

NAI Ohio Equities Industrial Property Team

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SPRING TRANSITION CHECKLIST

As a landlord managing industrial warehouses in the Midwest, April is the perfect month to transition your properties out of winter mode and proactively prepare for the heat (and storms) ahead.

Here's a focused, four-step checklist to help ensure your properties run smoothly—and your tenants stay happy.



Mechanical Systems (HVAC & Electrical)

- » Replace HVAC filters, clean coils, and check refrigerant levels
- » Inspect belts, motors, and thermostats
- » Examine electrical panels for corrosion or rodent activity
- » Test backup generators and ventilation systems



Roof Maintenance

- » Check for freeze/thaw damage like cracks, uplifted seams, or ponding water
- » Clear roof drains and gutters
- » Seal minor damage and document conditions with photos



Landscaping

- » Trim trees/shrubs near signage, buildings, and HVAC units
- » Apply pre-emergent weed control and fresh mulch
- » Test irrigation systems and inspect drainage flow



Parking Lot

- » Repair winter damage: patch potholes and cracks
- » Schedule sealcoating (if due) and repaint lines/signage
- » Check and clean all exterior lighting and cameras



To learn more about our services, please contact:

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Other Smart April Moves:

- » Review tenant leases for shared maintenance responsibilities
- » Walk through with tenant to build rapport and catch early issues
- » Prepare for spring and summer storms with clear emergency procedures and secured infrastructure