



WAREHOUSE/MANUFACTURING NEW SPEC BUILDING 2023 (MANSFIELD, OH SUBMARKET)



1376 S.R. 598, GALION, OHIO 44833

Property Highlights:

Square Feet: 50,000 SF
Clear Height: 32' Clear
Docks: Four - 9' x 10'
Drive-In Door: One - 16' x 16'
Power: 1,200 Amps/480 Volts

- ✓ Lease Rate: \$6.60 NNN SF/Year
- ✓ Expandable to 110,000 SF
- ✓ Newly Built Spec - 2023
- ✓ Huge Concrete Parking Lot
- ✓ 1 Minute Highway 30 Access
- ✓ ESFR Fire Sprinkler



Tim Echemann

Principal Broker
C: 937.658.4403
P: 937.492.4423

techemann@ipbindustrial.com
www.ipbindustrial.com



Conrad Echemann

Sales Associate
C: 937.658.4282
P: 937.492.4423

conrad@ipbindustrial.com
www.ipbindustrial.com

WAREHOUSE/MANUFACTURING SPEC



1376 STATE ROUTE 598
GALION, OHIO 44833

Land: 4.39 Acres

Warehouse SF: 48,237 SF

Office SF: 1,763 SF

Construction Type: Metal

Roof: Metal

Car Parking Spaces: 98 Spaces

Trailer Parking Spaces: 20 Spaces

Power: 1,200 Amps/480 Volts/ III Phase

Sprinkler System: ESFR Fire Sprinkler

Year Built: 2023

Lighting: LED - Warehouse Light

Column Spacing: 50' x 50'

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Cambridge Make-Up Heating Units

Zoning: IP; Industrial Park District

Parcel Number: 48-0008462.100



Scan for more info



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

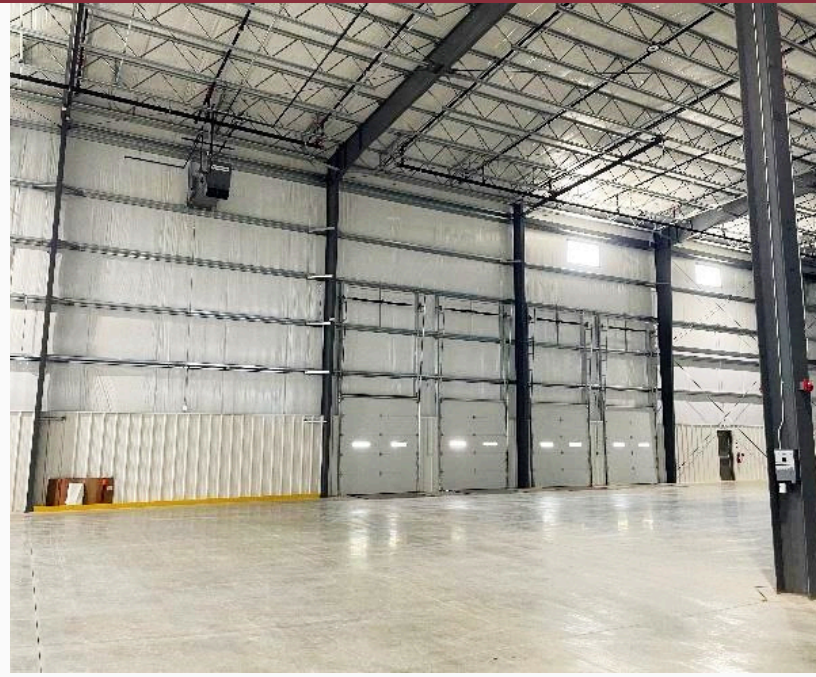
conrad@ipbindustrial.com

www.ipbindustrial.com

WAREHOUSE/MANUFACTURING SPEC



1376 STATE ROUTE 598
GALION, OHIO 44833



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

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