



**Available:
5,000 - 56,710 SF**

**For Sale or Lease:
\$585,000**

**\$3.00 NNN SF/Year
(Short Term/Small Space)**

**\$2.25 NNN SF/Year
(Longer Term/20,000 SF (+))**



For information, contact:



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**2ND PRICE REDUCED!
Manufacturing Facility
62 Elm Street
Fort Loramie, Ohio 45845**

PRICE REDUCED!



Land:	3 Acres	Construction Type:	Block Construction
Square Footage:	56,710 SF	Year Built:	1964 & 1972
Warehouse SF:	53,860 SF	Floor Thickness:	6"; Concrete
Office SF:	2,850 SF	Roof:	Standing Seam Metal
Clear Height:	14' - 17'	Power:	480 Volts 2000 Amps 3 Phase
Column Spacing:	100' x 40'		
Drive-In Doors:	One - 8' x 10' One - 12' x 10' One - 12' x 14' One - 14' x 12'	Utilities:	City Sewer & Water
Docks:	Two - 8½' x 10' Three - 8' x 10'	HVAC Plant:	Forced Air Gas
		Lighting:	Metal Halide
		Sprinkler System:	Fire Doors
Highlights:		Parking Spaces:	100 Spaces
<ul style="list-style-type: none"> • Heavy Power • Buss Duct • Clear Span Bays • Multi Tenant (3,000 SF Spaces) • New Roof • Server Room & Fiber Optics 		Outside Storage:	Yes
		Expandable Land:	Yes
		Zoning:	I-1; Industrial
		Parcel Number:	31-17-06-404-003 & 31-17-06-426-001
		Annual Taxes:	\$14,041.26