

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)

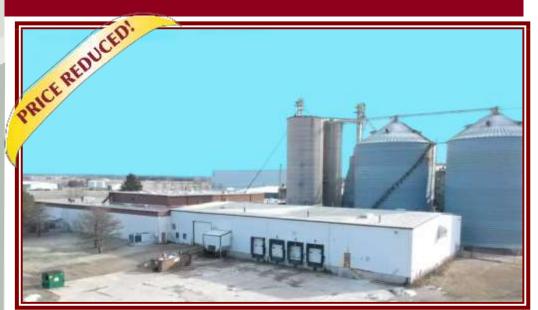
For information, contact: Tim Echemann, SIOR, CCIM 937.492.44 techemann@IPBindustrial.com

www.IPBindustrial.com

Price Reduction! Food Grade Facility 1000 S. Edgewood Avenue Urbana, Ohio 43078



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Land:	19.46 Acres
Bldg. 1 Total SF:	55,912 SF
Warehouse SF:	42,852 SF
Office SF:	6,460 SF
Mezzanine:	6,600 SF
Bldg. 2 Total SF:	3,600 SF (Page 2)
Bldg. 3 Total SF:	11,000 SF (Page 3)

Building 1 Specifications:

Clear Height:	18' - 27'
Drive-In Doors:	One – 16' x 16'
Docks:	Five – 8.5' x 10' With Levelers
Power:	480 Volts 1,600 Amps

III Phase

Year Built:	1976
Sprinkler System:	Wet
Roof:	Metal + Rubber
Utilities:	City Water, Sewer, & Natural Gas
HVAC Plant:	Air Make Up
Lighting:	Metal Halide & LED
Parking Spaces:	100 Spaces
Outside Storage:	Yes
Expandable Land:	Yes
Zoning:	M-1; Manufacturing
Parcel Number:	K48-25-11-01-32-018-00
Annual Taxes:	\$18,471.84
Silos:	Steel + Cement

Continue to Building 2

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



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

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Square Footage: Office SF: Clear Height: Drive-In Doors: 3,600 SF Two - 300 SF Up to 16' One - 24' x 16' One - 14' x 16'

Construction:	Metal
Roof:	Metal
Utilities:	Well, Septic, & Propane
Restrooms:	One
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





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

Warehouse Facility 1000 S. Edgewood Avenue Urbana, Ohio 43078



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Roof:

Square Footage: Clear Height: Drive-In Doors: Docks:

11,000 SF	
Up to 15'	
One – 21' x 14' One – 12' x 12'	
Two	

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Construction:	Metal
HVAC Plant:	Propane
Lighting:	T-8
Outside Storage:	Yes
Zoning:	M-1; Manufacturing
Parcel Number:	K48-25-11-01-32-015-00
Annual Taxes:	\$7,729.84

Metal



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