

# MODERN MANUFACTURING FACILITY



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

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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:** I1; Light Industrial

**HVAC Plant:** Forced Air Gas & Infrared Heat

**Parcel Number:** 62-0001011158

**Annual Taxes:** \$12,463.62



Scan for more info



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# SITE



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