



100,000 SF

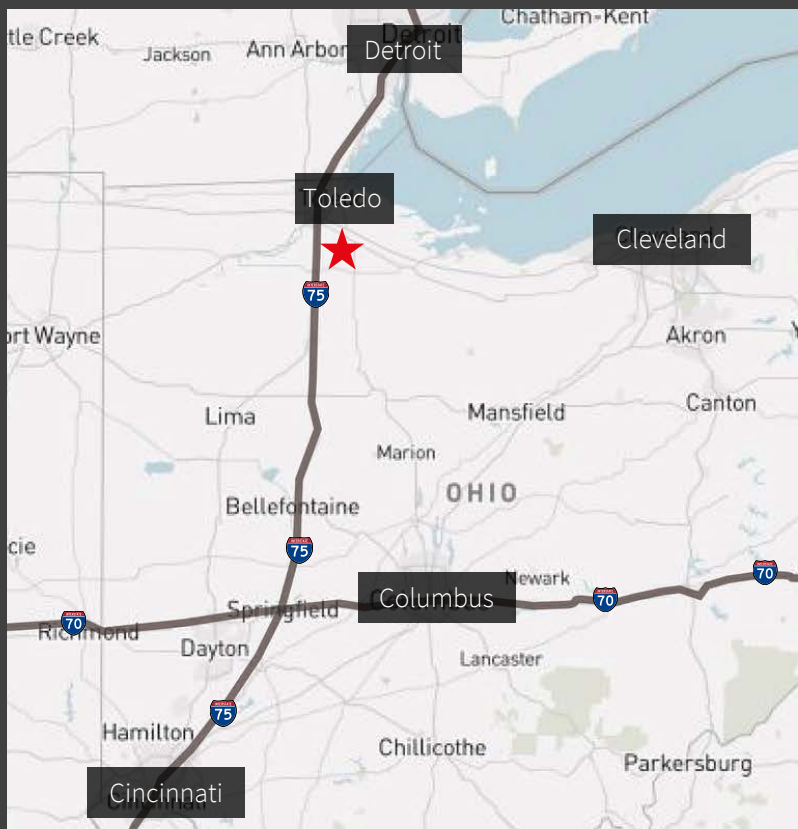
Industrial space for lease or sale

New construction

Delivering November 2023

Woodbridge Industrial Park

134 Woodgate Dr., Bowling Green, Ohio 43402



Location

- Less than 0.5 miles to I-75 interchange
- Located in a Foreign Trade Zone
- Excellent regional access to Toledo, Detroit, Cleveland, Columbus and Cincinnati

Property specifications

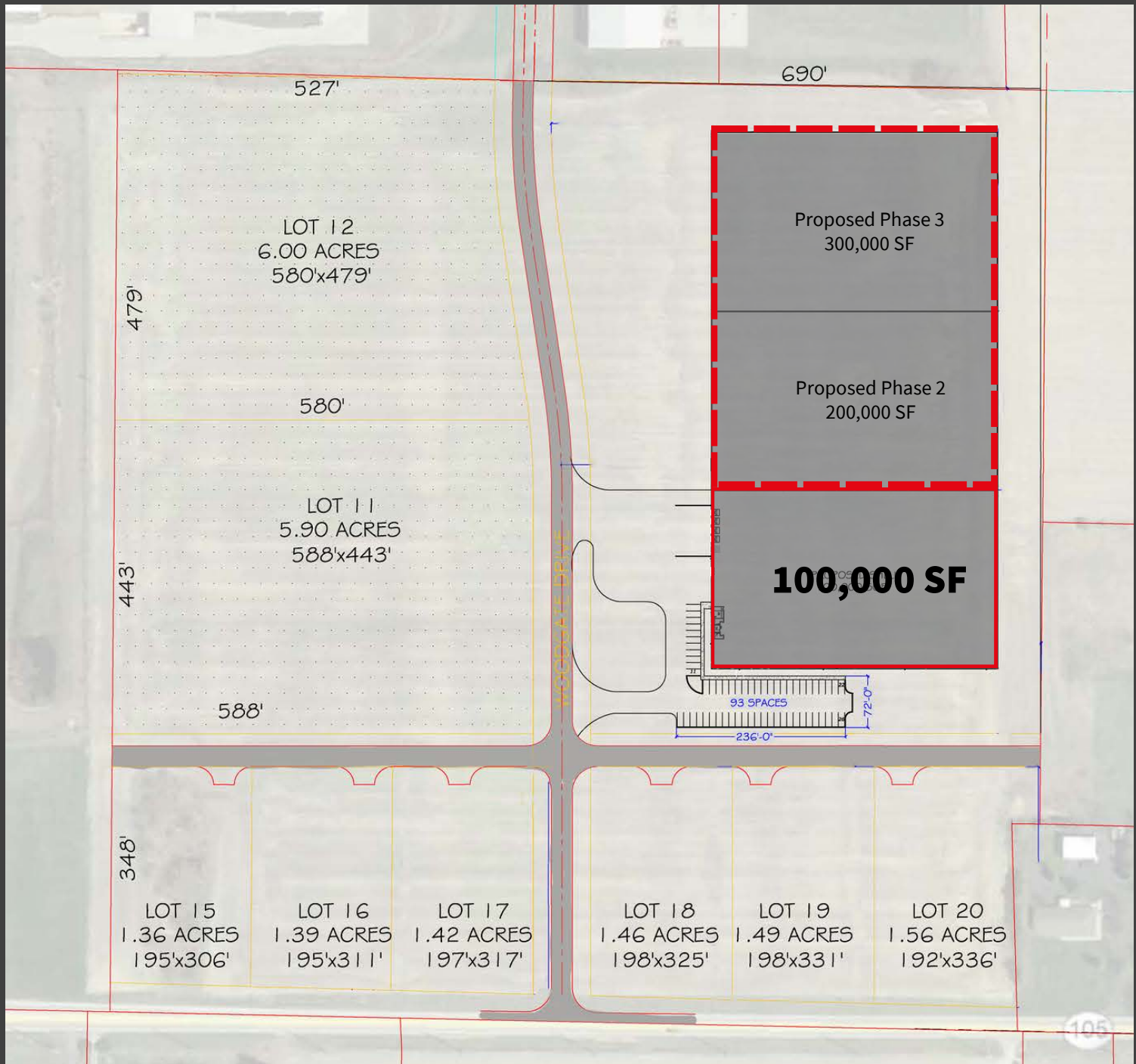
- 50,000 - 100,000 SF available (divisible)
- Expandable up to 300,000 SF
- Site is located on 40 acres
- Offices build to suit
- 30' clear height
- 4 exterior docks
- 1 drive-in door (14' x 14')
- ESFR sprinklers

Advantages and amenities

- 22 acres of future expansion
- Tax abatement available
- Abundant trailer parking

50,000 - 100,000 SF

Site plan



Prime location on I-75 - 22 acres of future expansion

50,000 - 100,000 SF Warehouse | 30' clear height

50,000 - 100,000 SF

Floor plan



Building size	50,000 - 100,000 SF
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Dock doors	4
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Acres	40
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Grade level doors	1 (14' X 14')
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Office SF	BTS
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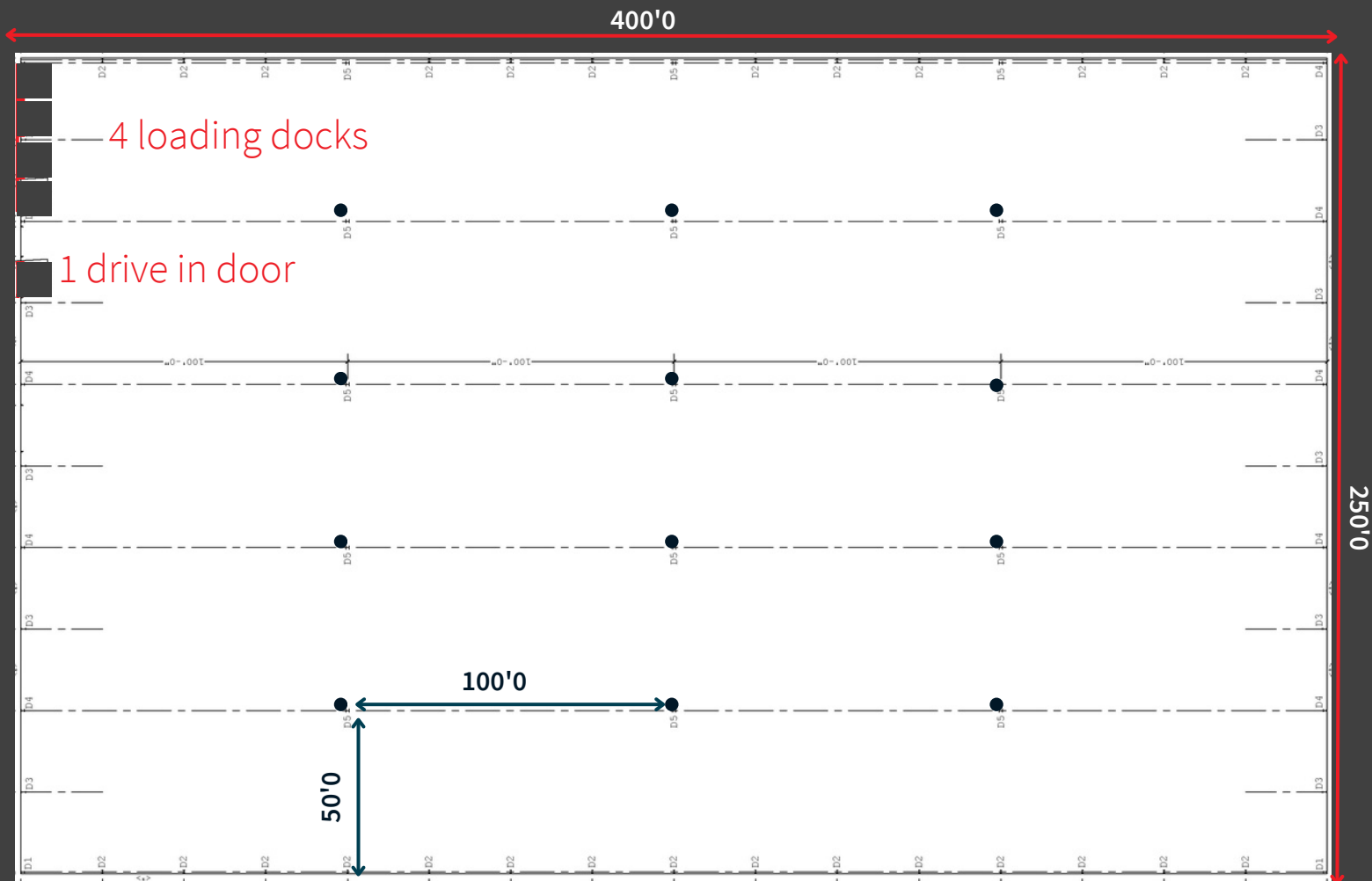
Warehouse lighting	LED lighting
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Column spacing	100' X 50'
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Power	BTS
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Clear height	30'
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Fire suppression	ESFR
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50,000 - 100,000 SF

Nearby amenities



Aerial

Industrial space for lease or sale



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