

# INDUSTRIAL WAREHOUSE FACILITY



455 W. LONGVIEW AVENUE  
MANSFIELD, OHIO 44903



## Property Highlights:

Sale Price: \$2,950,000

Lease Rate: \$4.25 NNN SF

Square Feet: 66,200 SF

Outbuilding: 3,200 SF

- ✓ 3,200 SF Stand Alone Truck Garage
- ✓ 6" Concrete Floors
- ✓ Offering Abated Rent for Qualified Tenants
- ✓ Large Asphalt Lot



### Tim Echemann

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**Land:** 5.57 Acres  
**Office SF:** 5,400 SF  
**Docks:** 2 Ext.; 2 Int. - 14' x 12'  
**Drive-In Doors:** 4; 10' x 12'/14' x 12'/ 8' x 8'  
**Construction:** Metal  
**Docks:** 2 Exterior; 2 Interior - 14' x 12'  
**Drive-In Doors:** 4; 10' x 12'/14' x 12'/ 8' x 8'  
**Restrooms:** 3  
**Clear Height:** 17'  
**Lighting:** T-8 & LED  
**Power:** 600 Amps; 280 Volt; III Phase  
**Column Spacing:** 50' x 25'  
**Year Built:** 1974  
**Utilities:** City Water  
**Zoning:** I-1; Light Industrial  
**HVAC Plant:** Forced Air Gas  
**Parcel Number:** 027-04-086-04-000



Scan for more info



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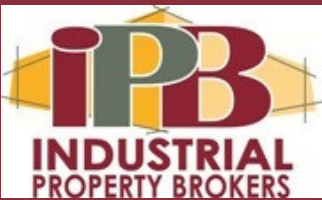
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