

Second spec building at Land-Air nearing completion

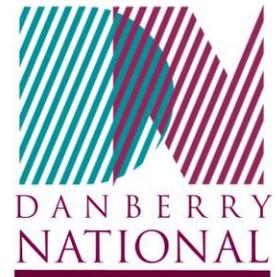
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Land-Air Industrial Park is moving closer to welcoming a new user to the 250-acre space as construction on a second large spec building nears completion. Work began in July on the 105,000 square-foot facility and Rudolph Libbe Inc. expects to turn the building over in December. There is no official buyer yet, but Brittany Craig of Danbury National Ltd., said the interest level is high. The development is located on Airport Highway in Swanton Township across from Eugene F. Kranz Toledo Express Airport. Mrs. Craig and her father, Brian McMahon, are also part of the group that sold the first spec building on the property last year.

“I think we’re ideally suited for some sort of supplier or light manufacturer that serves Jeep or an automotive use,” Mrs. Craig said. “We’re not far from the Big Three and that’s made possible with how we can connect to the turnpike and I-75.”



Rudolph Libbe Inc. started construction on the facility in July. Regional Growth Partnership of Northwest Ohio and JobsOhio are also involved in the project, and Poggemeyer Design Group helped with the design phase.

Business Development Manager Michelle Dean said metal decking, roofing, and exterior painting is now being worked on. There will also be office space inside, but how much will depend on the needs of the tenant.

“I think we designed it to be an attractive facility,” Ms. Dean said. “It turned out to be a really good partnership to pull together a project that’s needed in our community and will be a great asset to draw economic development opportunities.”

The building is located in a joint economic development district with the city of Toledo, Monclova Township, and Swanton Township.

Spec buildings are built for placement in the market, not for a specific tenant ahead of time. Most are designed to be easily expanded, including the second such building at Land-Air.

The industrial park also features a Norfolk Southern rail line to the north. Mrs. Craig said geography plays a large role in site selection for companies.

“We’re perfectly located,” she said. “In addition to the highways, we can work with inbound or outbound freight. You can just shuttle it across Airport Highway with trucks. And Toledo Express has long runways so they can accommodate those really heavy cargo plans.”

Toledo Mayor Wade Kapszukiewicz believes the development is a positive one for the region.

“One of the reasons it’s so important for the airport to reach its full potential is because a vibrant airport can be a catalyst for job growth and economic activity,” he said. “This project is an example of the potential we have in northwest Ohio to grow the entire region in a way that is beneficial to all communities.”

The first spec building on the property was sold to NAI Harmon Group last fall and is occupied by Johnson Controls. InSite Real Estate, a national commercial real estate developer out of Chicago, is a joint-venture partner with the land in the park.