Expansion



Tim Echemann

Principal Broker C: 937.658.4403 P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Conrad Echemann

Sales Associate C: 937.658.4282 P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR
TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL



FOR LEASE 18,000 SF FOR SALE 28,000 SF

Land: 4.5 Acres

Office SF: 2,000 SF

Construction Type: Metal

Clear Height: 13' - 14'

Roof: Metal

Floor Thickness: 6"

Sprinkler System: Wet

Power: 480 Volts, 800 Amps, III Phase

Parking Spaces: 64 Spaces

Year Built: 1995

Lighting: T-5

Column Spacing: Clear Span

Utilities: City Water & Sewer

Zoning: 11; Light Industrial

HVAC Plant: Forced Air Gas & Infrared Heat

Parcel Number: 62-0001011158

Annual Taxes: \$12,463.62



Scan for more info



Principal Broker C: 937.658.4403 P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



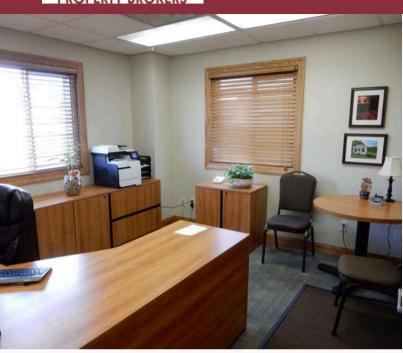
Conrad Echemann

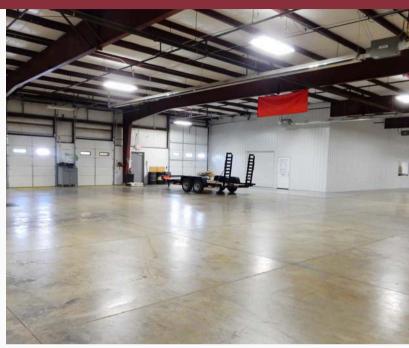
Sales Associate C: 937.658.4282 P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com



120 BENTLEY COURT FINDLAY, OHIO 45840









Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR
TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL



120 BENTLEY COURT FINDLAY, OHIO 45840





Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR
TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL