



FOR SALE

2025 Production Drive, Findlay, OH 45840

56,364 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



2025 PRODUCTION DRIVE

OFFERING SUMMARY

Sale Price:
\$6,200,000

Building Size:
56,364 SF

Year Built:
1995

Lot Size:
6.77 Acres

Price/Acre:
\$110.00

Zoning:
I-1 Manufacturing

Property Overview:

- High quality manufacturing facility
- 45,994 SF production area
- 10,370 SF office area
- Constructed for easy expansion on 6.77 AC
- 34.5kV 1200amp, primary ownership
- 28' to roof joist
- Concrete flooring thickness 7" - 60"
- Less than 3 miles from I-75 / SR 99 interchange
- Bridge Cranes: (5) 2 ton, (1) 3 ton, (1) 10 ton, (2) 1/2 ton
- Jib Cranes: (1) 1/2 ton, (1) 1 ton
- Fully climate-controlled facility
- Office and R/D areas
- Zoned I-1 manufacturing
- Recent improvements
- Phase 1 Environmental and survey available

Contact us for additional information!
<https://www.rkgcommercial.com/>

2025 Production Drive

SALE PRICE \$6,200,000

LOCATION INFORMATION

STREET ADDRESS 2025 Production Drive
CITY, STATE, ZIP Findlay, OH, 45840
COUNTY Hancock
SUBMARKET Outside Metro Area
CROSS STREETS Bright Rd.
TOWNSHIP Findlay
NEAREST HIGHWAY I-75

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Manufacturing
ZONING I-1 Manufacturing
LOT SIZE 6.77 Acres
ANNUAL REAL ESTATE TAXES \$41,621.20
ANNUAL RE TAXES PER SF \$0.77
APN # 600001004626
PARKING SURFACE Asphalt
OF PARKING SPACES 75

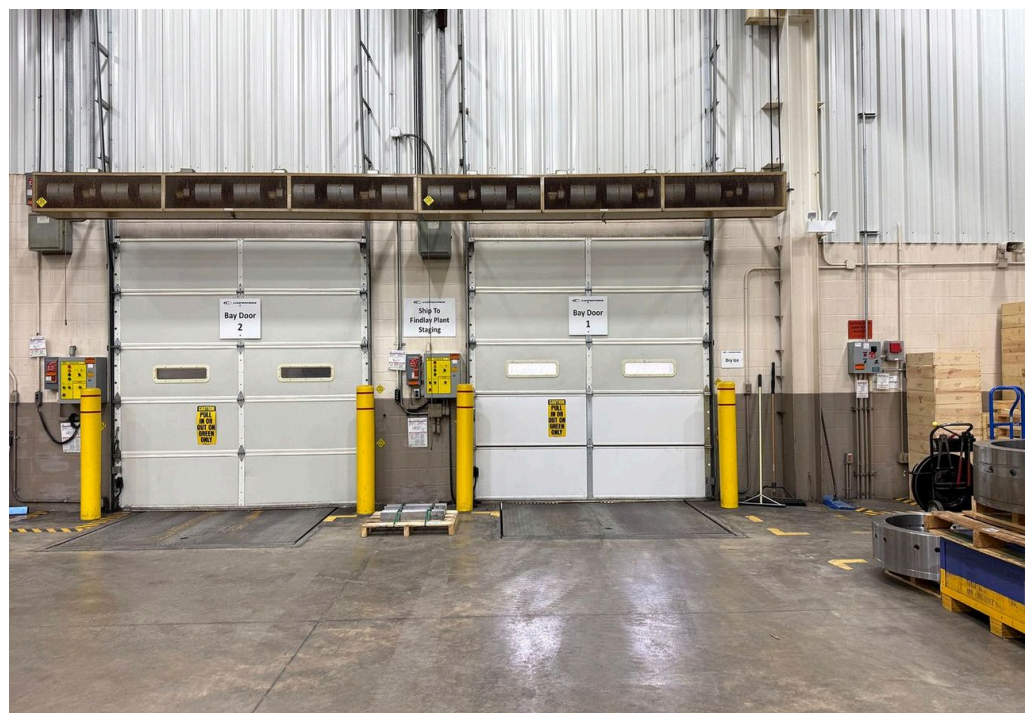
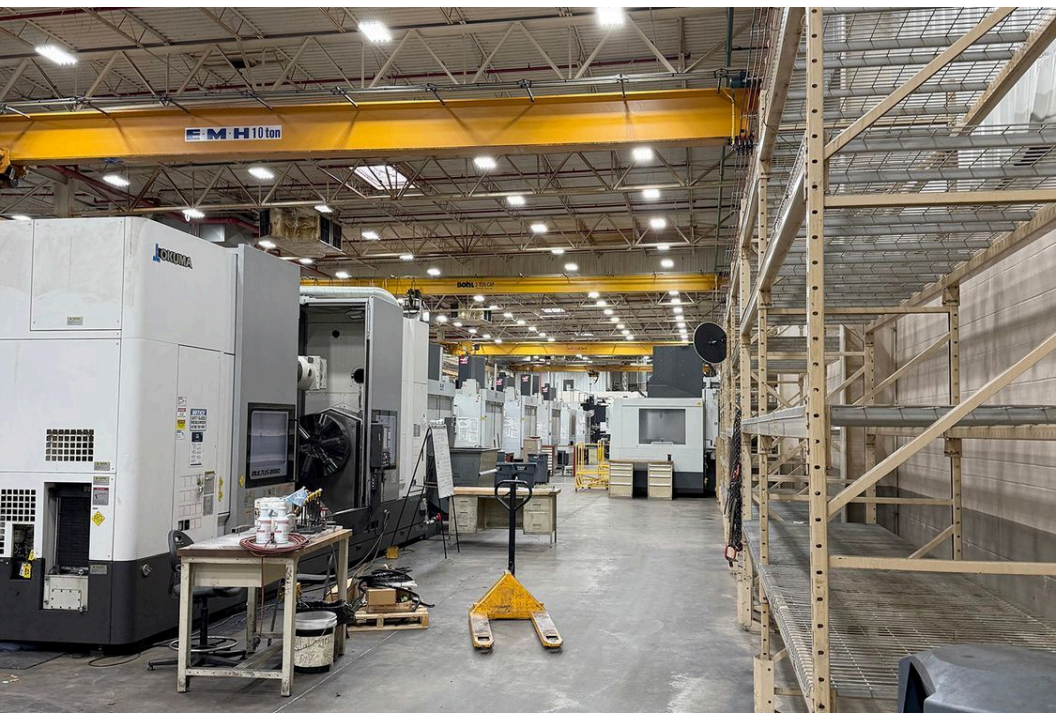
BUILDING INFORMATION

BUILDING SIZE 56,364 SF
TENANCY Single
OF GRADE LEVEL DOORS 1 - 12'x14'
OF DOCK HIGH DOORS 2 - 8'x10'
OF CRANES 11
OFFICE SPACE 10,370 SF
OF FLOORS 1
CONDITION Excellent
ROOF Modified Bitumen
OF BUILDINGS 1
MEZZANINE Yes
CONSTRUCTION Block/Steel
LIGHTING LED
CENTRAL HVAC Yes
FIRE SUPPRESSION Wet

UTILITIES

POWER PROVIDER AEP (34.5kV)
FUEL PROVIDER Columbia Gas
WATER PROVIDER Municipal

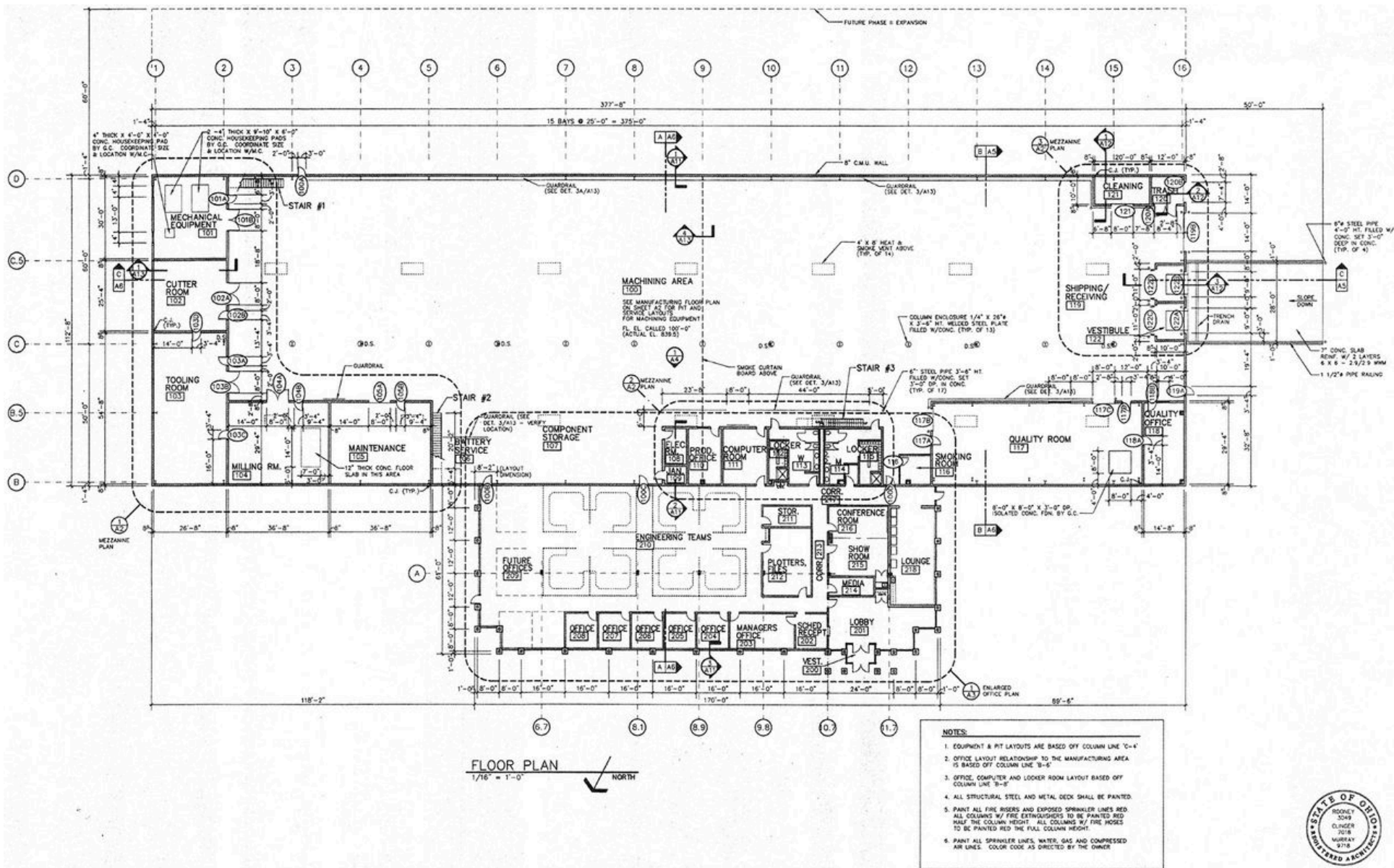
2025 Production Drive



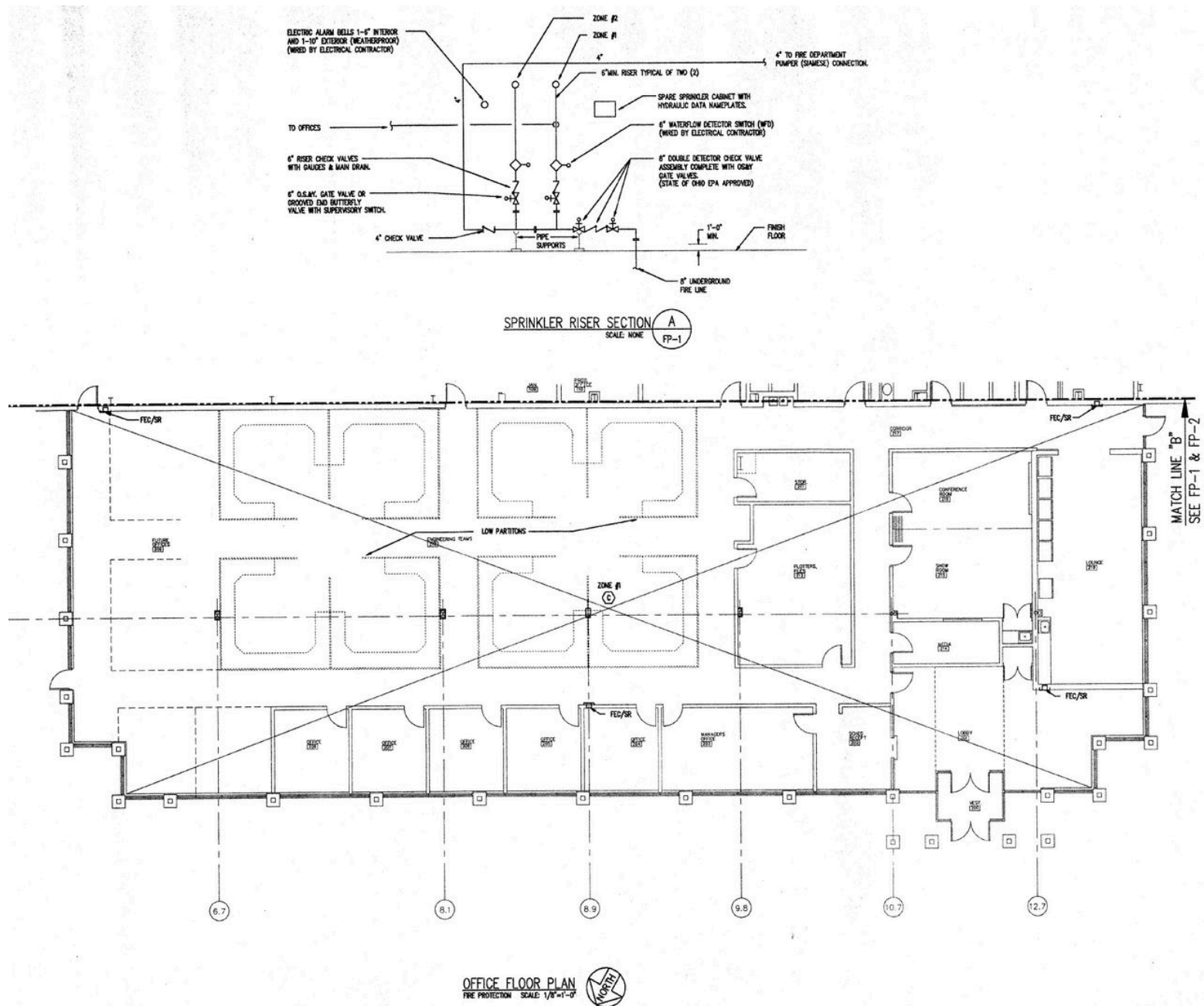
2025 Production Drive



2025 Production - Floor Plan



2025 Production - Office Floor Plan



LEGEND

- LIMIT OF CONSTRUCTION
- PROPERTY LINE
- MANHOLE
- CATCH BASIN
- CONC. STRUCTURE
- INTEGRAL CURB
- BENCH
- 3" GRAVEL

NOTES

- SEE SURVEYORS MAP FOR SETBACK LINES PRIOR TO LANDSCAPE ARCHITECTURE
- WRITTEN DIMENSIONS SHALL BE USED BY CONTRACTOR TO IDENTIFY SETBACK LINES
- SEE SHEET L5 FOR FURTHER DETAILS

SURVEYOR'S NOTES

- BENCHMARK: DRILL HOLE IN LIGHT POLE CONCRETE BASE AT INTERSECTION OF PRODUCTION DRIVE AND INDUSTRIAL DRIVE ELEVATION = 858.60
- PLAT PREPARED BY: PETERMAN ASSOCIATES, INC. 435 CARNAHAN AVENUE FINDLAY, OHIO 45840 (419)422-6672

- ## NOTES

- SEE SURVEYORS NOTES FOR BENCHMARK AND PREPARATION INFORMATION.
- CONTRACTOR SHALL VERIFY LOCATION OF BUILDING CORNERS AND THE DISTANCE TO SETBACK LINES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCY TO LANDSCAPE ARCHITECT.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS.
- SITE IDENTIFICATION AND DIRECTIONAL SIGNS PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO INSTALL SITE IDENTIFICATION SIGN BASE.
- SEE SHEET LS FOR DETAILED LAYOUT OF ENTRY COURT AND TERRACE.

LAYOUT PLAN



Pop-Facts® Demographic Snapshot | Summary



Trade Area: 2025 Production Drive - 1 mi., 2025 Production Drive - 3 mi., 2025 Production Drive - 5 mi.

	2025 Production Drive - 1 mi.	2025 Production Drive - 3 mi.	2025 Production Drive - 5 mi.
Population			
2010 Census	2,005	28,187	49,693
2020 Census	1,969	29,665	50,106
2026 Estimate	1,955	29,965	50,372
2031 Projection	1,943	30,129	50,492
Population Growth			
Percent Change: 2010 to 2020	-1.80	5.24	0.83
Percent Change: 2020 to 2026	-0.71	1.01	0.53
Percent Change: 2026 to 2031	-0.61	0.55	0.24
	2025 Production Drive - 1 mi.	2025 Production Drive - 3 mi.	2025 Production Drive - 5 mi.
Households			
2010 Census	1,063	11,800	20,490
2020 Census	1,116	12,853	21,440
2026 Estimate	1,126	12,998	21,694
2031 Projection	1,128	13,132	21,879
Household Growth			
Percent Change: 2010 to 2020	4.99	8.92	4.64
Percent Change: 2020 to 2026	0.90	1.13	1.19
Percent Change: 2026 to 2031	0.18	1.03	0.85
	2025 Production Drive - 1 mi.	2025 Production Drive - 3 mi.	2025 Production Drive - 5 mi.
Family Households			
2010 Census	532	7,068	12,742
2020 Census	527	7,295	12,663
2026 Estimate	531	7,391	12,832
2031 Projection	532	7,484	12,963
Family Household Growth			
Percent Change: 2010 to 2020	-0.94	3.21	-0.62
Percent Change: 2020 to 2026	0.76	1.32	1.33
Percent Change: 2026 to 2031	0.19	1.26	1.02

Benchmark: USA

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2025 PRODUCTION DRIVE

LOCATION BENEFITS

- Findlay has a diverse industrial mix that includes advanced manufacturing, logistics, energy, and automotive manufacturing
- These sectors are supported by a skilled labor force trained in both manufacturing and technical fields as well as a proactive local economic development team

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK