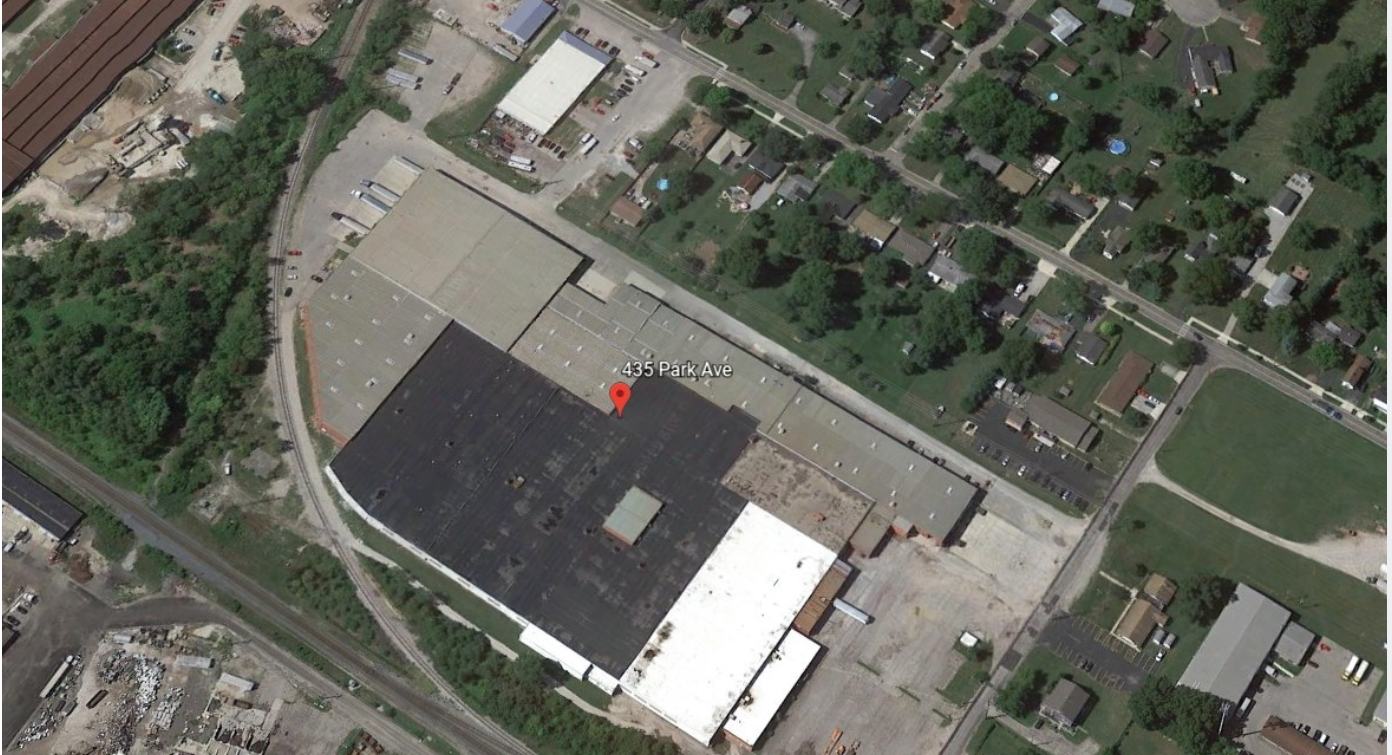




AVAILABLE FOR LEASE

INDUSTRIAL | MANUFACTURING | WAREHOUSE

435 PARK AVENUE | DELAWARE, OH | 43015



435 Park Avenue | Delaware, Ohio | 155,760± SF



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Owned and managed by:
Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Patrick Dederig
414-376-6933
patrick@phoenixinvestors.com

FEATURES

- Metal Halide/
Fluorescent Lighting



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PROPERTY DETAILS

Building Size:	450,708± SF Total Manufacturing/Warehouse: 440,747± SF Office: 9,961± SF
Available Space:	155,760± SF
Land Area:	23± Acres
Truck Loading:	27 Exterior docks 5 drive-ins
Construction:	Walls: Masonry and steel Floors: 6" Reinforced concrete
Year Built:	1958 Renovated in 1970
Ceiling Height:	14-30'
Column Spacing:	25x50'
Power:	3-phase 1600 amp
Rail:	Possible
Lighting:	Metal halide/fluorescent
Parking:	100+ Surface spaces 30 trailer spaces
Zoned:	M2: General Manufacturing District
Parcel ID:	519-344-17-001-000 519-344-17-001-001
Transportation:	Columbus Pike: 6.5 I-71: 25 miles Columbus International Airport: 33 miles
Location:	Marysville: 16 miles Columbus: 31 miles Cleveland: 128 miles

FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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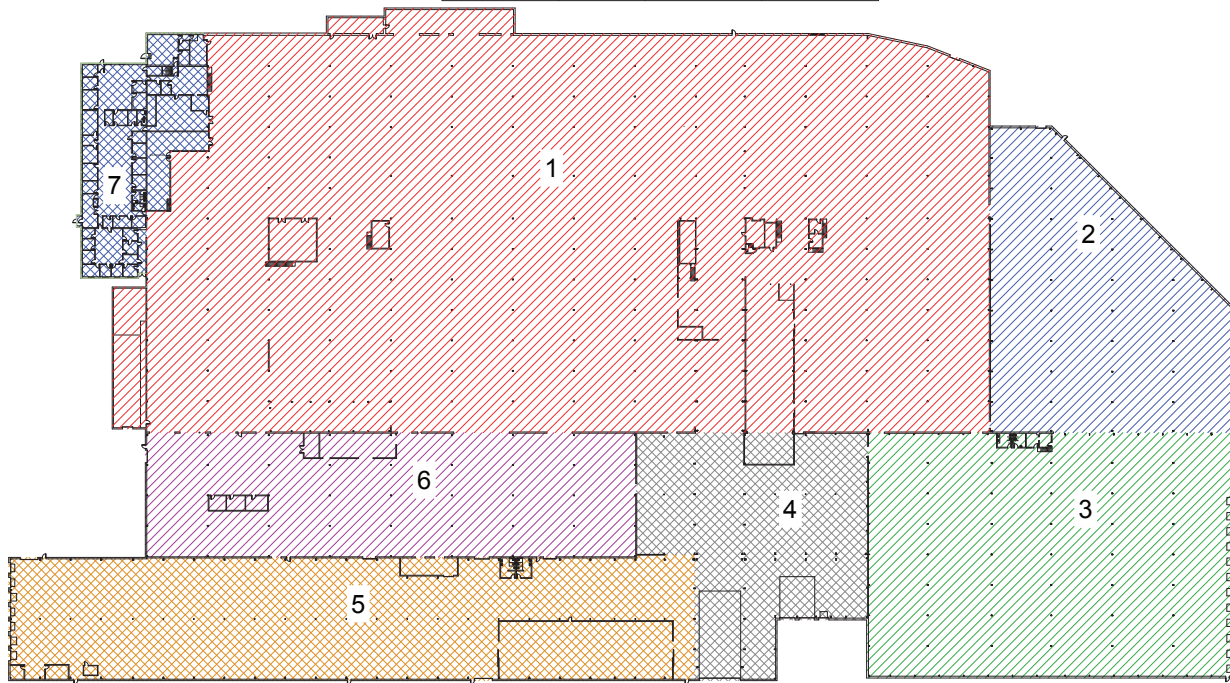


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SITE PLAN

BUILDING BREAKDOWN			
HATCH	AREA NUMBER	CLEAR HEIGHT	SQUARE FEET
	1	DECK: 20.23' - 20.59' CLEAR: 16.24' - 18.27'	225,307 SQFT
	2	DECK: 24.73' - 28.94' CLEAR: 21.70' - 26.49'	39,311 SQFT
	3	DECK: 26.49' - 30.48' CLEAR: 23.95' - 26.08'	60,582 SQFT
	4	DECK: 18.44' - 21.58' CLEAR: 14.93' - 19.08'	29,974 SQFT
	5	DECK: 19.79' - 21.30' CLEAR: 17.40' - 19.44'	56,895 SQFT
	6	DECK: 20.23' - 20.49' CLEAR: 16.18' - 16.54'	41,146 SQFT
	7	N/A	15,289 SQFT
N/A	TOTAL	N/A	468,508 SQFT



1 FLOOR PLAN
SCALE: 1"=40'

FOR COMPLETE INFORMATION CONTACT:

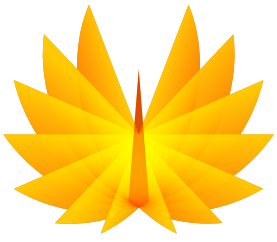
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ADDITIONAL INFORMATION

Population: Rockford Metro: 348,358

Location: Chicago: 45 minutes
Madison: 73 miles
Milwaukee: 94 miles

Transportation: Highway 20: 4 miles
I-39/90: 10 miles

Major Employers: Fiat Chrysler | Mercy Health | UTC Aerospace | Woods Equipment | Ford | 7-Up
The American Bottling Company | Archer- Daniels Midland | Dean Foods

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