



## 850 Carpenter Rd

850 Carpenter Rd  
Defiance, Ohio 43512

### Property Highlights

- Recently Renovated Throughout
- 9,000sf of New Office Space
- 20,000sf of Warehouse with Grade OH Doors
- Fenced Side Yard with Parking, 4 Acres Total

### Property Overview

Fully renovated office and warehouse building. Approximately 9,000sf of office with over 20,000sf of warehouse space. Flexible uses for this space. Currently used for office, customer service and warehouse space. Past use has included showroom and wholesale. There is a fenced side yard and adjacent vacant lot. High visibility location.

### Offering Summary

Sale Price:	\$3,000,000
Lease Rate:	\$8.95 SF/yr (NNN)
Building Size:	29,226 SF
Available SF:	29,226 SF
Lot Size:	4 Acres

### For More Information



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Sale Price	\$3,000,000
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Lease Rate	\$8.95 SF/Yr
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## Location Information

Building Name	850 Carpenter Rd
Street Address	850 Carpenter Rd
City, State, Zip	Defiance, OH 43512
County	Defiance

## Building Information

Building Size	29,226 SF
Number of Floors	1
Year Built	1975

## Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	M-3
Lot Size	4 Acres
APN #	I060013A00900; I060013A00801
Lot Depth	0 ft

## Parking & Transportation

## Utilities & Amenities



## Location Description

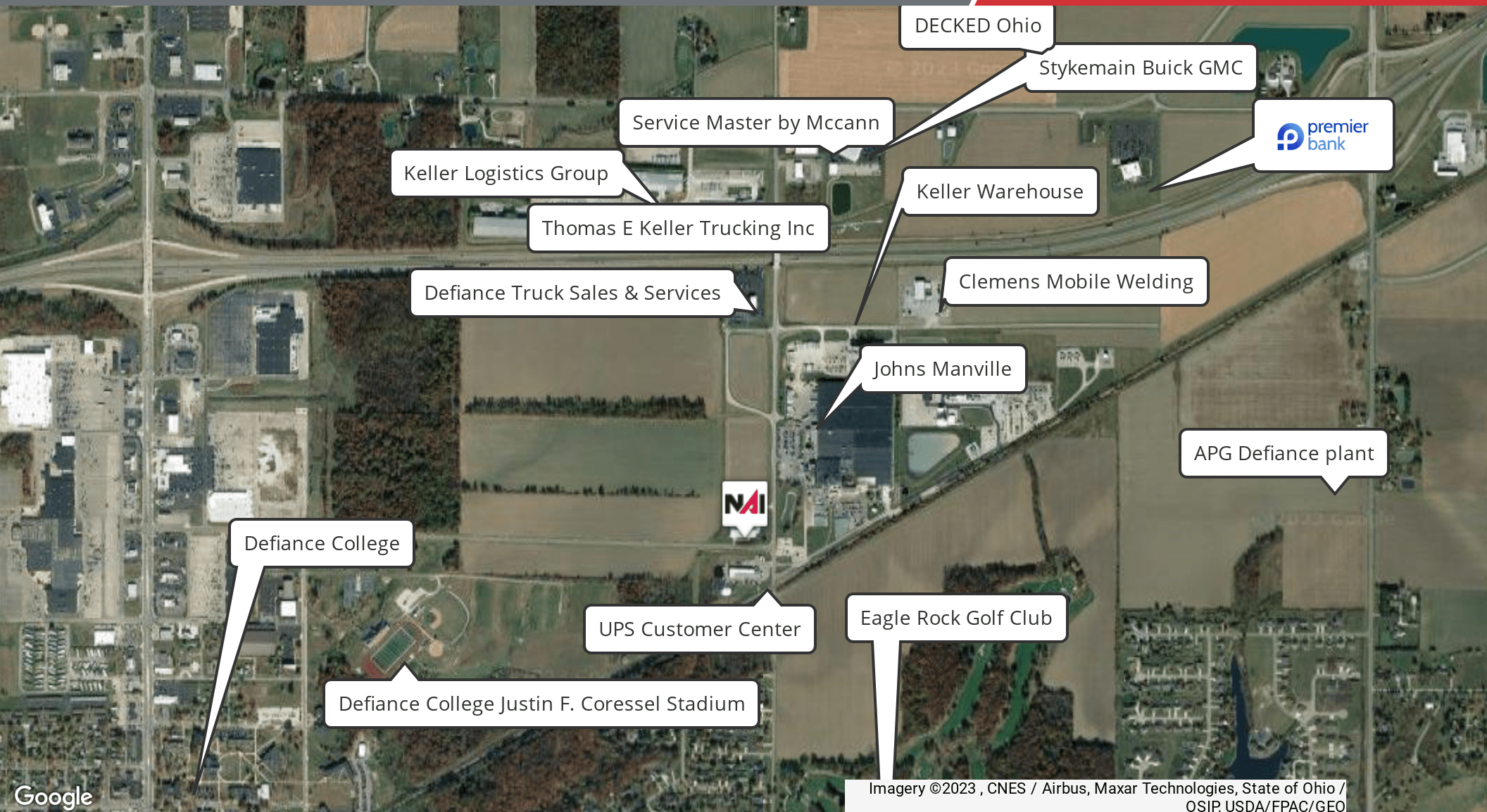
Defiance is located in Northwest Ohio between Toledo and Fort Wayne, and is the regional economic hub for the area. Defiance is home to two health system campuses and Defiance College, a four year liberal arts college. It is an area leader in manufacturing, logistics and economic development, and a regional draw for retail and shopping.

The subject is located on the north side of Defiance at the corner of Carpenter Rd at Stadium Drive. The corner location has excellent visibility. This is an Industrial area adjacent to UPS, Johns Manville Plant #8, Keller Logistics and Defiance Truck Sales. It has close proximity to US 24 and SR 66.













Population	3 Miles	10 Miles	20 Miles
Total Population	12,654	31,214	98,777
Average Age	39.9	42.2	42.2
Average Age (Male)	38.1	40.5	40.7
Average Age (Female)	40.4	43.0	43.3
Households & Income	3 Miles	10 Miles	20 Miles
Total Households	5,911	14,061	44,090
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$65,100	\$72,780	\$67,220
Average House Value	\$112,494	\$130,867	\$127,427

\* Demographic data derived from 2020 ACS - US Census

