



FOR **SALE** INDUSTRIAL  
PROPERTY



118 Industrial Drive  
Edgerton, OH 43517

# 35,550 SF Industrial Building For Sale

## About The Property

- 28,800 SF warehouse space with a 6,750 SF finished office area
- Excess land for outside storage, expansion and/or additional parking
- Zoned industrial
- 24' clear height
- Two docks, one drive-in door
- Fully sprinkled
- Sale price: \$1,675,000 (\$47.12/SF)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 35,550 SF INDUSTRIAL BUILDING FOR SALE

### BUILDING LOCATION/SIZE/ZONING

Street Address	118 Industrial Drive
City, State, Zip	Edgerton, OH 43517
County/Township	Williams/St. Joseph
Total Building Area	35,550 SF
Office Area	6,750 SF
Site Acreage	6.0 Acres
Parking Lot	Asphalt (25,000 SF)
Zoning	340 - Light Manufacturing & Assembly

### BUILDING DATA

Construction Date	2003
Construction Type	Pre-engineered Metal
Stories	Two
Condition	Good
Ceiling Height	24 ft
Fire Suppression	Full Sprinkler System (Wet)
HVAC	Throughout Building
Power	480V
Lighting	LED (Motion Activated)

### LOADING FACILITIES

Overhead Doors	Two - (14'x 14') & (12' x12')
Loading Dock	One - (9'x 10') with automatic leveler

### PRICE/AVAILABILITY

Sale Price	\$1,675,000
Sale Price/SF	\$47.12
Available	Immediately

### PROPERTY TAXES

Parcel Number	061-280-17-044.005
Assessment: Land	\$26,430
Improvements	\$431,520
Total Assessment	\$457,950
Annual Taxes	\$24,341.26 (\$0.68/SF)
Tax Year	2024 Payable 2025

### NEARBY BUSINESSES

Continental Converting Corp	Oren Elliot Products
Studer & Son Custom Machining	TRULAND Equipment
Covington Edgerton Plant	Stark Truss Co. Inc.

### BUILDING AMENITIES

Large breakroom and reception areas  
Multiple conference rooms  
Backup generator  
Security system  
Intercom and speaker system  
Paint booth with collection units  
Dust collector



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# FLOOR PLAN

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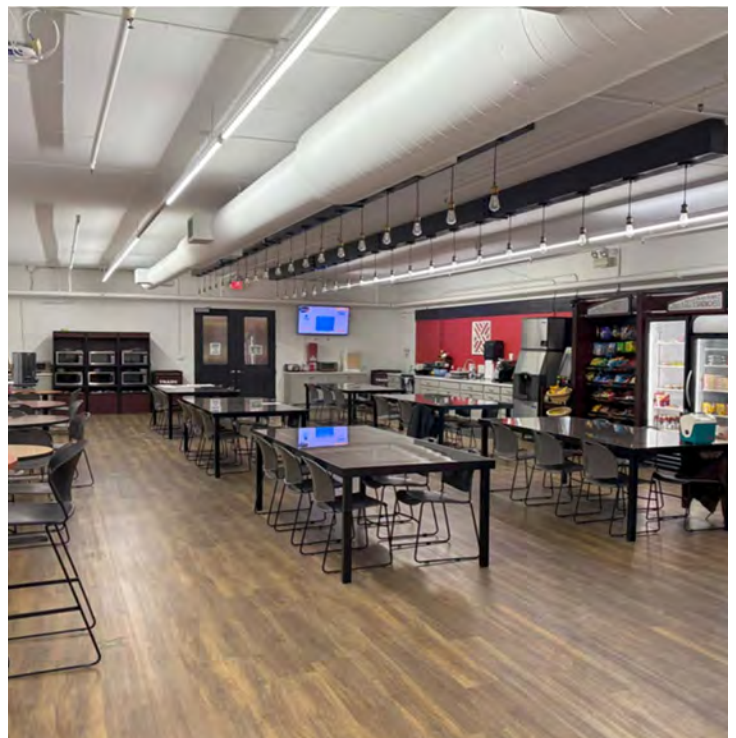
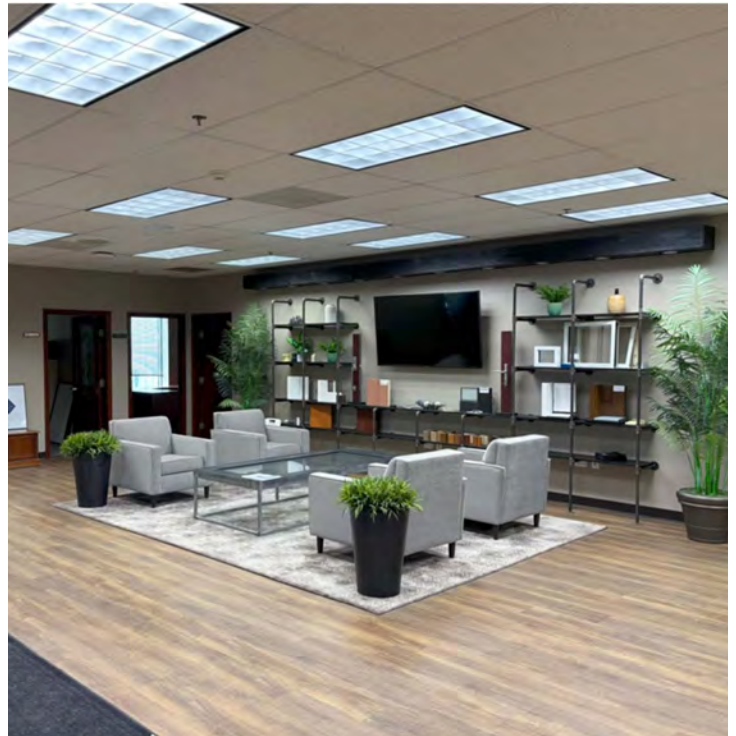


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# ADDITIONAL PHOTOS

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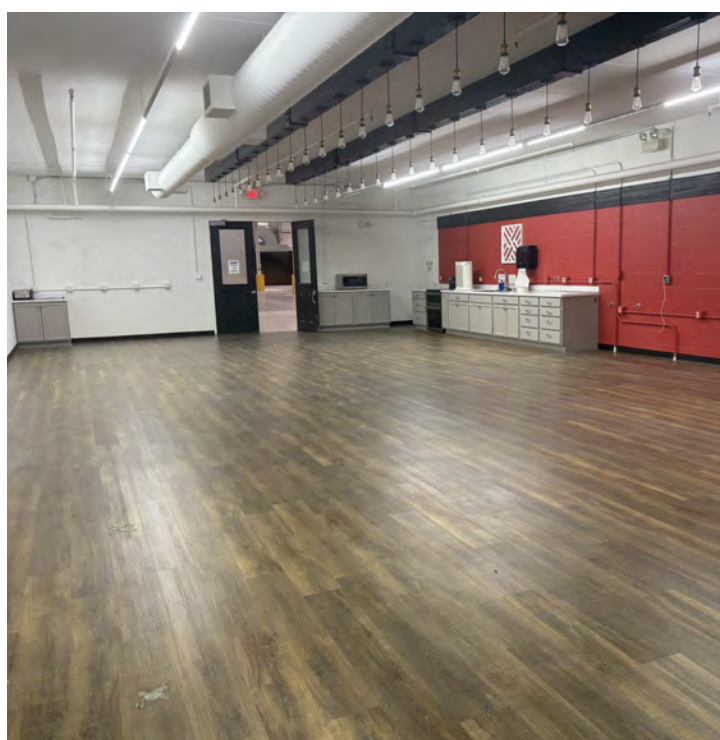
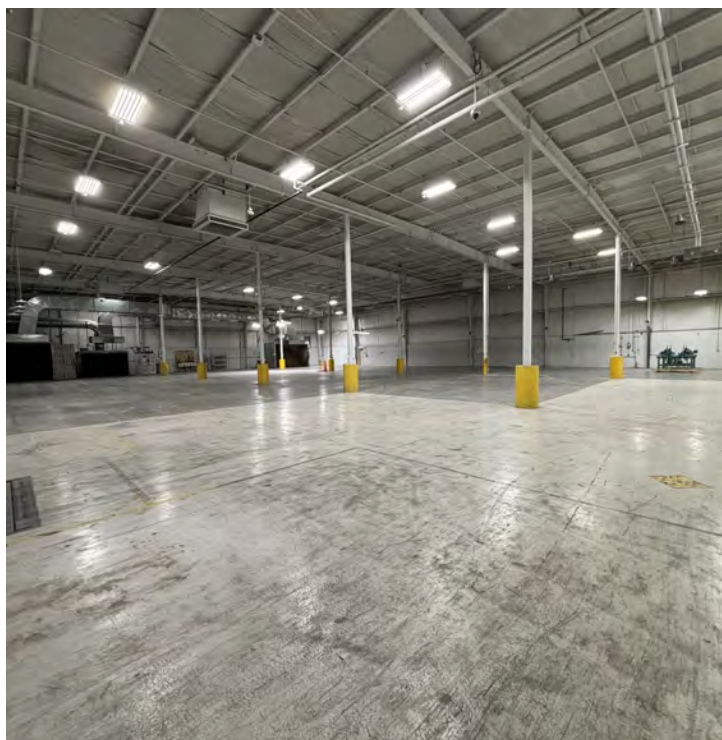
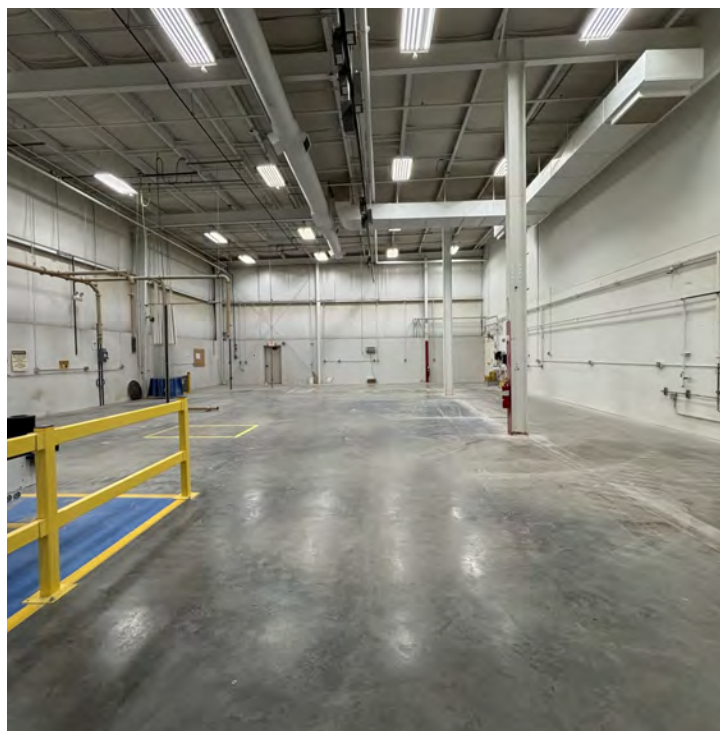
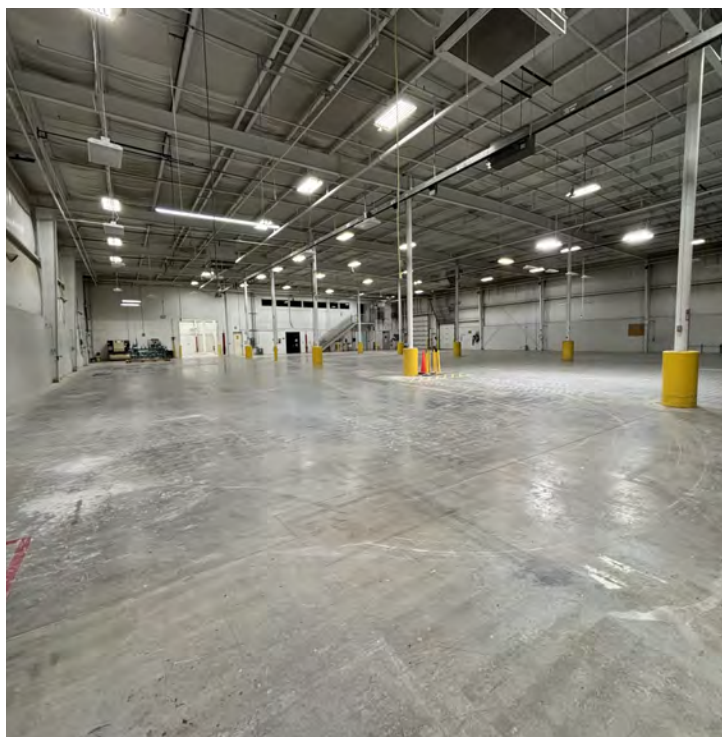


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# SITE AERIAL

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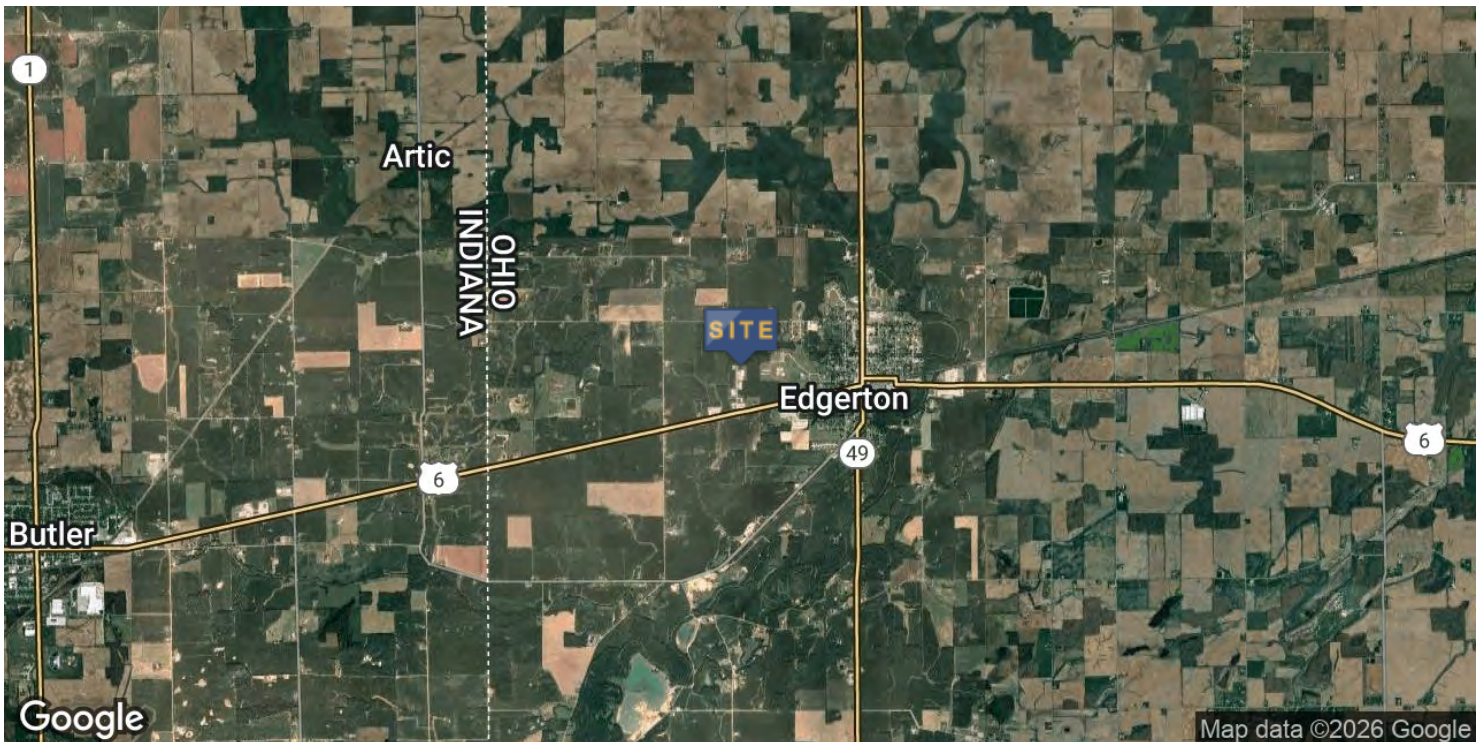


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# LOCATION MAP

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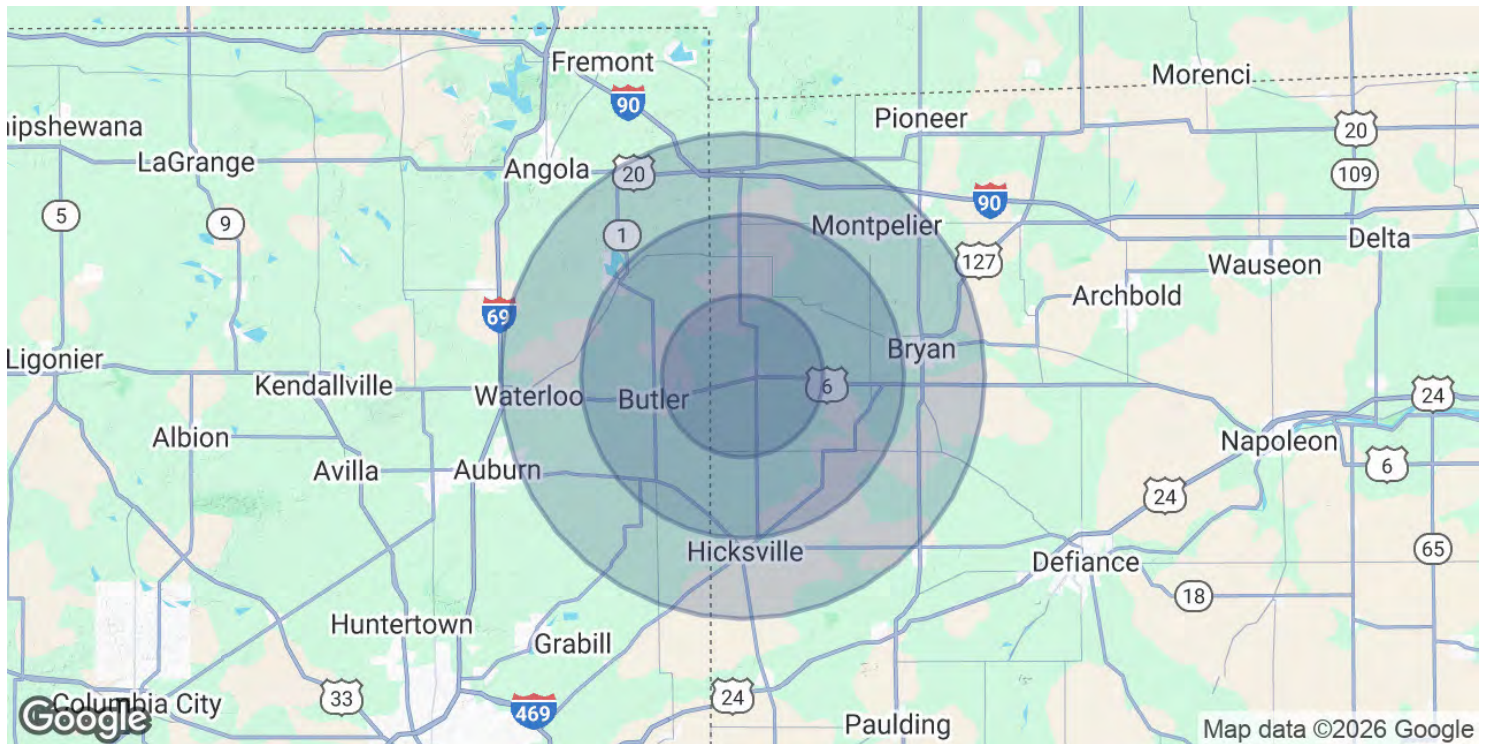


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# DEMOGRAPHICS MAP & REPORT

## 35,550 SF INDUSTRIAL BUILDING FOR SALE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,733	21,295	52,407
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,480	8,471	21,140
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,896	\$87,995	\$85,937
Average House Value	\$174,245	\$189,400	\$196,460

Demographics data derived from AlphaMap



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