

### **Price Reduction!**

## **Food Grade Facility** 1000 S. Edgewood Avenue Urbana, Ohio 43078



For Sale: \$2,400,000 70,512 SF

For Lease: \$4.50 NNN SF/Year (15,000 - 55,912 SF Main Plant) \$5.50 NNN SF/Year (3,600 SF Building 2)

> \$3.60 NNN SF/Year (11,000 SF Building 3)



#### **Special Features:**

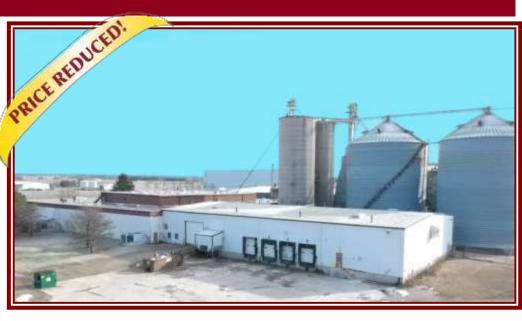
- **Up to 27' Clear Height**
- **Food Grade Plant**
- **19.6 Acres**
- 5 Docks
- 1600 Amp/ 480 Volts
- **Process Boiler**
- **Rail Adjacent**



Separate 3,600 SF & 11,000 SF (See Page 2 & 3 for more information)

For information, contact: Tim Echemann, SIOR, CCIM

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Land:		19.46 Acres	Year Built:	1976
Bldg. 1 Total SF:		55,912 SF	Sprinkler System:	Wet
	Warehouse SF:	42,852 SF	Roof:	Metal + Rubber
	Office SF:	6,460 SF	Utilities:	City Water, Sewer, & Natural Gas
	Mezzanine:	6,600 SF	HVAC Plant:	Air Make Up
Bldg. 2 Total SF:		3,600 SF		
		(Page 2)	Lighting:	Metal Halide & LED
Bldg. 3 Total SF:		11,000 SF		
		(Page 3)	Parking Spaces:	100 Spaces
<b>Building 1 Specifications:</b>			Outside Storage:	Yes

#### **Building 1 Specifications:**

18' - 27' Clear Height: Expandable Land: Yes

One – 16' x 16' Drive-In Doors: Zoning: M-1; Manufacturing

Five -8.5' x 10' Docks: Parcel Number: K48-25-11-01-32-018-00 With Levelers

**Annual Taxes:** \$18,471.84

Power: 480 Volts 1,600 Amps Silos: Steel + Cement

Continue to Building 2

III Phase



# **Service Facility** 1000 S. Edgewood Avenue Urbana, Ohio 43078



**Available:** 3,600 SF

For Lease: \$5.50 NNN SF/Year



### **Special Features:**

- 12' x 16' overhead door
- Concrete connected drive to 11,000 SF building
- **Clear Span**
- 16' Clear Height
- 2 Offices
- **Outside Storage**

For information, contact:

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techemann@IPBindustrial.com www.IPBindustrial.com



Square Footage:

3,600 SF

Construction:

Metal

Office SF:

Two - 300 SF

Roof:

Metal

Clear Height:

Up to 16'

**Utilities:** 

Well, Septic, & Propane

Restrooms:

One

Drive-In Doors: One - 24' x 16'

One - 14' x 16'

**HVAC Plant:** 

Co-Ray Infared

Lighting:

T-8

Outside Storage:

Yes

Zoning:

M-1; Manufacturing

Parcel Number:

K48-25-11-01-32-019-00



**Back Buildings** 

**Continue to Building 3** 



# Warehouse Facility 1000 S. Edgewood Avenue Urbana, Ohio 43078



Available: 11,000 SF

For Lease: \$3.60 NNN SF/Year



## **Special Features:**

- Two Docks
- Clear Span
- 15' Clear Height
- Concrete connected Drive to 3,600 SF building

For information, contact:

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techemann@IPBindustrial.com www.IPBindustrial.com



Square Footage: 11,000 SF Roof: Metal

Clear Height: Up to 15' Construction: Metal

Drive-In Doors: One -21' x 14' HVAC Plant: Propane One -12' x 12'

Lighting: T-8

Outside Storage: Yes

Zoning: M-1; Manufacturing

Parcel Number: K48-25-11-01-32-015-00

Annual Taxes: \$7,729.84



Two

Docks:

**Back Buildings**