

132 N. RAILROAD STREET  
OAK HARBOR, OHIO 43449

INDUSTRIAL FOR SALE OR LEASE  
74,860 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**NORTHERN MANUFACTURING**



## GENERAL INFORMATION

<b>Sale Price:</b>	\$1,500, 000
<b>Lease Rate:</b>	\$2.50 per sf NNN
<b>Building Size:</b>	74,860 sf
<b>Space Available:</b>	Entire building
<b>Number of Stories:</b>	2 story office
<b>Year Constructed:</b>	1946 - 2006
<b>Condition:</b>	Good
<b>Acreage/Dimensions:</b>	2.42 +/-
<b>Closest Cross Street:</b>	Between North Church Street & St. RT. 19
<b>County:</b>	Ottawa
<b>Zoning:</b>	Heavy Industrial (HI) & General Business ( GB)
<b>Parking:</b>	Along front side of building
<b>Curb Cuts:</b>	4
<b>Street:</b>	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

# 132 N. Railroad Street, Oak Harbor, Ohio 43449

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### BUILDING SPECIFICATIONS

Office Space:	5,400 square feet
Shop Space:	63,536 square feet
Exterior Walls:	Metal & block
Structural System:	Steel joists & pre-engineered metal
Roof:	Primarily metal
Floors:	Concrete
Floor Coverings:	New coverings in office
Ceiling Height:	Up to 20'
Basement:	No
Heating:	Gas forced air – Offices Co Ray Vac & Unit – Shop
Air Conditioning:	Offices only
Power:	800 amp, 480/277 V, 3 phase 4 wire
Security System:	No
Restrooms:	In each section
Overhead Door:	4
Truck Well/Dock:	2 – Dock doors
Sprinklers:	Yes
Signage:	Along eastern side wall
Rail:	There is no siding
Cranes:	Yes
Floor Drains:	No

### BUILDING INFORMATION

Current Occupant:	Northern Manufacturing
Occupancy Date:	Immediately
Sign on Property:	Yes
Key Available:	By Appointment

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvement Allowance:	"As is"
Tenant Responsibilities:	Operating expenses

### UTILITIES

Electric:	Village of Oak Harbor
Gas:	Columbia Gas
Water:	Village of Oak Harbor
Sanitary Sewer:	Village of Oak Harbor
Storm Sewer:	Village of Oak Harbor

### Comments:

- Flag pole
- Time Warner Communications provider
- Exhaust fans
- Compressed air lines
- Buss Duct

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**Western 2 Sections** - 110' x 126' 13,860 sf

- Original offices
- 10' Drive in door
- Restrooms
- Connecting passageways
- Tool room
- Buss duct

**Middle 2 Sections** - 323' x 100' 32,300 sf

- Restrooms
- 12' x 12' and 12' x 14' Drive in doors
- Foreman offices with bonus mezzanine space
- 5 ton cranes with approximately 13' under hook

**East 2 Sections** - 223' x 100' 23,300 sf

- Restrooms
- 2 – 10' Doors to truckwell
- 14' x 14' Drive in door
- Tax abatement in place
- Additional mezzanine areas

**2 Story Office Area** - 27' x 100' 5,400 sf

- Stairwells to Entry and also shop
- Restrooms
- Lunch and break rooms
- Multiple conference areas

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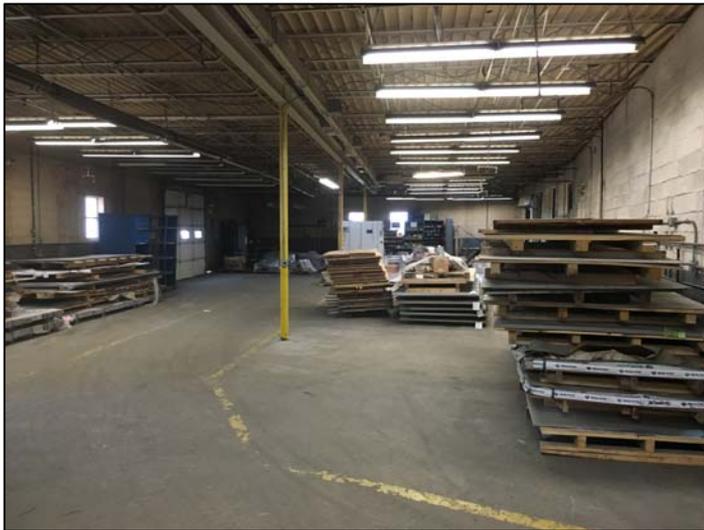
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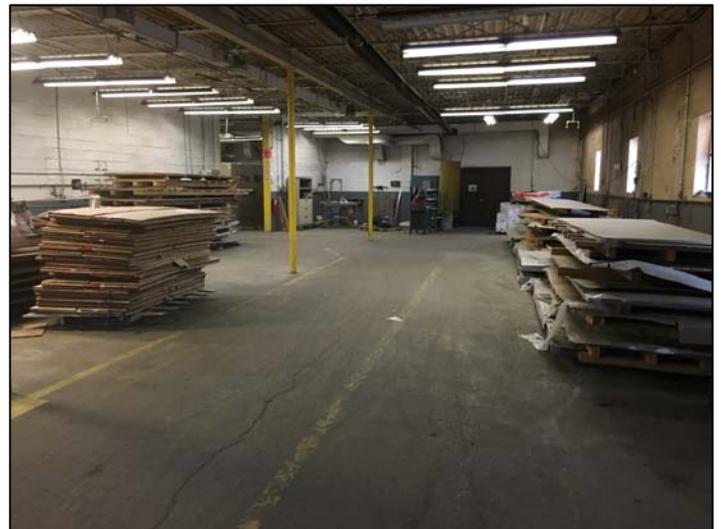
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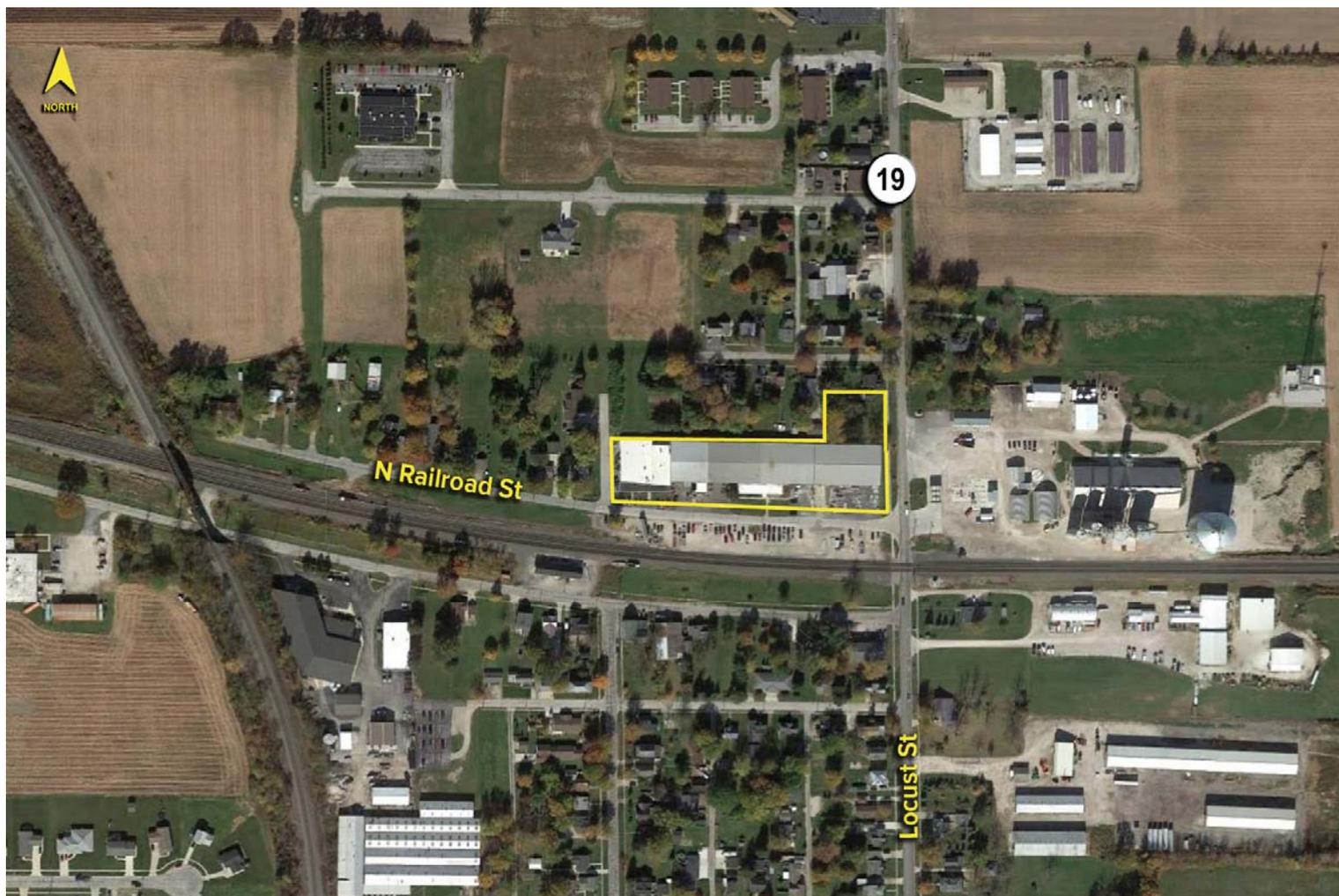
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### 2015 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
0272064833702900	N/A		\$0.00	\$134,460.00	\$134,460.00
0271017014770000	0.510		\$11,770.00	\$0.00	\$11,770.00
0271106114798000	0.630	15 year tax abatement until 2022	\$28,820.00	\$0.00	\$28,820.00
0271319727442000	0.490		\$22,410.00	\$0.00	\$22,410.00
0272023331960000	0.265		\$15,710.00	\$0.00	\$15,710.00
0272064833702000	0.527		\$24,100.00	\$837,210.00	\$861,310.00
<b>Totals:</b>	2.422		\$102,810.00	\$971,670.00	\$1,074,480.00



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