



CLICK OR SCAN

Northwest Ohio Commerce Park

+/-157-ACRE CLASS A INDUSTRIAL SITE

Up to 1,490,000 SF available for build-to-suit
North Baltimore, OH [Toledo Submarket]

AMBROSE



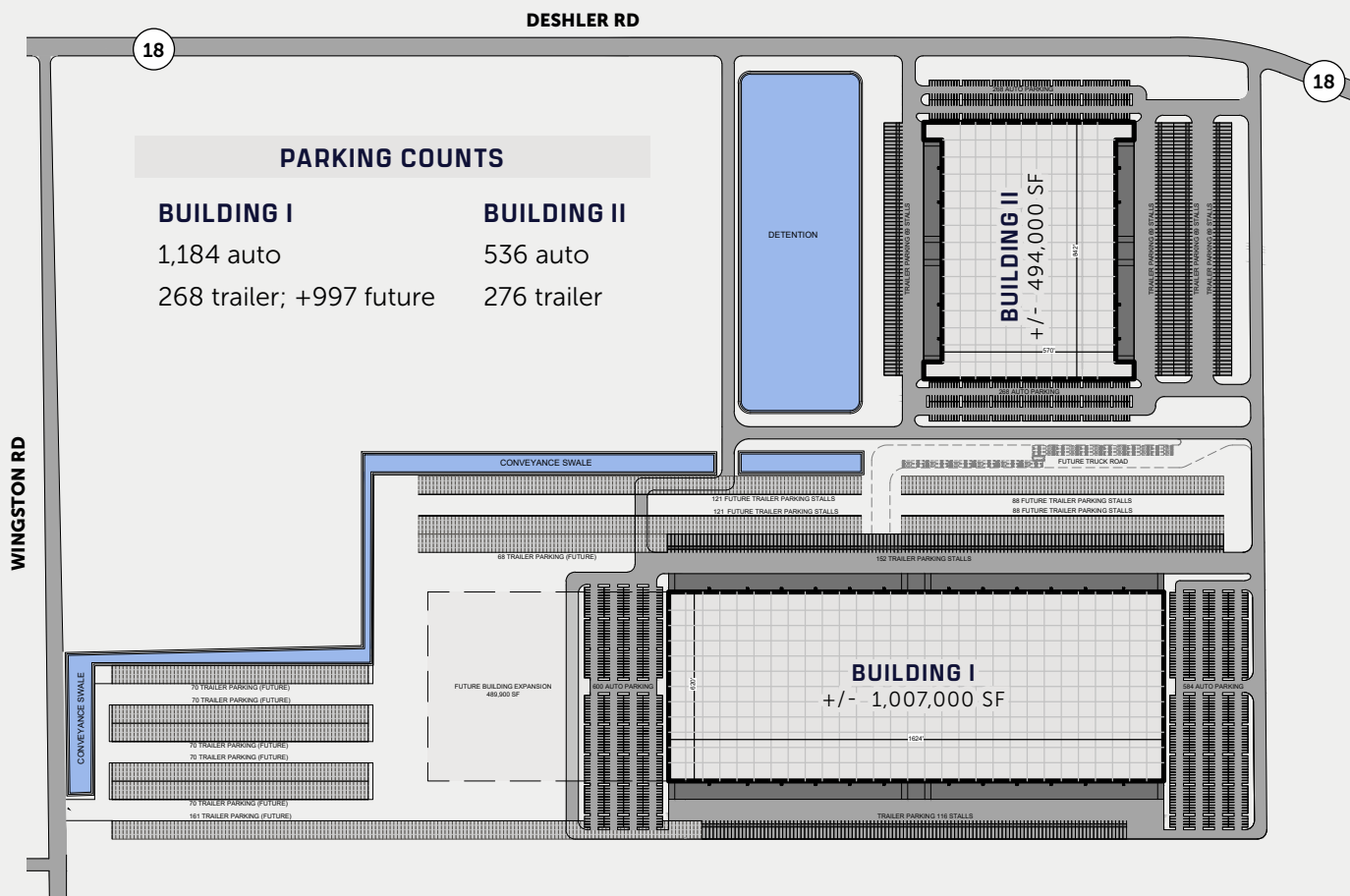


ZONING	SITE PLAN APPROVAL	BUILDING PERMITS	CONSTRUCTION
Complete	4-8 weeks	4-8 weeks	Est. 10 months

FLEXIBLE BUILDING CONFIGURATIONS

Spectrum, Frontier,
Brightspeed

INCENTIVES & TAX ABATEMENTS AVAILABLE



PROJECT TIMELINE

ZONING	SITE PLAN APPROVAL	BUILDING PERMITS	CONSTRUCTION
Complete	4-8 weeks	4-8 weeks	Est. 10 months

Available for Build-to-Suit or User Sales

FLEXIBLE BUILDING CONFIGURATIONS

WATER & SEWER

Village of North Baltimore Water & Sewer

GAS

KNRG Energy

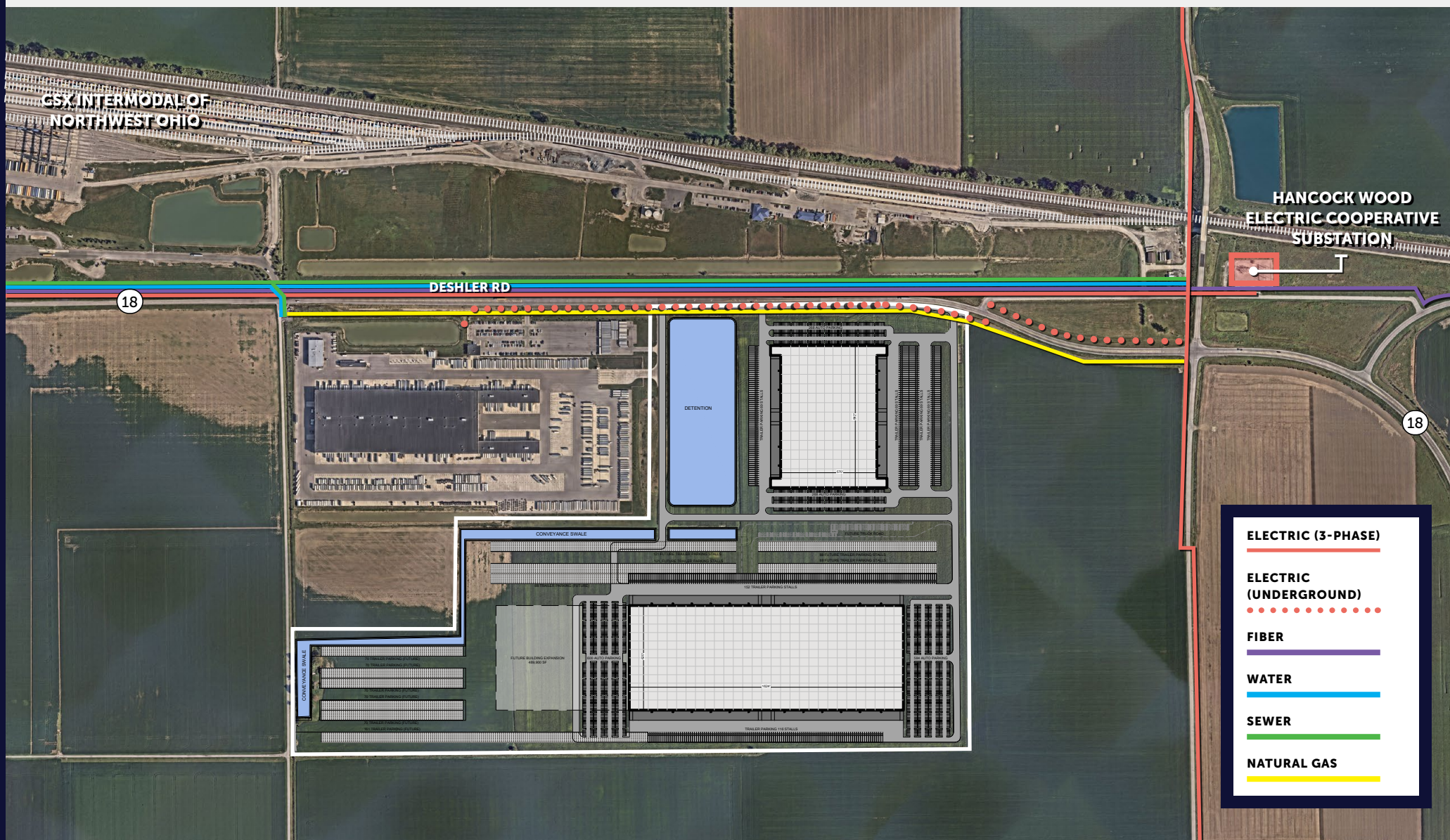
ELECTRIC

Hancock Wood Electric
Cooperative (up to 25MW
immediately available)

DATA

Spectrum, Frontier,
Brightspeed

INCENTIVES & TAX ABATEMENTS AVAILABLE



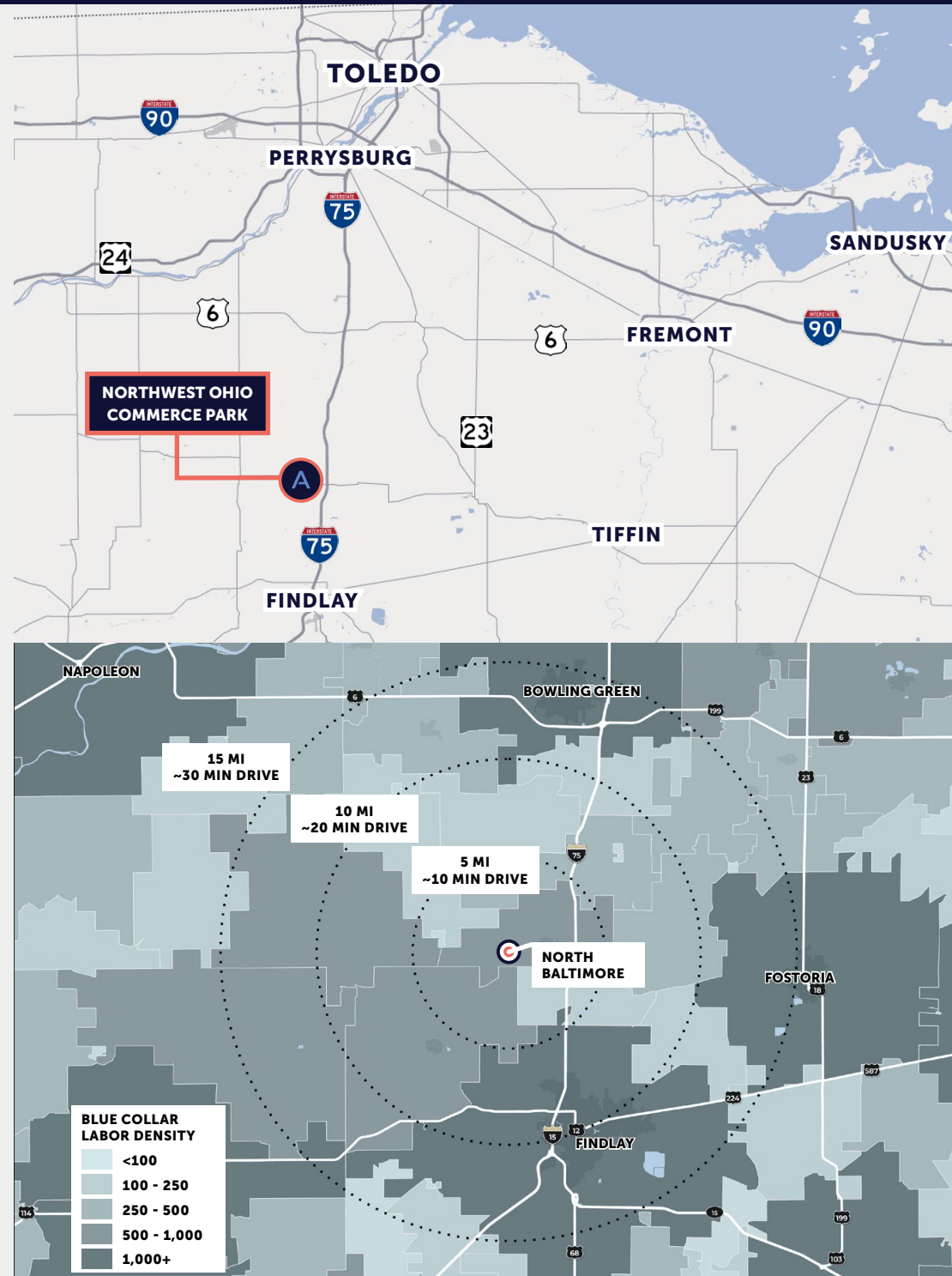
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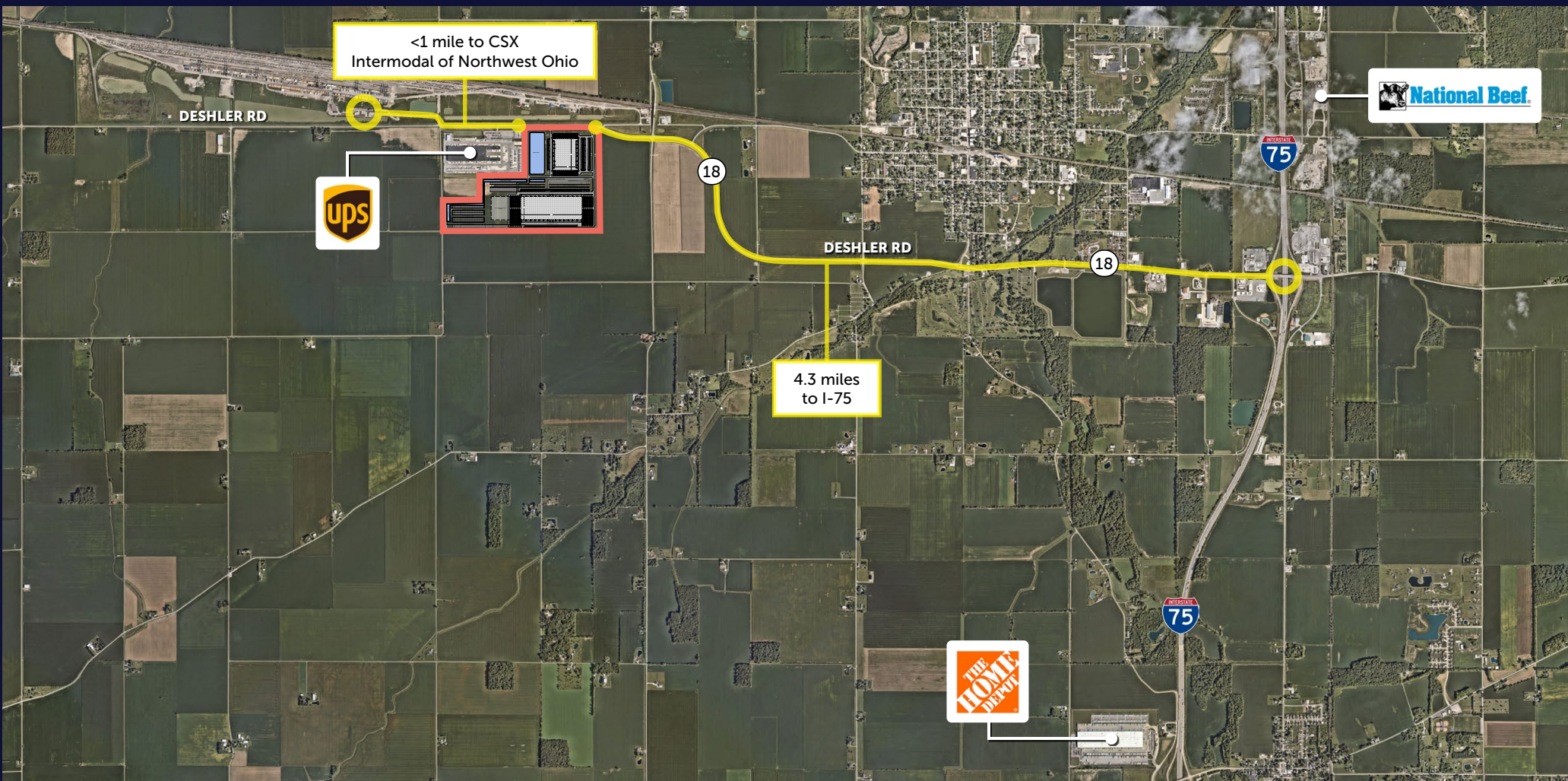
ACCESS, LABOR & ADVANTAGES

Located in northwest Ohio's Toledo submarket in North Baltimore, **Northwest Ohio Commerce Park** offers convenient access to I-75 via SR 18 and a **strong surrounding labor pool**.

- **4.3 miles to I-75** via SR 18, which offers convenient access to the broader I-80 / I-90 transportation network
- **Less than one mile to CSX Intermodal of Northwest Ohio**, a 500-acre double-stack freight rail corridor between East Coast sea ports and the Midwest
- **Flexible building configurations** designed to accommodate large-scale distribution and manufacturing operations
- Conceptual plans offer buildings from approximately **295,000 SF to more than 1MM SF**, with expansion potential
- Centrally positioned between Toledo and Findlay, with **access to major Midwest markets** and **strong labor density** within 30-minute drive
- **Tax abatement and incentives** available

Reach **55% of U.S. population** within one-day truck drive





Northwest Ohio Commerce Park

AMBROSEPG.COM/PROPERTIES

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