



VEHTEK-SYSTEMS

MANUFACTURING FACILITY

134 WOODGATE DR. - BOWLING GREEN, OH (TOLEDO MSA)



I-75 INTERCHANGE
(2-MIN / 1-MILE)

MAGNA VEHTEK SYSTEMS HQS
(2-MIN DRIVE)

WOODGATE DRIVE

E WOOSTER ST

MAGNA-VEHTEK MANUFACTURING FACILITY
134 WOODGATE

109,019 SQUARE FEET
(W/ EXPANSION CAPABILITIES)

100% LEASED,
12-YEAR TERM

SUBSIDIARY OF MAGNA
INTERNATIONAL (NYSE: MGA)

PRIME LOGISTICS LOCATION
ADJACENT TO I-75

DENSE SURROUNDING
BLUE-COLLAR LABOR POOL



Introduction

Jones Lang LaSalle (“JLL”), as exclusive advisor to owner, is pleased to offer for sale the fee-simple interest in the Magna-Vehtek Manufacturing Facility, a 109,019 square foot industrial facility located off I-75 at 134 Woodgate Drive in Bowling Green, OH (the “Property” or the “Offering”). Delivered in 2024, this brand-new industrial facility is 100% leased by Vehtek Systems, LLC –a growing division of Magna International (the “Company” or the “Tenant”), with a focus on metal auto part forming and stamping. Positioned just 2-minutes south of Magna’s primary Vehtek Systems manufacturing facility, the Offering marks the Company’s second facility in Bowling Green, making them one of the largest employers in the area. Bowling Green’s positioning outside the Toledo MSA has attracted other automotive manufacturer’s including GKN Automotive, Marelli, Novavision, and Kaufman Engineered Systems, among others; due to the region’s robust manufacturing exposure and transportation infrastructure.

Since the original completion of the primary Vehtek Systems plant off Woodland Cir, the Company’s multi-phase expansion to a now 350,000 SF facility, coupled with a recently signed 12-year lease at 134 Woodgate marks nearly 500,000 SF of manufacturing space within the park. This emerging master-planned Vehtek campus is primed for continued growth as the company’s \$1.45 billion in 2024 free cash flow helps fund growth throughout the United States over the foreseeable future in concert with the nation’s push for bringing back manufacturing to America. The Magna-Vehtek Manufacturing Facility presents investors the opportunity to acquire quality real estate with substantial tenant investment and locational ties backed by a long-term 12-year lease with accretive annual escalations for a high-growth business segment of Magna International (NYSE: MGA).

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OFFERING SUMMARY

- | 109,019 Square Feet with Future Expansion Capabilities
- | 100% Leased, 12-Year Term with 15-Years in FMV Options
- | Subsidiary of IG-Credit, Magna International (Moody’s: A3)
- | Prime Logistics Location Adjacent to I-75
- | Master-Planned Magna (Vehtek) Manufacturing Campus

TRANSACTION SUMMARY

ADDRESS	134 Woodgate Dr. - Bowling Green, OH
MARKET	Toledo
SQUARE FOOTAGE	109,019 (expandable)
YEAR BUILT	2024
CLEAR HEIGHT	30’
TENANT ENTITY (PARENT)	Vehtek Systems, LLC (Magna International)
OCCUPANCY	100%
AVERAGE ANNUAL RENT ESCALATIONS	2.50%
LEASE TERM REMAINING (LTR)	10.9 years

Note: In-Place Rent and LTR as of 2/1/2026 analysis start date

Location Overview

The Property is strategically located in northwest Ohio, allowing efficient access throughout the Midwest and beyond. These short drive times to auto manufacturing hub cities set Bowling Green apart as an ideal location for Magna allowing them efficient access to their diverse client throughout northern Ohio and the Midwest region. Positioned just off I-75, the site’s immediate proximity to the 2nd longest north-south US corridor, stretching from Canada to Miami, FL, presents exceptional regional and national connectivity. Furthermore, this site presents direct access to a deep blue-collar labor pool throughout Bowling Green and northern Ohio at large.

DRIVE TIMES TO SURROUNDING MSAS

CITY	DISTANCE	DRIVE TIME	POPULATION
TOLEDO	22 Miles	21 Minutes	600k
DETROIT	84 Miles	1.5 Hours	4.4 Million
CLEVELAND	113 Miles	2.0 Hours	2.2 Million
COLUMBUS	120 Miles	2.0 Hours	2.2 Million
PITTSBURGH	230 Miles	3.5 Hours	2.4 Million
CINCINNATI	180 Miles	3.0 Hours	2.3 Million
INDIANAPOLIS	230 Miles	3.5 Hours	2.1 Million
CHICAGO	250 Miles	4.0 Hours	9.6 Million
LOUISVILLE	280 Miles	4.5 Hours	1.4 Million
TORONTO	315 Miles	6.0 Hours	6.3 Million
MILWAUKEE	350 Miles	6.0 Hours	1.6 Million

SURROUNDING DEMOGRAPHIC PROFILE

	10-MILE RADIUS	25-MILE RADIUS	50-MILE RADIUS
TOTAL POPULATION	55,623	691,407	1,296,663
TOTAL WORKFORCE POPULATION	32,038	359,141	611,412
BLUE COLLAR LABOR FORCE (AS % OF WORKFORCE POPULATION)	25.5%	26.9%	29.5%





Brand-New Support Facility for Master-Planned Vehtek Operations

- Delivered in 2024, this manufacturing facility was designed to support Magna's presence within Bowling Green, OH following the completion of the primary 385,000 SF facility in 2000 and expansion in 2018.
- With over 700 employees at its primary plant just north, Magna Vehtek is one of Bowling Green's largest employers.
- 134 Woodgate marks Magna's second facility within Bowling Green, OH off I-75 totaling nearly 500,000 SF of designated space for their Vehtek Systems division. This vote of confidence from the parent entity bodes well for future Magna expansion throughout the park.



**MAGNA VEHTEK SYSTEMS HQS
(2-MIN DRIVE)**

**MAGNA-VEHTEK MANUFACTURING FACILITY
134 WOODGATE**

WOODGATE DRIVE



AERIALS SHOT SUNDAY, SEPTEMBER 28, 2025



E WOOSTER ST

Centrally Located in the Heart of Auto-Manufacturing in America

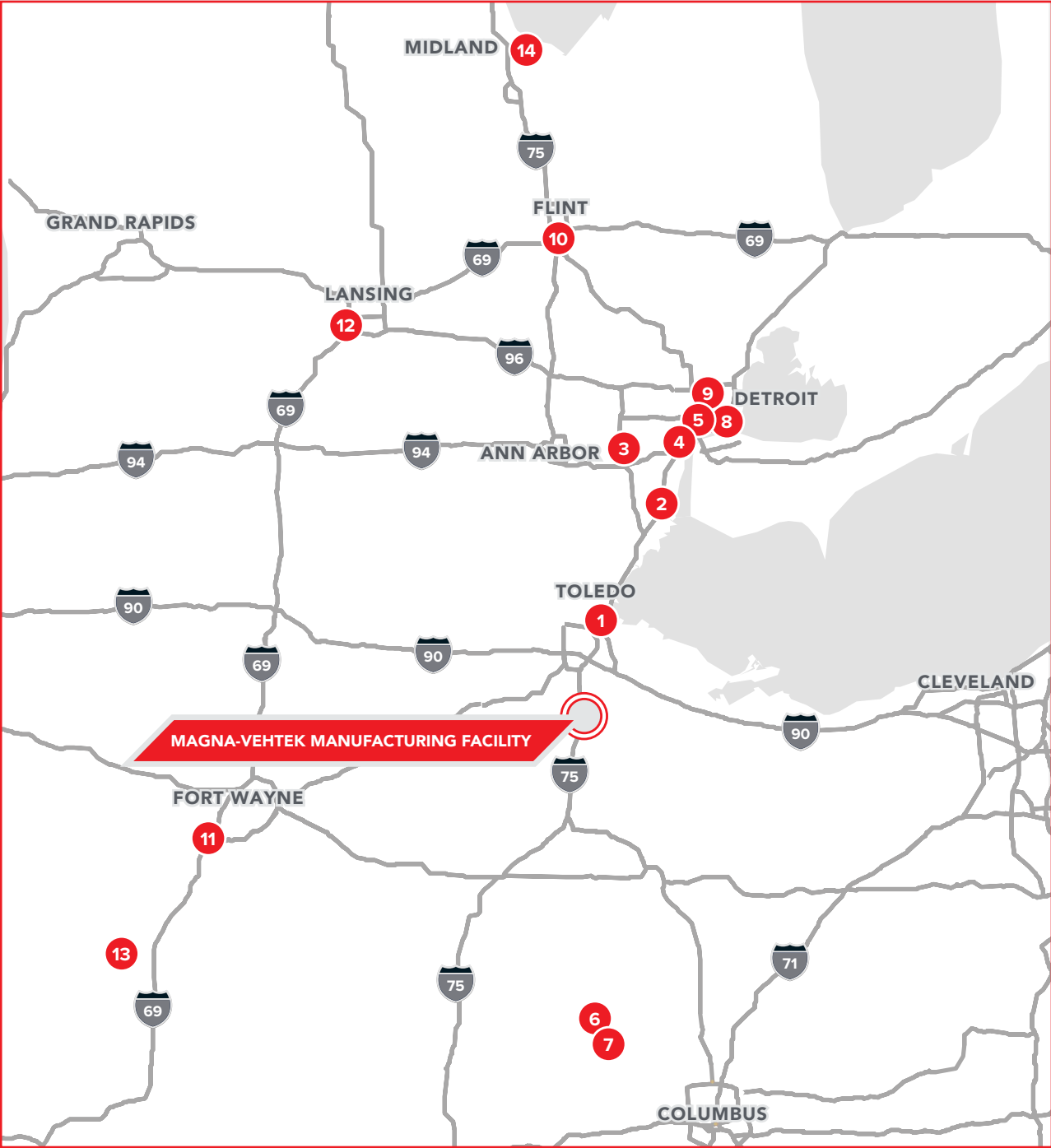
With direct access to the largest auto manufacturers in the country, the Asset is core to Magna's growth and operations.

PRODUCTION SITE					DISTANCE FROM PROPERTY	
#	ADDRESS	CITY, ST	SQ. FT.	BRAND	MILES	HOURS
1	4400 Chrysler Dr.	Toledo, OH	3,735,670	Stellantis	28	0.5
2	1 International Dr.	Flat Rock, MI	3,593,977	Ford	56	1.0
3	38303 Michigan Ave.	Wayne, MI	1,106,611	Ford	74	1.0
4	3001 Miller Rd.	Dearborn, MI	2,327,000	Ford	77	1.1
5	2500 E. Grand Blvd.	Detroit, MI	3,000,000	General Motors	85	1.2
6	11000 OH-347	East Liberty, OH	1,343,728	Honda	78	1.5
7	24000 Honda Pkwy	Marysville, OH	3,509,218	Honda	85	1.5
8	2101 Conner St.	Detroit, MI	2,631,710	Stellantis	90	1.5
9	21500 Mound Rd.	Warren, MI	2,751,573	Stellantis	95	1.5
10	3100 Van Slyke Ave.	Flint, MI	1,725,000	General Motors	120	1.8
11	12200 Lafayette Center Rd.	Fort Wayne, IN	2,272,524	General Motors	110	2.0
12	8175 Millett Highway	Lansing, MI	1,500,000	General Motors	140	2.0
13	2400 W 2nd St	Marion, IN	2,758,000	General Motors	150	2.2
14	1001 Woodside Ave	Bay City, MI	+/-1,000,000	General Motors	170	2.5

Six GM Manufacturing plants (Magna's largest client) are located within just 2.5 hours from Bowling Green, OH

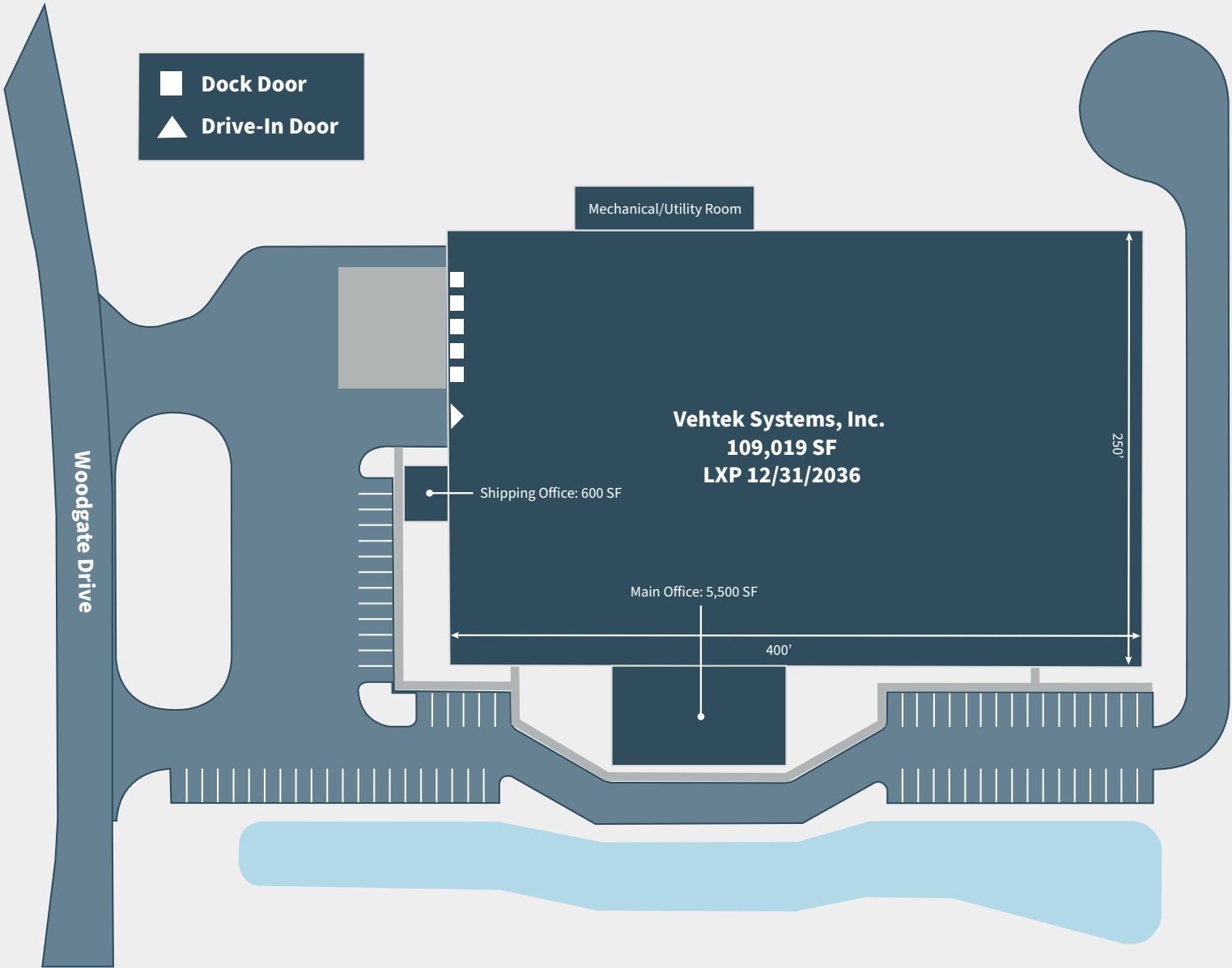
The Property is set within two and a half hours of fourteen (14) of the nation's most productive auto manufacturing plants

Michigan, Ohio, and Indiana are the three largest states in the country for the production of automobiles

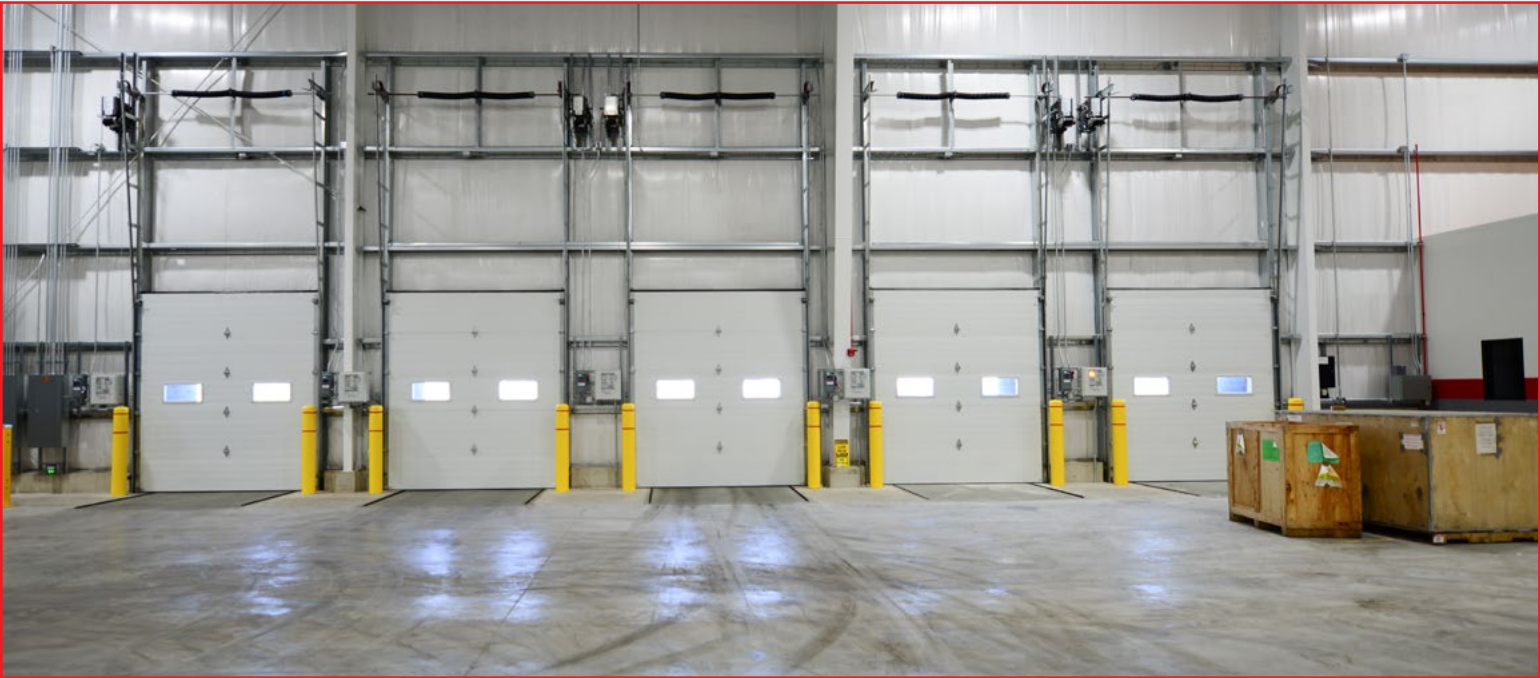


Property Description

ADDRESS	134 Woodgate Drive
CITY, STATE	Bowling Green, OH
TAX PARCEL	B07-511-210000008000
SITE SIZE	39.78 acres
BUILDING SIZE	109,019 SF
OFFICE SF (%)	Total: 6,100 SF (5.6%) 5,500 SF main office (5.0%) 600 SF shipping office (0.6%)
YEAR BUILT	2024
CONSTRUCTION	Pre-engineered steel and metal panel
CLEAR HEIGHT	30'
DIMENSIONS	250' x 400'
DOCK DOORS	5
DRIVE-IN	1 (14' x 14')
TRUCK COURT DEPTH	105' (65' concrete apron)
AUTO PARKING STALLS	72
WAREHOUSE LIGHTING	LED
FIRE PROTECTION	ESFR
POWER	Main Service 3000 amp 480/277 Production Service 5000 amp 480/277
ROOF TYPE	Butler MR24 standing seam
ROOF WARRANTY	20 years
HVAC	8 RTU's; Building is 100% conditioned



Interior Photography



JLL Industrial Capital Markets

TRANSACTION LEADS

ROSS BRATCHER

Senior Director
JLL Chicago
312.228.2839
Ross.Bratcher@jll.com

SEAN DEVANEY

Senior Managing Director
JLL Chicago
312.228.2868
Sean.Devaney@jll.com

ED HALABURT

Managing Director
JLL Chicago
312.228.2007
Ed.Halaburt@jll.com

KURT SARBAUGH

Managing Director
JLL Chicago
312.300.7320
Kurt.Sarbaugh@jll.com

FINANCING

LUCAS BORGES

Senior Director
JLL Chicago
312.300.7303
Lucas.Borges@jll.com

BRIAN WALSH

Senior Director
JLL Chicago
708.704.7600
Brian.Walsh@jll.com

JOE DAVIS

Senior Vice President
JLL Columbus
949.343.5126
Joseph.Davis@jll.com

TRANSACTION SUPPORT

TYLER REUSCH

Analyst
JLL Chicago
859.652.1099
Tyler.Reusch@jll.com

LOCAL MARKET EXPERTS



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