

30,000 - 50,000 s.f. Available

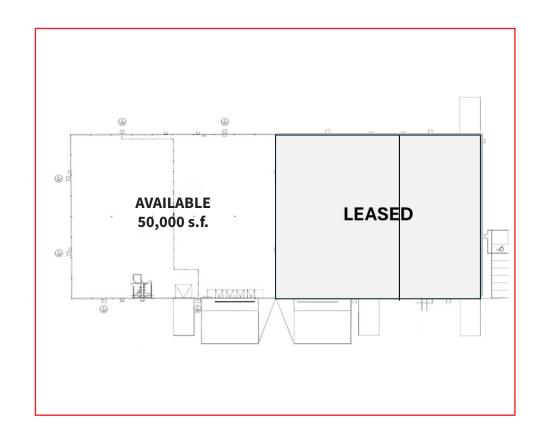
Eagle Rock 50 1150 Maule Road, Tiffin, Ohio 44883



Property Specifications

Building specs

Building s.f.	100,000 s.f.		
Available s.f.	30,000 - 50,000 s.f.		
Office s.f.	build to suit (restrooms available)		
Dock doors	4 – 9' × 10'		
Clear height	30'		
Grade level doors	1 – 20' x 14'		
Fire suppression	ESFR		
Warehouse lighting	LED		
Roof	MR24		
Walls	24 gauge metal wall panels		
Floor	8" reinforced concrete slab		





Photos

















Prime Location

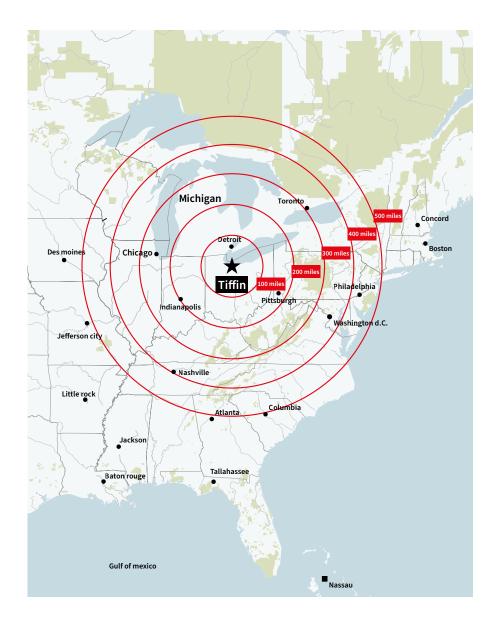
Why Tiffin?

Tiffin is located between Toledo, Cleveland and Columbus, accessed by major highways from all directions and surrounded by rural communities. The city has a total area of 6.6 miles with the scenic Sandusky River flowing through the center of town. The Seneca County Airport is just at the edge of town. Amtrak and four major airports are well within driving distance. Tiffin is often referred to as "The Education Community" with two universities and numerous trade, technical and vocational schools.



Drive time

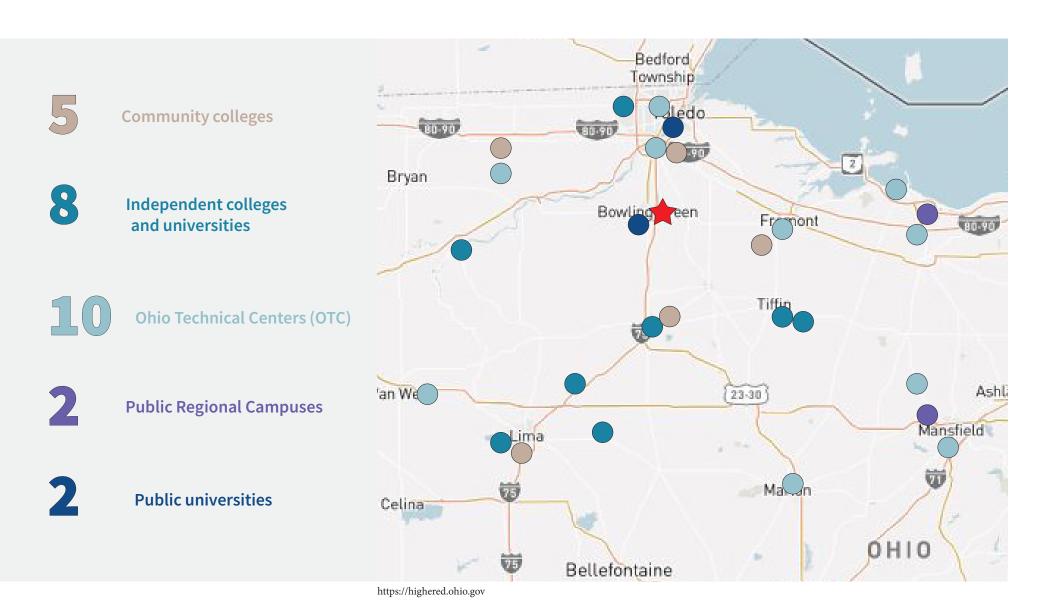
Toledo	39 miles
Cleveland	81 miles
Detroit	82 miles
Columbus	83 miles



Summary	15 minutes	30 minutes	45 minutes
Population	31,368	129,775	317,589
Median income	\$59,304	\$59,606	\$60,521
Age (18+)	80.5%	79.0%	79.2%

Colleges and Universitiy Campsues

Within One hour drive time





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