

Ohio

Arrowhead - Carey Spec Building 2

Property Report (Arrowhead - Carey Spec Building 2)



Property Details

Site/Building Name	Arrowhead - Carey Spec Building 2
Street Address	521 Arrowhead Drive
City	Carey
County	Wyandot County
Zip Code	43316
Type of space	Industrial, Warehouse
Min Size	101,250 sf
Max Size	101,250 sf
Last Updated	3/23/2017

Contact Information

Company	Wyandot County Office of Economic Development
Contact Name	Greg Moon
Address	109 S Sandusky Ave., Room 16
City	Upper Sandusky
State	Ohio
Phone	419-294-6404
Email	gmoon@wcoed.com
Website	www.wcoed.com



Contact Information

Company	Regional Growth Partnership
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Availability

For Lease	Yes
Lease Rate	\$3.75/sf
Lease Type	\$3.75/SF/Year
Lease Terms	Triple Net
For Sale	Yes
Sale Price	\$6,300,000.00
Price per SF	\$62.22
Ownership	Single
Ownership Type	LLC
Number of Owners	1
Date Property is Available	April 2017

Building Details

Building sf	101,250 sf
Vacant	Yes
Available sf	101,250 sf
Is Building Expandable	Yes
Year Built	2017
Building Dimensions	450 x 225
Building Material	Metal
Ceiling Height Max	32.5 ft
Ceiling Height Min	32.5 ft
Warehouse sf	99,150 sf
Docks	Yes
Number of Docks	10
Dock Door Height	10 ft
Drive In Doors	Yes
Number of Drive Ins	2
Column Spacing	50 ft
Number of Cranes	0
Floor Thickness	6
Sprinkler	Yes
Sprinkler Type	ESFR
Air Conditioning	Yes
Office sf	2,100 sf
Number of Floors	1
Parking	Yes
Former Tenant	N/A

Contact Name	Kyle Dodd
Title	Project Manager
Address	300 Madison Ave. Suite 270
City	East Toledo
State	Ohio
Phone	419-252-2700 x 315
Email	Dodd@rgp.org



State ED Contact	
Company	JobsOhio
Contact Name	Victoria Schaefer
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City	Columbus
State	Ohio
Phone	614-495-3963
Email	schaefer@jobs-ohio.com
Website	www.Jobs-Ohio.com



Site Details	
Parcel ID #(s)	10-3161-0000
Industrial Park	Yes
Industrial Park Name	Arrowhead Commerce Park
Total Number of Buildings	2
Build to Suit	Yes
Business Near Site	Hanon Systems USA LLC - Tier 1 automotive supplier
Former Use	N/A
Lot Size	8 acres
Total Acres	8 acres
Developable Acres	23 acres
Expansion Land	Yes
Divisible	Yes
Zoning	Industrial
Topography	Flat
Flood Plain	No

Incentives	
Enterprise Zone	Yes
Foreign Trade Zone	Yes

Transportation	
Nearest Highway	US-23
Distance to Nearest Highway	1 miles
4 Lane	Yes
Highway 2	SR-199
Distance to Highway 2	0 miles
Nearest Interstate	I-75
Distance to Nearest Interstate	20 miles
Nearest Airport	Wyandot County Airfield
Distance to Nearest Airport	5 miles
Airport 2	Toledo Express Airport
Distance to Airport 2	65 miles
Distance to International Airport	65 miles
Rail Provider	CSX

Utilities	
Electric	Yes
Electric Provider	Village of Carey
Distance to Electric Service	0 miles
Power Phases	3
Electric Volts	12470
Gas	Yes
Gas Provider	Columbia Gas of Ohio
Gas Line Size	4 in
Distance to natural gas	0 ft
Water at Site	Yes
Water Provider	Village of Carey
Excess Water Capacity at Site	300000
Water Excess Capacity As of Date	3/23/17
Water Line Size	8 in

Municipal Water Connection	Yes
Distance to water	0
Sewer	Yes
Sewer Provider	Village of Carey
Excess Sewer Capacity at Site	260000
Sewer Excess Capacity As of Date	4/28/17
Sewer Line Size	8 in
Distance to the sewer	0
Municipal Sewer Connection	Yes
Fiber Service to Site	Yes
Fiber Provider	Multiple available
Telecom	Yes
Telecom Provider	Multiple available

Environmental

Environmental Study Comments	0
Archeological Study Completed	Yes

Description

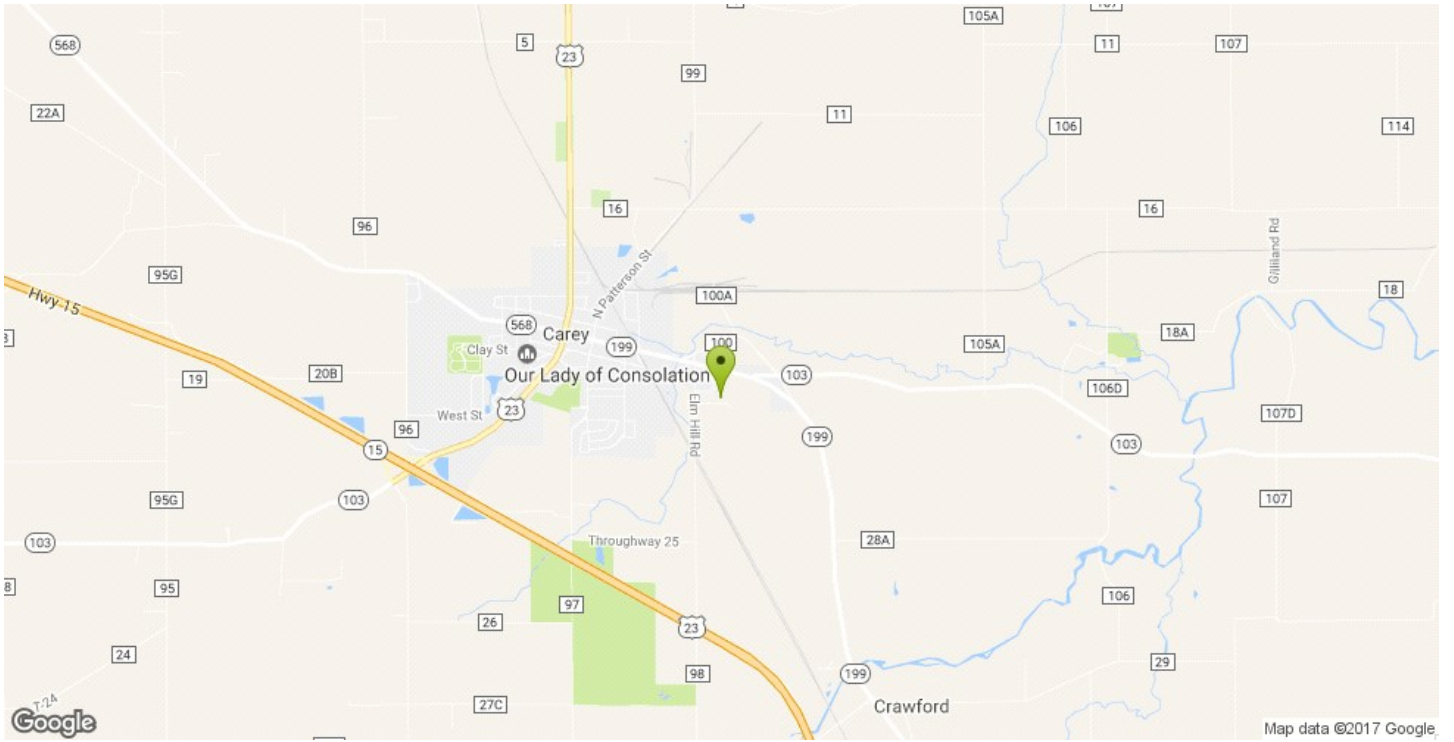
This 100,000 square foot speculative / shell building will be complete in 2017. Located just inside the Village of Carey, this site is less than 1 mile from a 4-lane, divided highway (US-23), and roughly 20 miles from Interstate 75. The new building will be the second constructed in the new Arrowhead Commerce Park, and will rest on a roughly 8 acre parcel. The park offers utilities with abundant excess capacity for many types of uses, and access to fiber optic connectivity. The park and speculative building are owned by adjacent electrical, mechanical, and high voltage contractor, Vaughn Industries.

This 101,250 sq. ft. speculative industrial warehouse/facility includes 2,100 sq. ft. of office area and is scheduled for completion in April 2017. The building will feature 32.5' clear height, 50' column spacing, and insulated walls and ceilings. It is situated on an 8 acre parcel and a potential total combined 23 acres of land allowing for ample parking, storage, and expansion area that will be determined at the time of sale or lease. Located just inside the Village of Carey, this site is less than 1 mile from a 4-lane, divided highway (US-23), and roughly 20 miles from Interstate 75. The new building will be the second constructed in the new Arrowhead Commerce Park. The park offers utilities with abundant excess capacity for many types of uses, and access to fiber optic connectivity. The park and speculative building are owned by adjacent electrical, mechanical, and high voltage contractor, Vaughn Industries.

Attachments

[IPB - Arrowhead 2 Brochure](#)

521 Arrowhead Drive



ARROWHEAD
COMMERCE PARK
520 Arrowhead Park, Carey, OH



- ◆ Sale or Lease
- ◆ 101,250 sq. ft.
- ◆ 32.5' Clear
- ◆ 50' Column Spacing
- ◆ 10 Dock Doors
- ◆ 2 Grade Level Doors
- ◆ ESFR Sprinkler System
- ◆ City Water/Sewer
- ◆ 2,100 sq. ft. Office
- ◆ 1 Mile from Four Lane Highway

Available April 2017

Contact Tim Vaughn 419-396-3900

