

BUILDING PROFILE

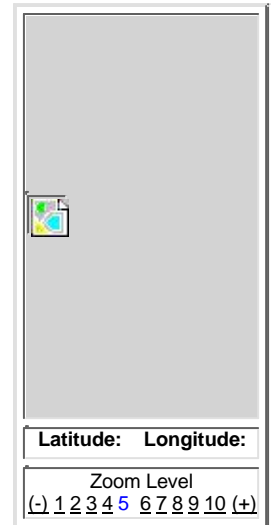
MacDonald Enterprise

1610 S. Acadia Rd, Spencerville, OH 45887



Sale Price: \$1,850,000
(Price In USD @ \$1 per \$1 USD)

Lease Price: \$3.75 triple net
(Price In USD @ \$1 per \$1 USD)



Building Area

Total Area (sq. ft.): 64,000
Office (sq. ft.): 1,000
Cooled (sq. ft.): 1,000
Contiguous (sq. ft.):

Max. Available (sq. ft.): 64,000
Manufacturing (sq. ft.): 63,000
Heated (sq. ft.): 64,000
Other/Common (sq. ft.): 0

Min. Available (sq. ft.): 64,000
Warehouse (sq. ft.):
Available: Yes
Additional Site Pad (sq. ft.):

Location Details

Total Acres: 12
In City Limits: No
City: Spencerville
Postal Code: 45887

Additional Acres: 0
Type of Park: Industrial
Township: Spencer
Country: US

Subdividable Acres:
Zoning: Industrial
County/Entity: Allen County
Traffic Count:

Location: Property is located West of Spencerville on State Route 117 at the intersection of Acadia Road.

Building Features

Building Type: Industrial
Year Built: 1985
Condition: Excellent
Floor: Concrete with Epoxy
Stories: 1
Passenger Elevators:
Passenger Elevator Size:
Freight Elevators:

Secondary Type: Commercial
Multi-tenant: No
Equipment For Sale: Yes
Walls: Insulated Sheet Metal
Story Size:
Passenger Elevator Bearing Cap. (lbs.):
Freight Elevator Bearing Cap. (lbs.):
Freight Elevator Size:

Other Type: Distribution
Expandable: Yes
Former Use: Manufacturing Plastic Molding and Assembly
Roof: Insulated Sheet Metal
Story Bearing Cap. (lbs.):
Min. Ceiling Height (ft.): 20

Max. Ceiling Height (ft.): 24
Dimensions: 365 x 166.6
Sprinklered: Wet
Well-Type Docks: 4
Cranes: Yes
Garage Ratio:
Lot Ratio:
Free Standing: Yes
Major Tenants:

Lighting Type: Metal Halite
Bay Size:
Truck Docks: 4
Dock Levelers: Yes
Number Of Cranes: 2
Garage Parking Spaces:
Lot Parking Spaces: 150
SIC Code:

Wiring: 4000 Amp Services
Column Spacing:
Drive-In Doors: 2
Dock Height (ft.):
Max. Crane Capacity (tons): 5
Garage Cost:
Lot Cost:

Environmental Information

Environ. Assessment: No **Flood Plain:** No
Soil Type: **Soil Borings:** No **Soil Load Bearings (lbs./sf):**

Geographic Characteristics

Topography: Flat **Elevation (ft.):**
Water Table : **Wetlands Percentage:**

Protective Services

Distance to Police Department (mi.):2 **Distance to Fire Department (mi.):**2
24-Hour Police Patrol: Yes **Fire Dept. Employee Type:** Volunteer

Mass Transit

Mass Transit: **City Bus:**
Closest Mass Transit Stop (mi.): **City Bus Distance(mi.):**
Light Rail: Yes **Inter-City Bus:**
Light Rail Distance (mi.):0 **Inter-City Bus Distance (mi.):**

Additional Procurement Information

Base Rent: \$20,000 **Base Rent Description:** a month
Net Taxes: **Net Taxes Description:**
Expenses: **Expenses Description:**
Total Gross Rent per RSF: **Date Available:**

Operating Expenses

Payroll: **Maintenance:**
Utilities: **Administration:**
Other: **Other Description:**
Insurance: **Total Operating Expenses:**

Utilities

Electric

Service Provider: AEP Ohio

Location:

Dual Feed Available 1:

Dual Feed Available 2:

Distribution Voltage: 12 kV

Primary Voltage: 12.4/7.2 kV

Primary Distance (ft.):

Delivery Voltage: 12 kV

Secondary Voltage: 480V

Gas

Service Provider: Dominion East Ohio Gas Company

Main Size (in.):

Line Size (in.):

Location:

Pressure (psi):

Heat Value (BTU):

Water

Service Provider: Village of Spencerville

Location:

Pressure (psi): 58

Distance (ft.): 1,000

On-Site Storage: Yes

Source: Wells - Groundwater

Excess Capacity (GPD): 300,000

Static Pressure (psi): 54

Flow per Minute (gal.): 380

Storage Elevated:

Rated Capacity (gal.):

Chemical Breakdown: Chlorine gas; 15 lbs/day

Main Size (in.): 8

Line Size (in.): 2

Residual Pressure (psi): 5

Booster Pump:

Storage Capacity (gal.):

Peak Demand (GPD): 500,000

Sewer

Service Provider: Village of Spencerville

Main Size (in.): 10

Use of Lift: No

Rated Capacity (gal.): 45,000

Line Size (in.): 4

Distance (ft.): 2,000

Peak Demand (GPD): 1,250,000

Location:

Treatment Plant Type: Aqua-Aerobic SBR

Treatment Method: activated sludge

Excess Capacity (GPD): 1,050,000

Storm Sewer

Storm Drainage:

Storm Drainage Location:

Waste Disposal

Service Provider: Waste Management Services

Distance: (mi.) 15

Solid Waste Disposal Type: Landfill

Industrial Waste Disposal: Yes

Telecommunications

Local Carrier: Verizon

Type of Service: Both

CO Distance (mi.):

ISDN Available:

Cable Modem Service:

POP Distance (mi.):

Fiber Optic: Feasible

CO ADSL Available:

CO on Fiber Ring:

ISP:

Fiber POP Location:

Switching:

CO Location:

CO DSL Available:

Competitive Local Exchange Carrier:

Dual Service Provided from 2 COs:

Transportation

Highways

Name

SR 117

SR 66

Distance (mi.)

0

1

Number of Lanes Internal Site Access

2

2

Interstates

Name	Distance (mi.)	Number of Lanes
I-75	14	4

Railroads

Name	Distance (mi.)	Siding
R.J. Corman Railroad Co.	0	Feasible

Airports

Name: Allen County Airport	Landing Lights: Yes	Distance (mi.): 18
Runway Length (ft.): 5,149	Aircraft Maintenance: Yes	Airport Type: Commercial & General
Aircraft Storage: Yes	Number of Daily Non-Stop Flights:	Surface Type: Asphalt
Instrument Landing System: Yes		

Major Airlines:

No Major Airlines Listed

Name: Dayton International Airport	Landing Lights: Yes	Distance (mi.): 75
Runway Length (ft.): 10,900	Aircraft Maintenance: Yes	Airport Type: Commercial & General
Aircraft Storage: Yes	Number of Daily Non-Stop Flights: 85	Surface Type: Concrete
Instrument Landing System: Yes		

Major Airlines:

AirTran Airways
American
American Eagle
ComAir
Continental Express
Delta
Northwest Airlin
United
United Express
US Airways
US Airways Express

Water Ports

Name: Lake Erie - Toledo	Port Of Entry: Yes	Distance (mi.): 75
Channel Depth (ft.): 27	Storage Capabilities: Yes	Turning Basin: Yes
Barge Service: Yes		Nearest Deepwater Port:

Tax Structure

(Currency Values In USD @ \$1 per \$1 USD)

State Taxes

Corporate Income Tax: Yes	Corporate Franchise Tax: No
Sales Tax: 5.5 %	Gasoline Tax (cents per gallon): 28
State Tax Web Site: http://tax.ohio.gov/	

County/Entity Taxes

Sales Tax: 1%
Income Tax: 0%

Tax	Rate	Assessment	Unit
Real Estate			
Personal			

Community Taxes

Tax District: Spencer Twp. - Spencerville LSD

City Sales Tax: 0%

Municipal Income Tax: 0%

Tax	Rate	Assessment	Unit
Total Real Property Tax For District	\$41.606596	35%	1000

Incentives

Incentives Possible: Yes

Enterprise Zone: No

Empowerment Zone: No

Foreign Trade Zone: No

Specialized Zone: No

Contact Information

No Agent information available

LEDO: Allen Economic Development Group

Address: 147 N. Main Street

City: Lima

State: OH

Contact Person: Marcel Wagner

E-Mail: info@aedg.org

Postal Code: 45801

Telephone: 419-222-7706

Alternative Telephone: 877-222-7706

Fax: 419-222-7916

Owner: MacDonald Enterprise

Telephone: 6168870339

Fax:

Contact Person: Robert MacDonald

Alternative Telephone: 6168131652

State: MI

Address: 538 Indian Lakes Rd NE

City: Sparta

Postal Code: 49345

Comments

Plant is located on the extreme East side of the 12 acre parcel leaving plenty of unobstructed space for expansion. The facility has its own reservoir on the property to support the sprinkler system. A CAT Deisel engine pump is part of the installation.

Contact

Contact: Marcel Wagner

E-Mail: wagnerm@aedg.org

Phone: 877.222.7706

Other Information

No Other Information Available



Although this information was obtained by reliable sources, the Allen Economic Development Group cannot guarantee accuracy.
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