



Accelerating success.

Industrial Space for Lease

**851 Industrial Drive
Wapakoneta, Ohio 45895**

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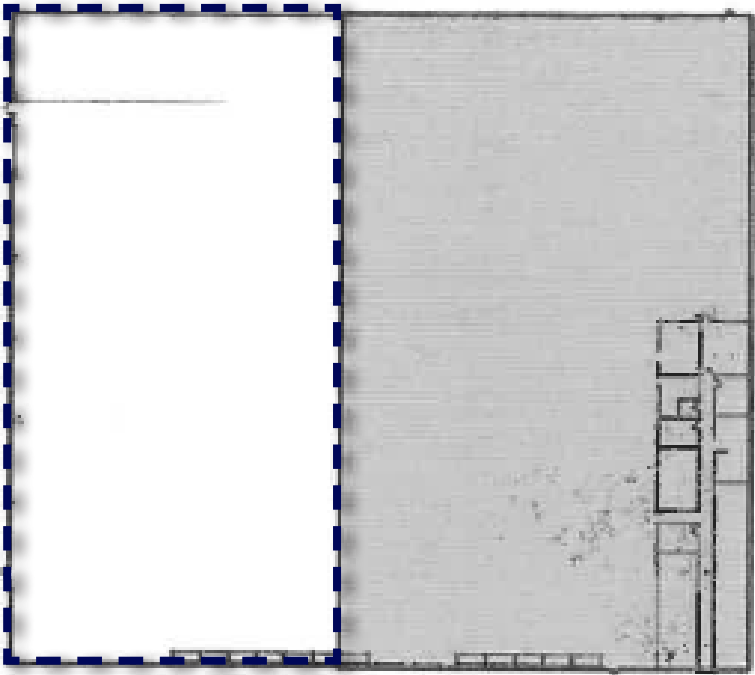
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Building Specifications

Lease Rate: \$5.00/SF NNN

OPEX	\$0.45/SF (taxes/ins) Estimated
Available SF	20,000 SF (no office)
Outdoor Storage	0.5 Acres (fenced)
Year Built	1978
Ceiling Height	15'6"
Drive-ins	Four (4)
4 OH Doors	Overhead 1: 20' x 20' Overhead 2: 12' x 12' Overhead 3: 14' x 14' Overhead 4: 14' x 20'
Power	3 Phase, 480 Volt, 1,200 AMPs
Electrical	Bus Duct Throughout
Column Spacing	50 x 25

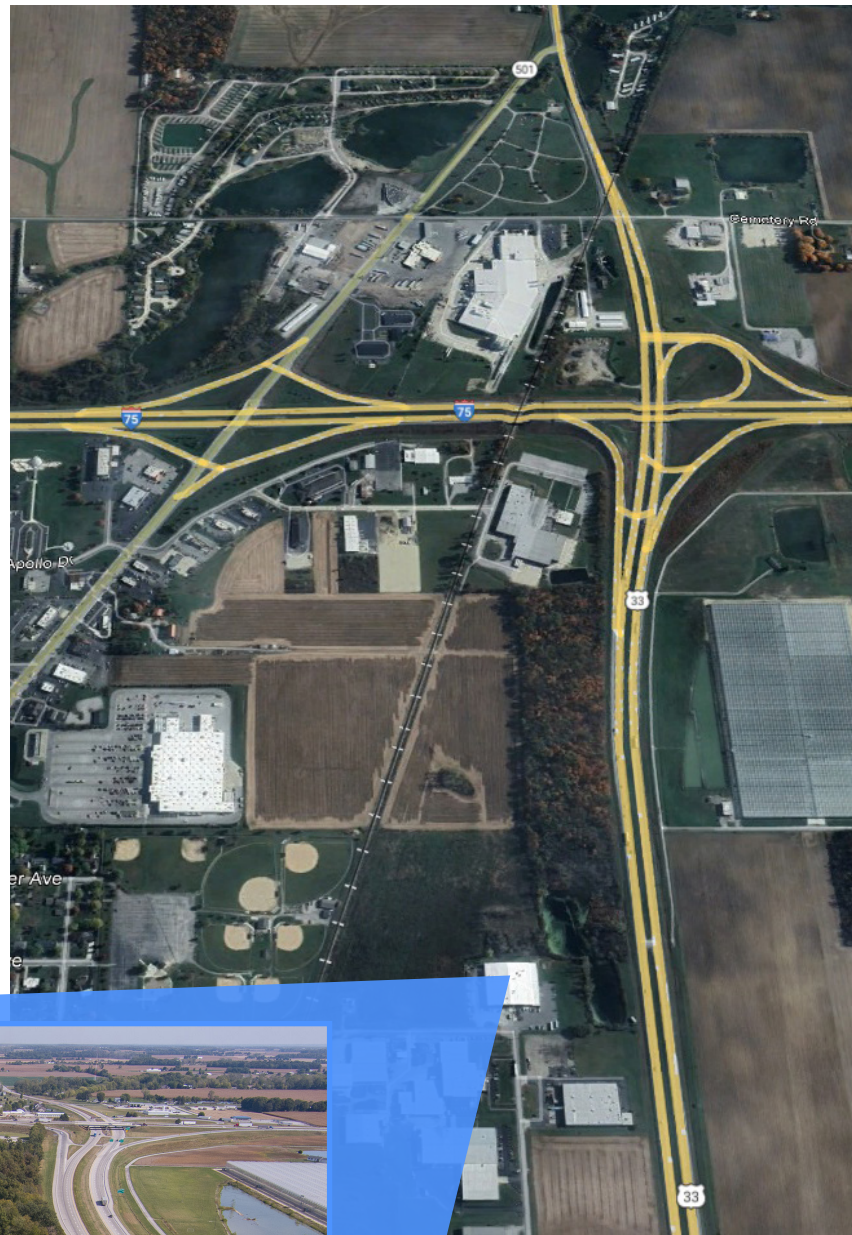


Location Overview

Located in Wapakoneta's premier industrial park, 851 Industrial Drive offers a premier industrial opportunity with unmatched connectivity. Situated within half a mile of both US Route 33 and I-75, the property provides exceptional connectivity to regional and interstate transportation corridors, making it ideal for logistics, manufacturing, and distribution operations.

Wapakoneta is a growing industrial hub in Auglaize County, Ohio, known for its business-friendly environment, skilled workforce, and strategic location. The city is home to the West Central Ohio Industrial Center (WCOIC)—one of the nation's largest rail-served, shovel-ready industrial parks. This certified Job Ready Site is designed to support rapid development and long-term growth. Businesses here benefit from low operating costs, a skilled local workforce, and strong community support for industrial expansion.

This property combines accessibility, adaptability, and visibility, positioning tenants for success.





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