

WAREHOUSE FACILITY

600 N. DETROIT ST
WEST LIBERTY, OH 43357



Property Highlights:

For Sale: \$3,200,000

For Lease: \$3.75 NNN SF/YR

Square Feet: 80,500 SF

Clear Height: 17' - 28'

- ✓ Floor Drains
- ✓ New LED Lights
- ✓ Zoning: M2 Heavy MFG
- ✓ Huge Outside Storage Lot
- ✓ 100' x 50' with 28' Clear



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

WAREHOUSE FACILITY



600 N. DETROIT ST
WEST LIBERTY, OH 43357

Land: 7.216 Acres

Warehouse SF: 78,000 SF

Office SF: 2,500 SF

Power: 480/277 Volt 400 Amps III Phase

Zoning: M2: Heavy Manufacturing District

Lighting: LED

Construction Type: Block

Roof: New 2019

HVAC: Forced Air Gas

Utilities: City Water, Sewer, & Natural Gas

Drive-In Doors: Two: 12' x 14' ; One: 16' x 14'

Docks: Three: 8.5' x 10' w/ Levelers

Clear Span: 25' x 50'

Annual Taxes: \$2,686.92



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

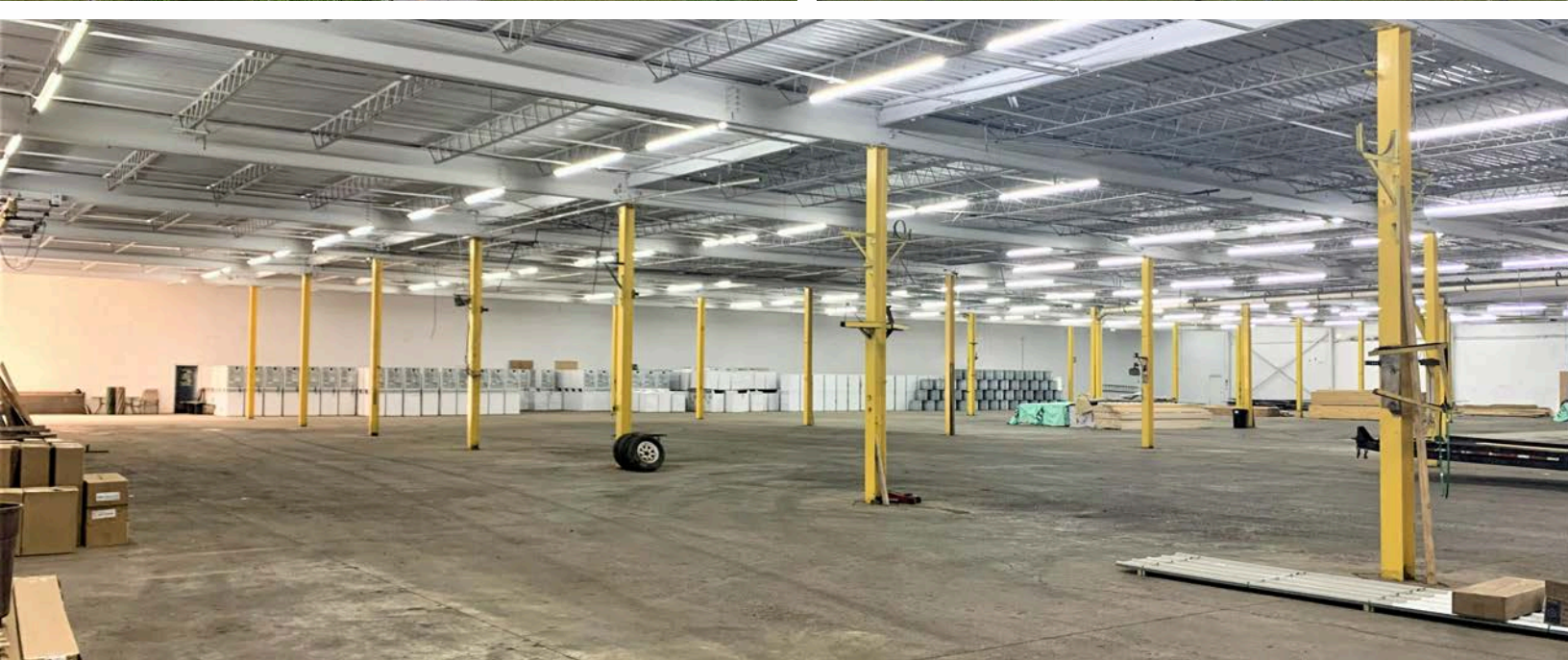
conrad@ipbindustrial.com

www.ipbindustrial.com

WAREHOUSE FACILITY



600 N. DETROIT ST
WEST LIBERTY, OH 43357



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