

CROSSROADS BUSINESS CENTER

31 HUNTER PLACE
BELLEFONTAINE, OH 43311



Property Highlights:

Square Feet: 58,180 SF

Clear Height: 24' - 27'

Docks: 4 - 8' x 10' w/ levelers

- Expandable to 8 Docks

Drive-In Doors: 3 - 14' x 14'

- ✓ Lease Rate: \$4.95 NNN SF/Year
- ✓ Sale Price: Undisclosed
- ✓ New LED Lighting
- ✓ Immediate U.S. 33 & U.S. 68 Interchange
- ✓ 48 Parking Spaces
- ✓ Partial A/C Manufacturing Space



Tim Echemann

Principal Broker

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Land: 4.929 Acres

Office SF: 2,300 SF

Construction Type: Pre-engineered Metal Building

Sprinkler System: Wet

Floors: 6" Concrete

Power: 480 V; 800 Amps; III Phase

Zoning: M-1; Light Manufacturing

Column Spacing: 48' x 50'

Year Built: 1996

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Forced Air Gas

Parcel Number: 17-077-00-00-021-000

Annual Taxes: \$29,075.14



Scan for more info



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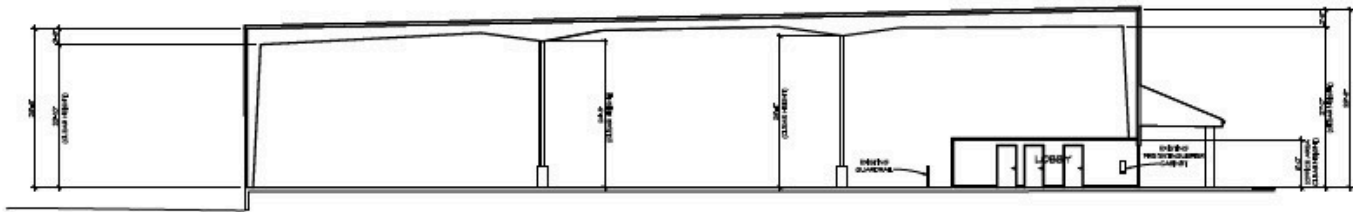
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September 9, 2024



A BUILDING SECTION
SCALE: 1/8" = 1'-0"

MARKER



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