



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

Eagle Rock 50

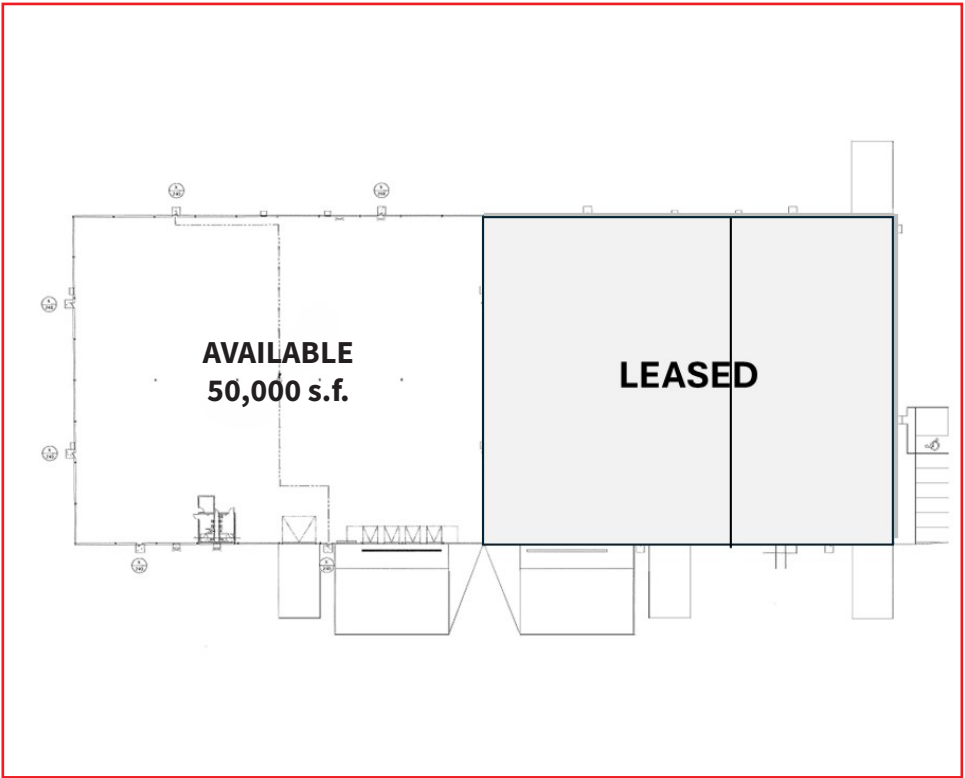
1150 Maule Road, Tiffin, Ohio 44883



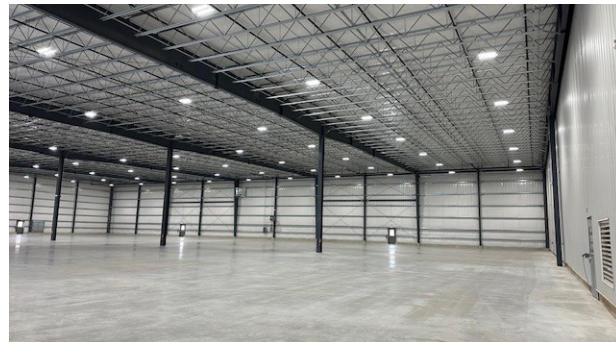
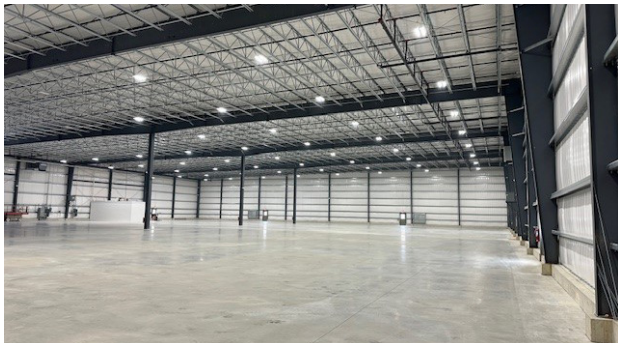
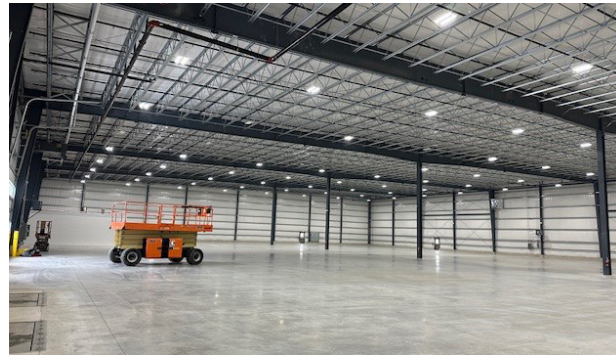
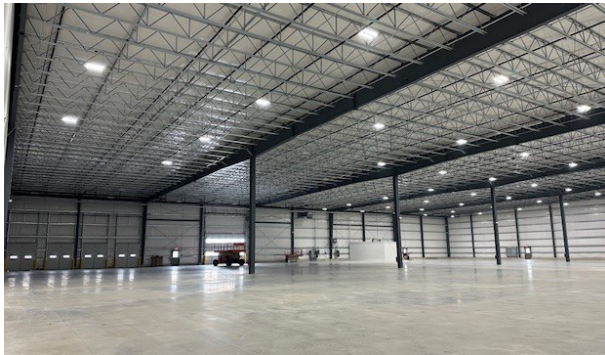
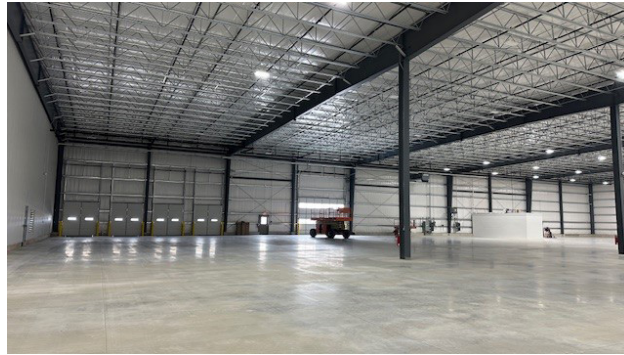
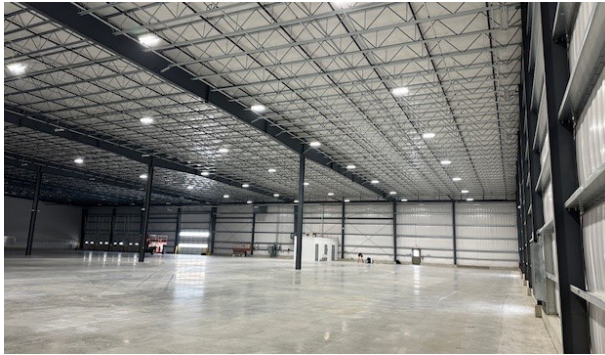
Property Specifications

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' x 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

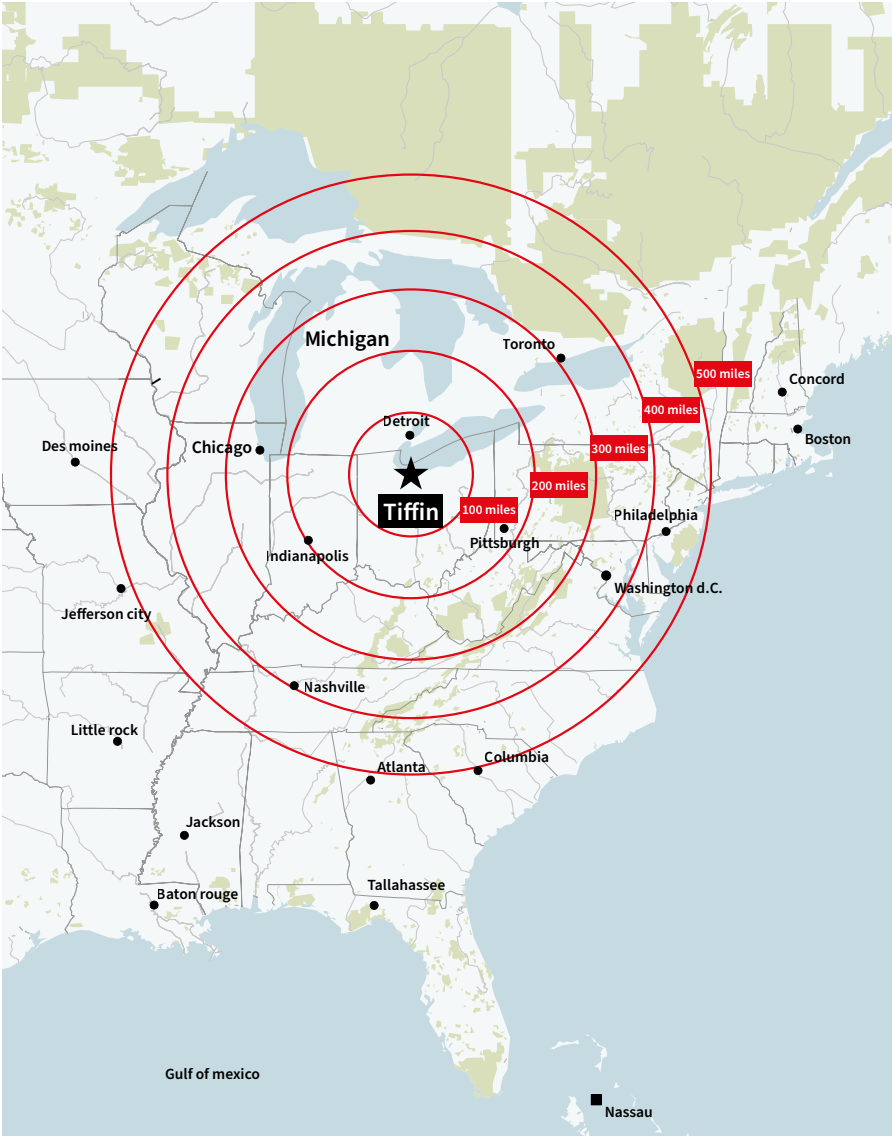
Why Tiffin?

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 University Campuses

Within One hour drive time

5

Community colleges

8

Independent colleges
and universities

10

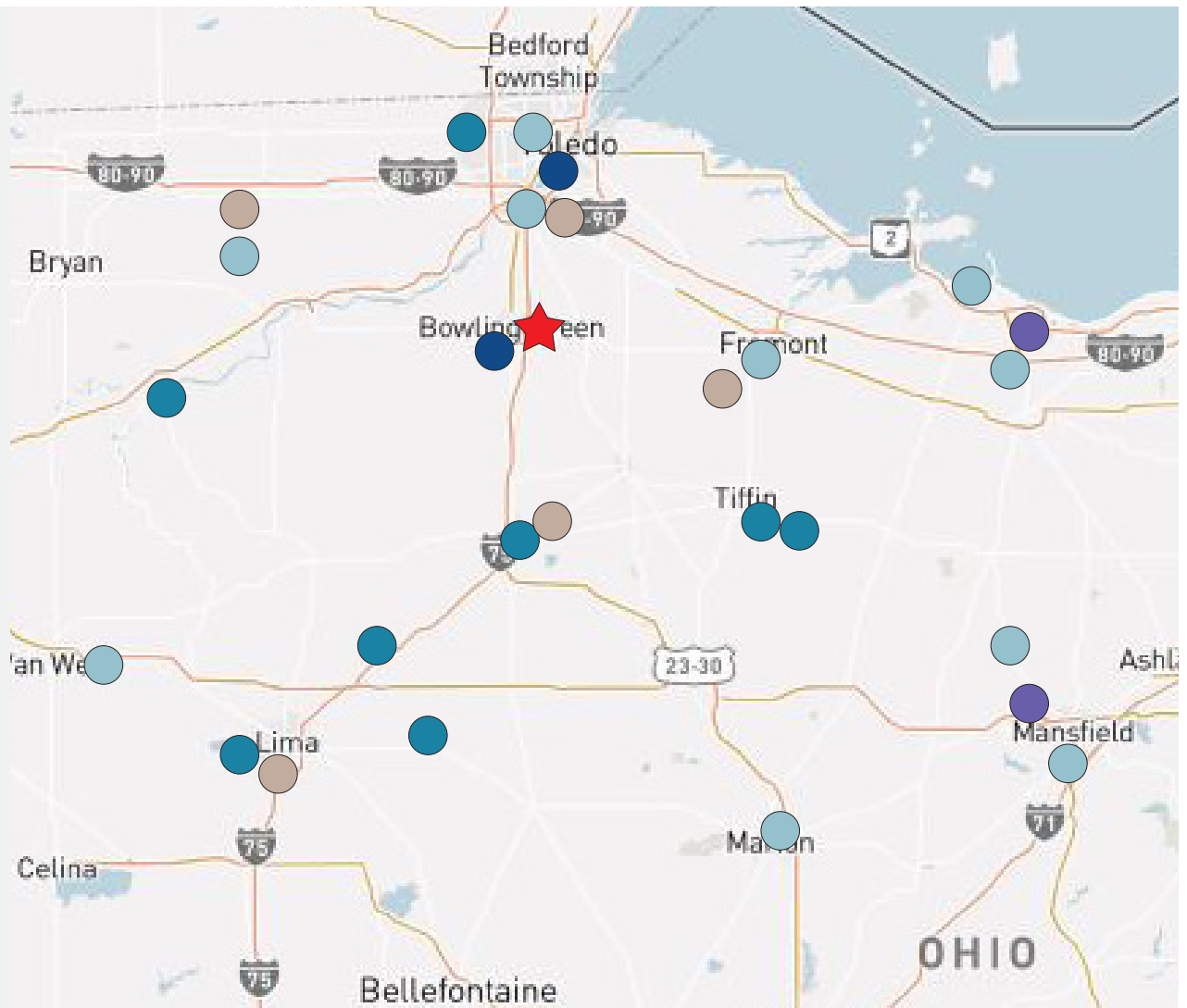
Ohio Technical Centers (OTC)

2

Public Regional Campuses

2

Public universities



<https://highered.ohio.gov>



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

