



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



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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)

PRICE REDUCED!



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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www.IPBIndustrial.com

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
Building 1 Specifications:		Outside Storage:	Yes
Clear Height:	18' - 27'	Expandable Land:	Yes
Drive-In Doors:	One – 16' x 16'	Zoning:	M-1; Manufacturing
Docks:	Five – 8.5' x 10' With Levelers	Parcel Number:	K48-25-11-01-32-018-00
Power:	480 Volts 1,600 Amps III Phase	Annual Taxes:	\$18,471.84
		Silos:	Steel + Cement

Continue to Building 2



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**

Square Footage:	3,600 SF	Construction:	Metal
Office SF:	Two - 300 SF	Roof:	Metal
Clear Height:	Up to 16'	Utilities:	Well, Septic, & Propane
Drive-In Doors:	One - 24' x 16' One - 14' x 16'	Restrooms:	One
		HVAC Plant:	Co-Ray Infrared
		Lighting:	T-8
		Outside Storage:	Yes
		Zoning:	M-1; Manufacturing
		Parcel Number:	K48-25-11-01-32-019-00



Back Buildings

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Warehouse Facility
1000 S. Edgewood Avenue
Urbana, Ohio 43078



Scan for more info

Available:
11,000 SF

For Lease:
\$3.60 NNN SF/Year



Square Footage:	11,000 SF	Roof:	Metal
Clear Height:	Up to 15'	Construction:	Metal
Drive-In Doors:	One – 21' x 14' One – 12' x 12'	HVAC Plant:	Propane
Docks:	Two	Lighting:	T-8
		Outside Storage:	Yes
		Zoning:	M-1; Manufacturing
		Parcel Number:	K48-25-11-01-32-015-00
		Annual Taxes:	\$7,729.84

Special Features:

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



Back Buildings

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