



For sublease

30499 Tracy Road,
Walbridge, Ohio 43465

242,150 SF available through
December 2037

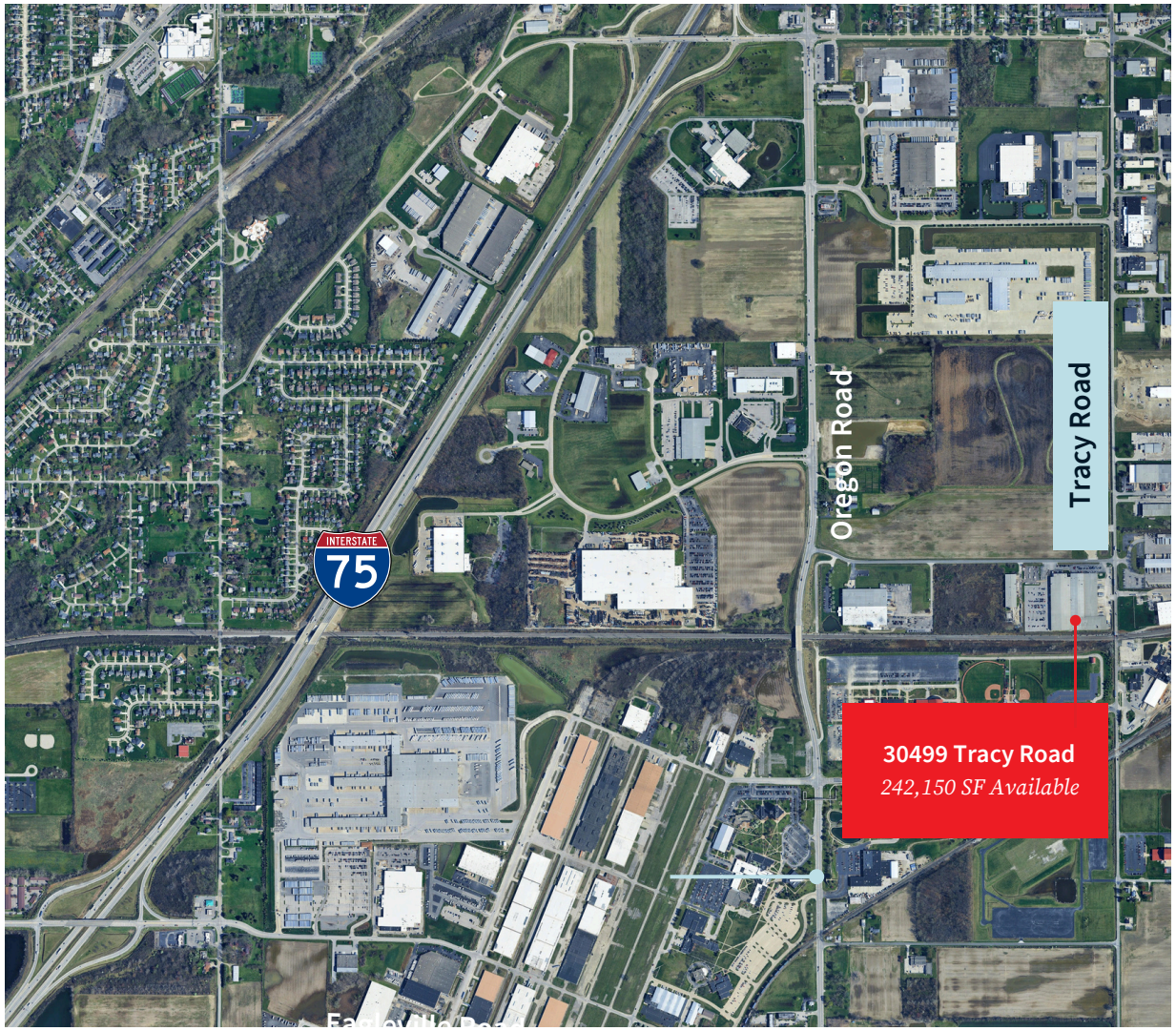
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30499 Tracy Road

JLL is pleased to present a 242,150 SF industrial sublease opportunity at 30499 Tracy Road in Walbridge, Ohio, available for a long-term lease through December 2037.

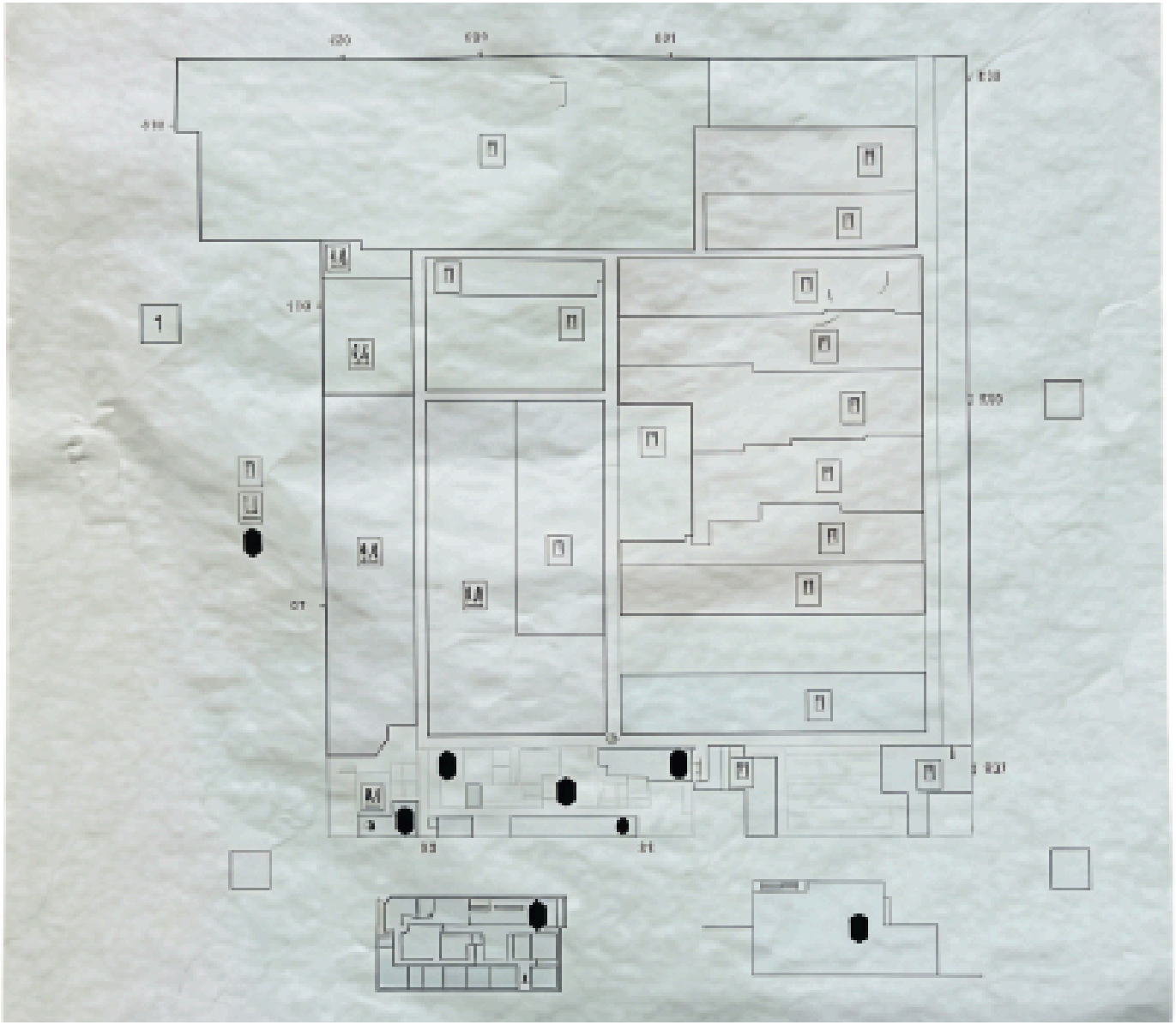
Property specifications

- 242,150 SF available
  - Office: 14,000 SF (two-story)
  - Warehouse: 227,650 SF
- 12'-16' clear height
- 15 exterior docks (expandable)
- 5 drive-in door
- 30'x60' column spacing
- Industrial zoning
- 3 Phase 3200 AMPS, 120/280 and 277/480 power
- Outside storage, partially fenced with trailer parking
- Wet sprinkler

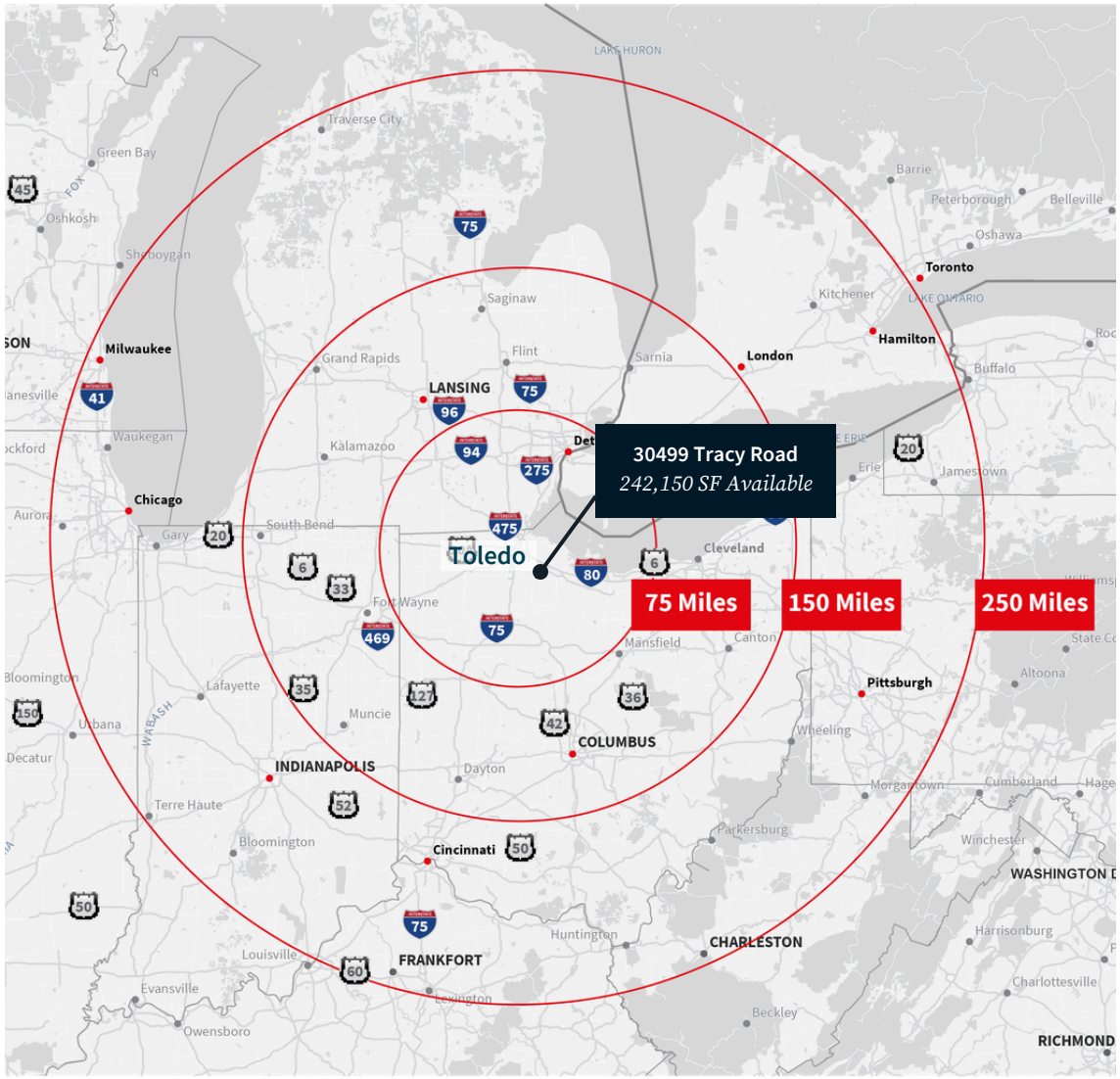


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Floor plan



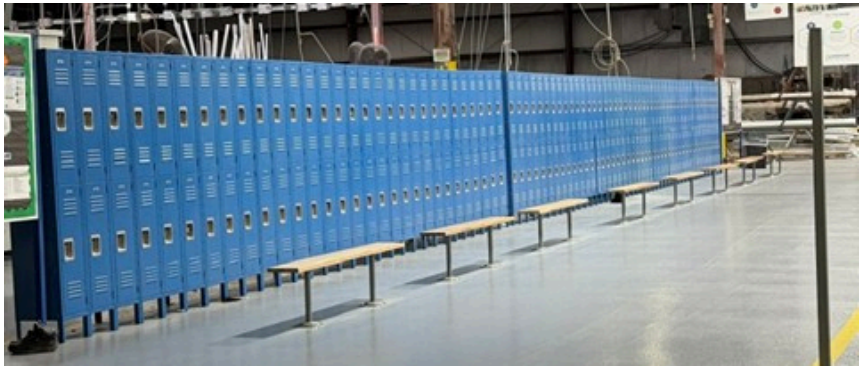
Access


30499 Tracy Road
242,150 SF Available
Toledo
75 Miles
150 Miles
250 Miles
Chicago
Milwaukee
LANSING
Kalamazoo
Grand Rapids
Flint
Saginaw
Traverse City
Green Bay
Oshkosh
Sheboygan
Waukegan
South Bend
Gary
Fort Wayne
Lafayette
Muncie
Bloomington
Urbana
Decatur
Terre Haute
INDIANAPOLIS
Dayton
Cincinnati
COLUMBUS
Cleveland
Mansfield
Canton
Pittsburgh
Wheeling
Morgantown
Parkersburg
Huntington
CHARLESTON
Louisville
FRANKFORT
Lexington
Evansville
Owensboro
Beckley
Harrisonburg
Charlottesville
RICHMOND
WASHINGTON D
Winchester
Cumberland
Altoona
Williamsport
Erie
Jamestown
Buffalo
Rochester
Toronto
Hamilton
London
Sarnia
Kitchener
Barrie
Peterborough
Belleville
Oshawa
LAKE ONTARIO
LAKE HURON
Aurora
Janesville
Rockford
WABASH
FOX

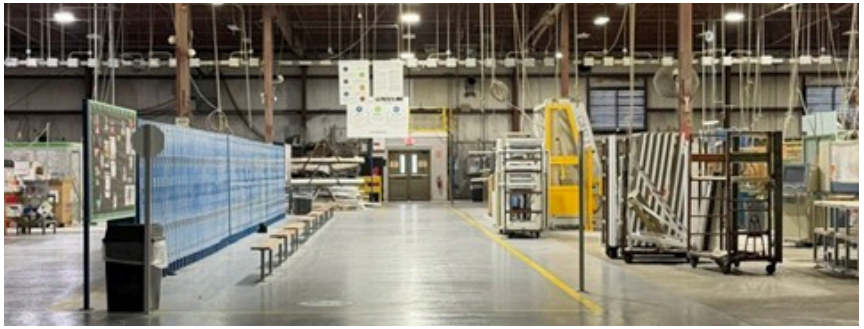

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Tracy Road

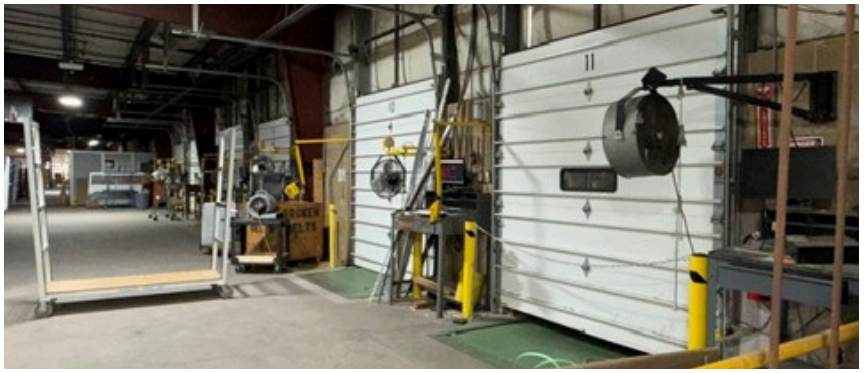
Photos







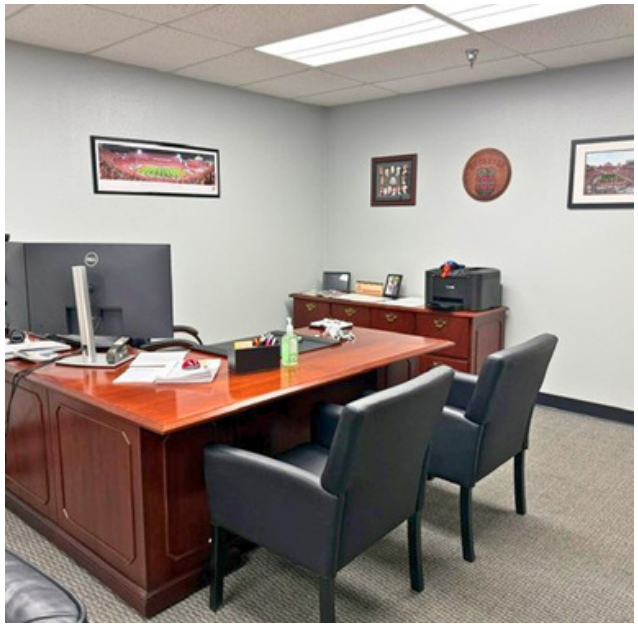


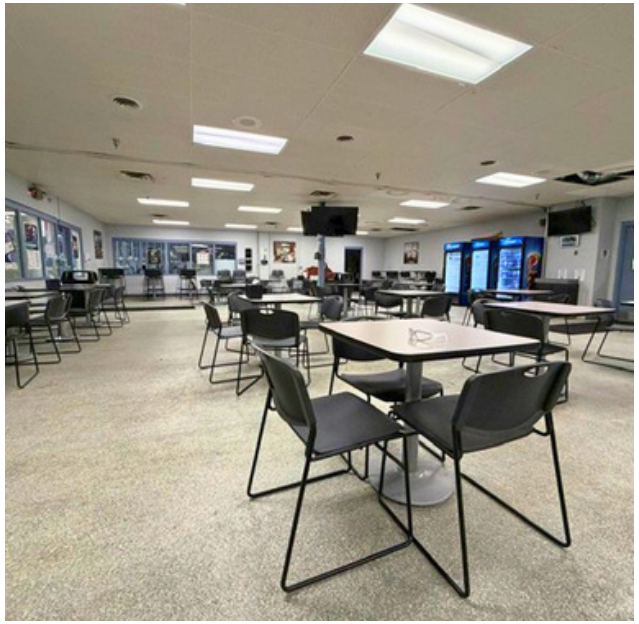


Photos













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JLL

Joe Davis
joseph.davis@jll.com
+1 (614) 460 4425

Tim Davis
tim.davis@jll.com
+1 (614) 460 4416

Jones Lang LaSalle Americas, Inc. License #: CO508577000

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