



Available:
5,000 - 56,710 SF

For Sale or Lease:
\$585,000

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

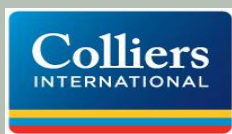
\$2.25 NNN SF/Year
(Longer Term/20,000 SF (+))



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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'	Utilities:	City Sewer & Water
Drive-In Doors:	One - 8' x 10' One - 12' x 10' One - 12' x 14' One - 14' x 12'	HVAC Plant:	Forced Air Gas
Docks:	Two - 8½' x 10' Three - 8' x 10'	Lighting:	Metal Halide
<u>Highlights:</u>		Sprinkler System:	Fire Doors
• Heavy Power		Parking Spaces:	100 Spaces
• Buss Duct		Outside Storage:	Yes
• Clear Span Bays		Expandable Land:	Yes
• Multi Tenant (3,000 SF Spaces)		Zoning:	I-1; Industrial
• New Roof		Parcel Number:	31-17-06-404-003 & 31-17-06-426-001
• Server Room & Fiber Optics		Annual Taxes:	\$14,041.26