

INDUSTRIAL/MANUFACTURING CENTER



14483 S.R. 31
KENTON, OHIO 43326



Property Highlights:

Sale Price: \$3,650,000

Square Feet: 93,948 SF

Clear Height: 15' - 20' Clear

Docks: Three

Drive-In Doors: 26 Total

Zoning: I - Light Manufacturing & Assembly & Industrial, Vacant Land

- ✓ 390' Rail Spur - CSX Transportation
- ✓ Huge Fenced Gravel Lot
- ✓ 27.63 Acres
- ✓ Heavy Power Available
- ✓ Connecting Concrete Driveways



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Shipping & Housing Facility - Building 30

Square Feet: 15,330 SF

Additional Covered Storage: 9,500 SF

Year Built: 1971

Construction Type: Metal

WHS Dimensions: 70' x 207'

Clear Height: 15'

Lighting: Mixture of LED and T-8

Heating: Infrared Heat

Power: 600 Amps, 208 Volts, III Phase

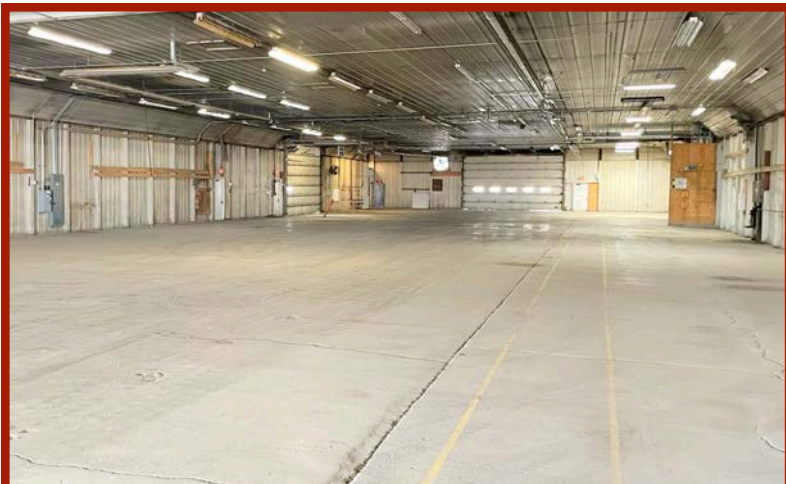
Ventilation: Exhaust Fans

Drive-In Doors: Four Total

- One - 14' x 23'

- One - 14' x 22'

- Two - 14' x 20'





Plant & Office Storage Unit - Building 31

Square Feet: 22,572 SF

Year Built: 1974

Construction Type: Metal

WHS Dimensions: 70' x 271'

Clear Height: 15'

Lighting: T-8

Office SF: 3,300 SF

Heating: Infrared Heat

Power: 1,200 Amps, 208 Volts, III Phase

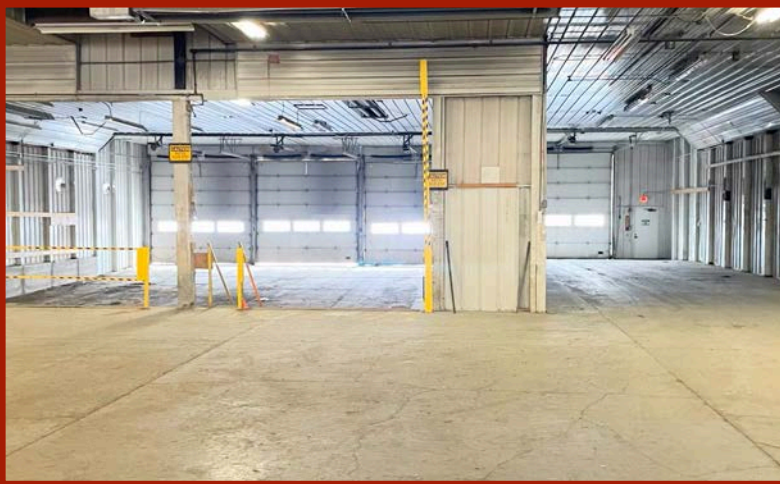
Restrooms: Three

Docks: Three - 14' x 14'

Drive-In Doors: Three Total

- Two - 14' x 20'

- One - 14' x 14'





Manufacturing Building - Building 32

Square Feet: 15,330 SF

Year Built: 1971

Construction Type: Metal

WHS Dimensions: 70' x 270'

Clear Height: 20'

Lighting: T-8

Heating: Infrared Heat

Power: 1,600 Amps, 480 Volts, III Phase

Restrooms: One

Airlines: Throughout Building

Drive-In Doors: Three - 16' x 24'





Open Air Storage - Building 33

Square Feet: 11,952 SF

Power: 200 Amps, 208 Volts, 1 Phase

Year Built: 2016

Lighting: LED

Construction Type: Open

Drive-In Doors: Two - 24' x 18'

- Open-Air Structure

Clear Height: 18'





Maintenance Building - Building 34

Square Feet: 5,400 SF

Year Built: 1984

Construction Type: Metal

Clear Height: 15'

Heating: Infrared Heat

Drive-In Doors: Seven - 12' x 14'

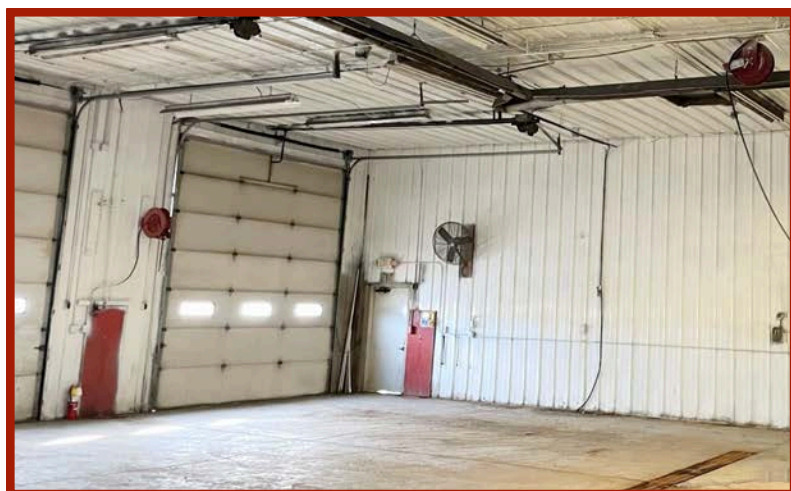
Airlines: Throughout Building

Floor Drains: Yes

Cranes: 1-Ton Crane Rail

Power: 600 Amps, 480 Volt, III Phase

Sandblasting Room/Paint Room Available





Sales Office/Storage - Building 35

Square Feet: 3,924 SF

Year Built: 1970

Construction Type: Metal

WHS Dimensions: 43' x 70'

Clear Height: 12'

Lighting: LED

Heating: Office Only

Power: 200 Amps, 208 Volts, III Phase

Office Space: 20' x 24'

Restrooms: Two

Drive-In Doors: One - 20' x 12'





Manufacturing Facility & Storage - Building 36

Square Feet: 19,440 SF

Year Built: 1980

Construction Type: Metal

WHS Dimensions: 70' x 275'

Clear Height: 15'

Lighting: T-8

Heating: Infrared Heat

Power: 600 Amps, 208 Volts, III Phase

Ventilation: Exhaust Fans

Airlines: Throughout Building

Restrooms: One

Drive-In Doors: Three Total

- One - 17' x 14'

- One - 23' x 11'

- One - 23' x 14'

