

PRICE REDUCTION!



314 WATER AVENUE BELLEFONTAINE, OH 43311



Property Highlights:

Square Feet: 24,000 SF

Clear Height: 16' - 18'

Docks: Two; 8' x 10'

Drive-In Doors: One; 10' - 16'

- ✓ Sale Price: **\$560,000**
- ✓ Lease Rate: **\$3.50 NNN SF/Year**
- ✓ Aluminum Roof
- ✓ Fully Fenced
- ✓ Additional Garage 33' x 41'



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

MANUFACTURING FACILITY

314 WATER AVENUE
BELLEFONTAINE, OHIO 43311

Land: 3.0470 Acres

Warehouse SF: 23,000 SF

Office SF: 1,000 SF

Clear Span: 270' x 50'

Building Dimensions: 160' x 70'

Power: 800 Amps

240 Volts

III Phase

Year Built: 1950

1989



Construction Type: Block + Brick

Lighting: T-8

Zoning: M2; General Manufacturing
District

Sprinkler System: Wet; 90 PSI

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Infrared Gas

Office Heating: Forced Air Gas

Parking Spaces: 100

Restrooms: 3

Floor Thickness: 8"

Outside Storage: Yes

Expandable Land: Yes

Parcel Number: 17-091-15-17-007-001

Annual Taxes: \$3,451.68



Scan for more info



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL

MANUFACTURING FACILITY



314 WATER AVENUE
BELLEFONTAINE, OHIO 43311



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com