



Warehouse/ Production Facility

700 North Pratt Street
Ottawa, Ohio 45875

Available:
583,000 SF
(Divisible)

For Lease:
\$1.75 NNN SF/Year



Drive-Ins



Professional Offices



Clean Warehouse

For information, contact:

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Land:	22 Acres	Floor Thickness:	6"
Square Footage:	583,000 SF Total Divisible - 20,000 SF	Roof:	New Steel Deck Rubber Membrane
Warehouse SF:	559,350 SF	Utilities:	Gas/Water/Sewer
Office SF:	23,650 SF	HVAC Plant:	Air Rotation
Year Built:	1948/1996/ Retrofit 2007	Lighting:	T-8/400w Metal Halide
Clear Height:	14'-26'	Parking Spaces:	500+
Column Spacing:	39' x 35'	Zoning:	Industrial
Docks:	18	<u>Section Details</u>	
Drive-In Doors:	3	• Section 1- 108,586 SF/14'C.H. • Section 2- 88,000 SF/14'C.H. • Section 3- 111,125 SF/ 20'C.H. • Section 4- 158,400 SF/24'C.H. • Section 5- 70,200 SF/26' C.H.	
Power:	Heavy Power		

Highlights

- HIGH Sprinkler Density Rating .51
- Updated Lighting and Heating
- New Paint and Docks