

INDUSTRIAL FACILITY



7 SCHOOL STREET
LAURA, OHIO 45337



Property Highlights:

Sale Price: \$290,000

Lease Rate: \$2.40 Gross

Square Feet: 28,000 SF

Clear Height: 10'

Drive-In Doors: Two

- ✓ Fenced Outside Storage
- ✓ New LED Lights
- ✓ Freight Elevator
- ✓ Conveyor System
- ✓ Air Compressor



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

INDUSTRIAL FACILITY



7 SCHOOL STREET
LAURA, OHIO 45337

- Land:** .35 Acres
- First Floor:** 14,000 SF
- Second Floor:** 14,000 SF
- Building Dimensions:** 65' x 215'
- Power:** 480 Volts, 400 Amps, III Phase
- Stories:** Two
- Year Built:** 1969
- Roof:** Metal
- Utilities:** City Water, Sewer, & Propane
- HVAC Plant:** Forced Air Gas
- Restrooms:** One
- Lighting:** LED
- Parking Spaces:** 15
- Outside Storage:** Yes
- Expandable Land:** No
- Zoning:** L-1; Light Industrial
- Parcel Number:** L36-001200, L36-001210, L36-002240,
& L36-002260
- Annual Taxes:** \$430.56



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

INDUSTRIAL FACILITY



7 SCHOOL STREET
LAURA, OHIO 45337



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