



# DANBERRY NATIONAL, LTD.

## 102,700SF WAREHOUSE FOR LEASE

### GENERAL INFORMATION:

LOCATION: LAND AIR BUSINESS PARK  
CLOSEST INTERSECTION: 80-90 TURNPIKE/AIRPORT HWY.  
CITY/TOWNSHIP: SWANTON  
STATE/ZIP: OHIO, 43558  
AVAILABLE ACREAGE: 250+ AC

### PRICING DETAILS:

|              |               |
|--------------|---------------|
| YEARS 1 - 3  | \$6.30/SF NNN |
| YEARS 4 - 7  | \$6.50/SF NNN |
| YEARS 8 - 10 | \$6.75/SF NNN |



Conceptual Drawing. For Illustration purposes only.

### BUILDING SPECS:

- TOTAL 102,700 SF, INCLUDING 2,200 SF OFFICE BUILDING IS EXPANDABLE
- MINIMUM CLEAR HEIGHT IS 36'-0"
- EXPOSED AGGREGATE PRECAST CONCRETE WALLS
- EPDM 60 MILL ROOF TOTALLY ADHERED WITH R30 INSULATION
- NINE (9) TRUCK DOCKS WITH DOCK SHELTERS AND 40,000# HYDRAULIC DOCK LEVELERS
- 480-VOLT, 3-PHASE, 800-AMP ELECTRIC SERVICE
- ESFR SPRINKLER HEADS WITH A DIESEL FIRE PUMP
- SEMI-TRAILER STAGING AREA

### CONTACT:

BRIAN W. MCMAHON [BRIAN@DANBERRYNATIONAL.COM](mailto:BRIAN@DANBERRYNATIONAL.COM)  
BRITTANY CRAIG [BRITTANY@DANBERRYNATIONAL.COM](mailto:BRITTANY@DANBERRYNATIONAL.COM)  
624 W. SOUTH BOUNDARY, SUITE B PERRYSBURG, OHIO 43551  
OFFICE: (419) 874-2800

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### PROPERTY FEATURES:

- 250 AC +/- (INCLUDING 20 AC EXISTING POND)
- DIRECTLY ACROSS FROM TOLEDO EXPRESS AIRPORT
- EXISTING "SLIP RAMP" WITH 80/90 ALLOWING FOR TRIPLE TRAILER OR EXTENDED TRAILER ACCESSIBILITY TO/FROM TURNPIKE
- HIGH VISIBILITY FROM OHIO TURNPIKE 80/90, AIRPORT HIGHWAY/STATE ROUTE 2
- NORFOLK SOUTHERN RAIL SIDING (NORTH OF THE POND)
- CURRENTLY IN A JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) WITH THE CITY OF TOLEDO, MONCLOVA TOWNSHIP AND SWANTON TOWNSHIP
- 100% LUCAS COUNTY TAX ABATEMENT FOR 15 YEARS, APPLICATION COMPLETED IN 30-60 DAYS OR LESS.

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### UTILITIES:

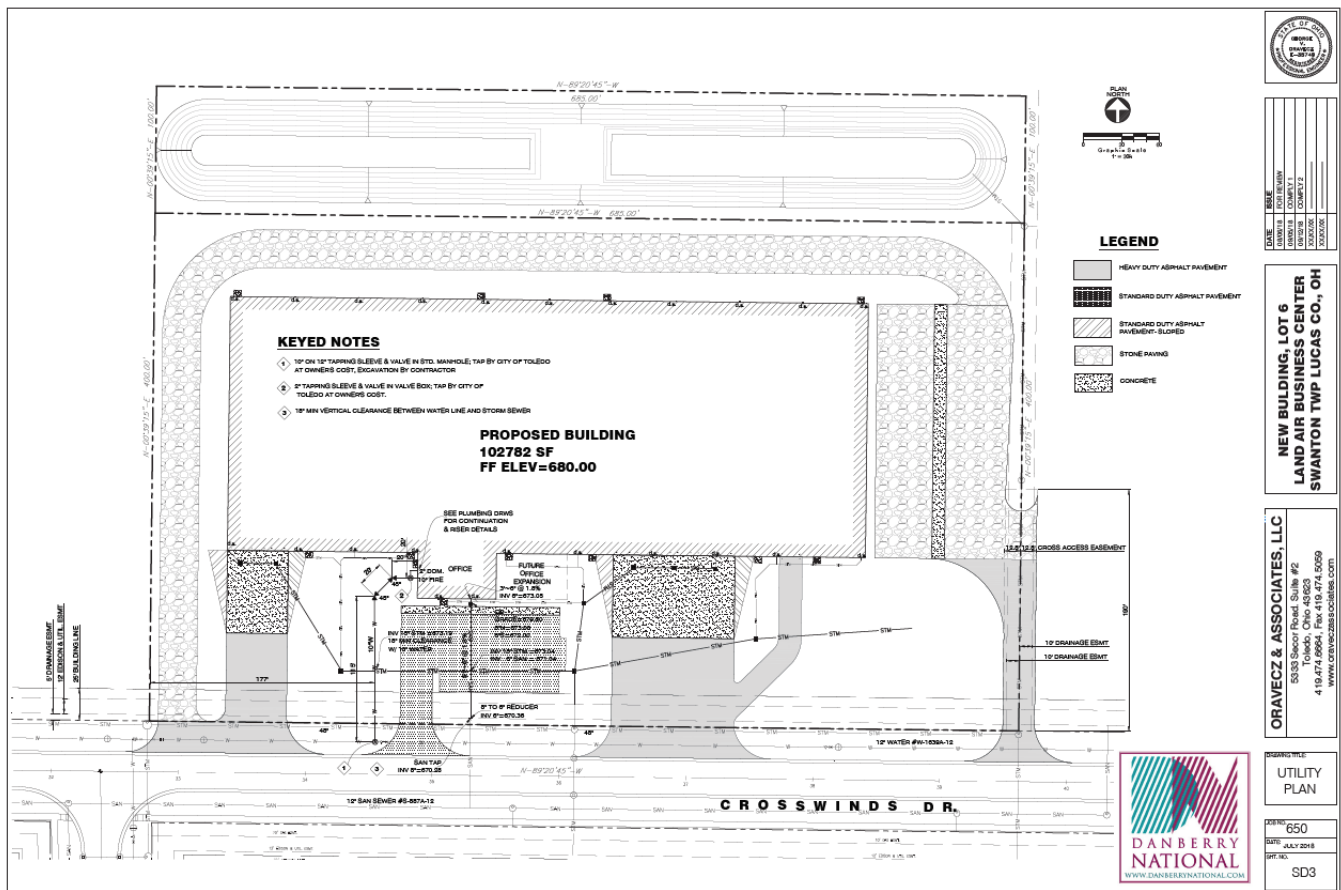
**GAS:** AVAILABLE – OHIO GAS CO.-6" H.P.

**WATER:** AVAILABLE - 16" – ON AIRPORT HWY.

**ELECTRIC:** AVAILABLE – TOLEDO EDISON FIRST ENERGY ENERGY/12.5 KV/3-PHASE/138 KV/ 3-PHASE/NORFOLK SOUTHERN RAIL LINE

**STORM/SANITARY:** EXISTING DITCH/GALE RUN #336/ WEST SIDE; 15" NORTH SIDE/AIRPORT HWY.

**FIBER OPTICS:** AVAILABLE – 24/48 FIBER CABLE



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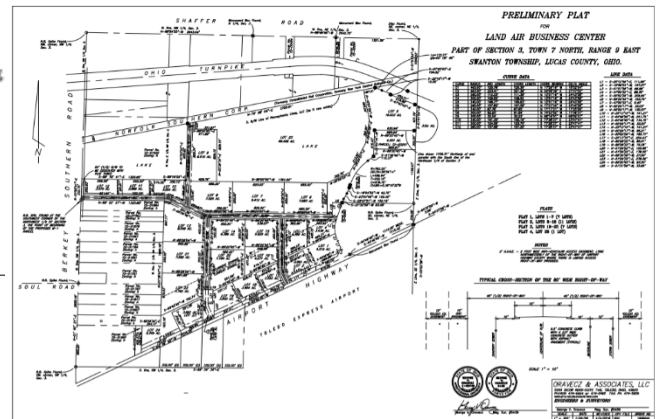
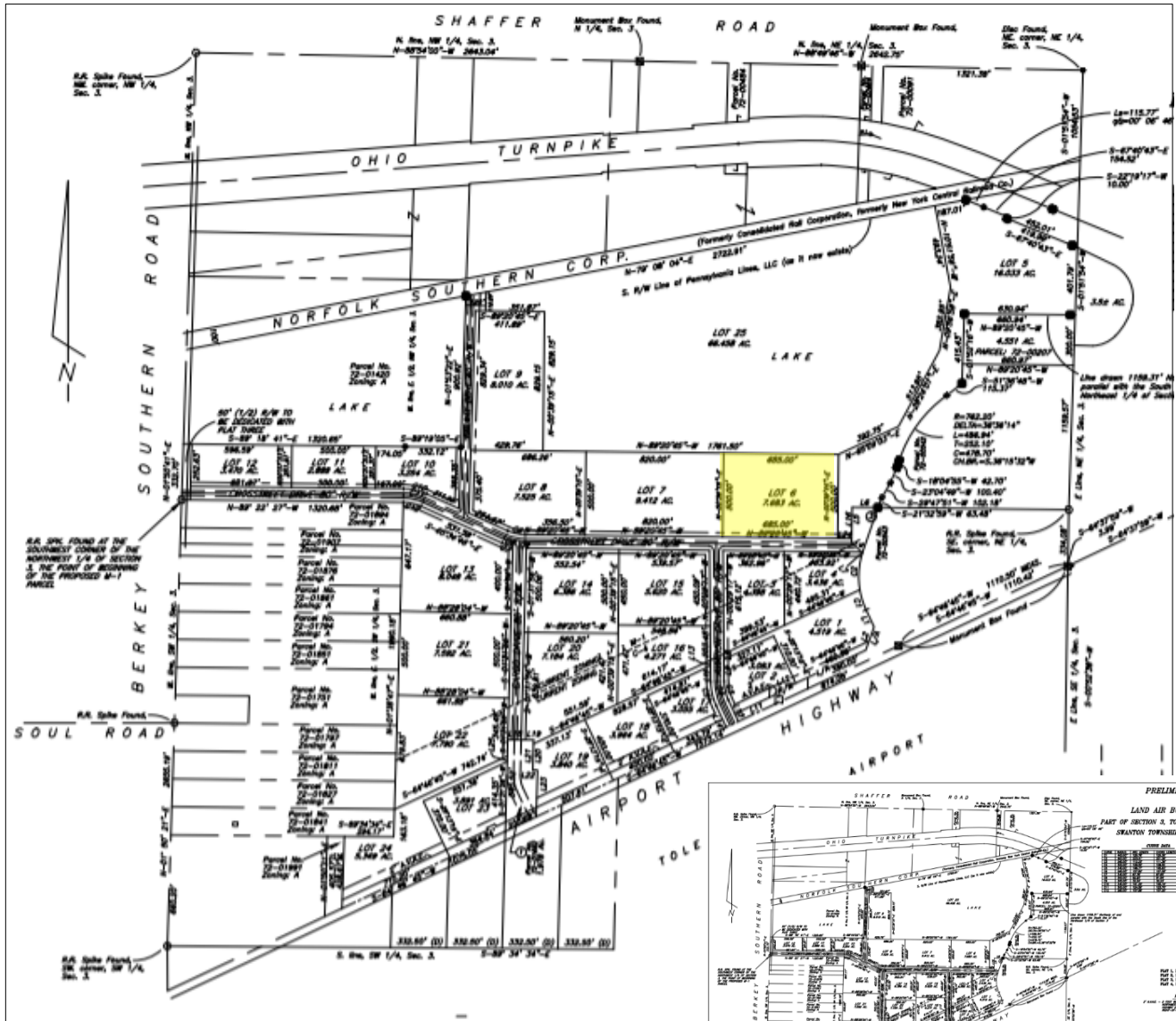
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ADDITIONAL LOTS AVAILABLE FOR SALE

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