

RE/MAX

CONNECTION REALTORS



Welcome to
283 N. Main Street
Fredericktown, OH 43019



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Toll Free: 877-693-SOLD (7653)
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Presented by

*DeLena
Ciarnaccho*



Special Features

- Block & Vinyl Exterior
- Asphalt Parking
- 60+ Parking Spaces
- 110/220 3 Phase Electric
- New Metal Roof Over Core Room ~ 2017
- Heavy Electric Available On Site
- (2) Loading Docks
- 1-5 Ton overhead crane
- Gated & Fenced Area/Perimeter
- Fire Hydrant
- Rental Opportunity exists from the detached buildings
- All Foundry Production machinery removed 8-10/2023

Marketing Verbiage

AN INCREDIBLY UNIQUE PROPERTY FOR ALMOST ANY TYPE OF BUSINESS! FORMERLY THE J.B. FOOTE FOUNDRY COMPANY, THIS PROPERTY HAS BEEN PART OF LOCAL HISTORY SINCE 1851. THIS 96,000 SF, FENCED AND GATED FACILITY CONSISTS OF MULTIPLE BUILDINGS ON 5 PARCELS TOTALING 4.2 ACRES WITH ROAD FRONTAGE ON 3 STREETS. RENTAL OPPORTUNITY EXISTS FROM THE DETACHED BUILDINGS. THE MAIN AND LARGEST BUILDING HAS 15 FT, 25 FT & 45 FT CEILING HEIGHTS, 2 LOADING DOCKS, 1-5 TON OVERHEAD CRANE, AVAILABLE HEAVY ELECTRIC, 3 MINERAL BASED TRANSFORMERS (1120KW, 1500KW, & 1000), AND 60+ PARKING SPACES. THE PROPERTY HAS BEEN EPA APPROVED AND HAS HAD PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS.

Additional Details

Sales Price: \$699,900

Year Built Parcel #1: 1890
Year Built Parcel #2: 1948
Year Built Parcel #4: 1948-1998

Square Footage: 95,000 In (3) Buildings
Square Footage: 3,000 of Office

Acreage #1:	0.475
Acreage #2:	0.270
Acreage #3:	0.150
Acreage #4:	3.257
Acreage #5:	0.060

Total Acreage: 4.212

Zoning: Commercial/Industrial

Exclusions to Use: Meat Processing/Packing,
Ammunition Manufacturer, House of Ill Repute

County: Knox

Parcel #1 Annual Taxes:	\$510.48
Parcel #2 Annual Taxes:	\$480.30
Parcel #3 Annual Taxes:	\$195.78
Parcel #4 Annual Taxes:	\$8,532.50
Parcel #5 Annual Taxes:	\$95.20

Total Annual Taxes: \$9,814.26
(Muskingum Watershed Assessment Included In Taxes)

Parcel #1: 65-00227.000
Parcel #2: 65-00228.000
Parcel #3: 65-00228.001
Parcel #4: 65-00417.000
Parcel #5: 65-00742.000

MLS #: 219029268

Office/Lobby

- Red carpet
- Knotty pine walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Mini blinds remain
- Reception counter
- Door to Office #1



Production Office

- Ceramic tile flooring
- Panelled walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Door to Lobby



Accounting Office (First Floor)

- Red carpet
- Knotty pine walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Mini blinds remain
- Closet
- Built-in wall safe
- (2) closets



Main Floor Hall Off Main Lobby

- Tile flooring
- Knotty pine walls
- Fluorescent lighting
- Stairs lead to Upper Level Offices
- Exit door



• HALF BATH

- Red carpet
- Tan painted walls
- Can lighting
- Enclosed vanity with single bowl sinktop
- Ceiling exhaust



Upstairs Storage Room

- Wood flooring
- Drywall walls
- Fluorescent lighting



Core Room East

- Concrete flooring
- Block walls
- Fluorescent lighting
- Small office with exit door
- Core oven remains
- Exit door



Core Room West

- Concrete flooring
- Fluorescent lighting
- Exit door



Core Room East Bathroom

- Shower stall
- (2) stalls
- Utility sink



Shipping Room

- Concrete flooring
- Loading dock
- Freight elevator only
- Shipping Office
- Fluorescent lighting
- Weigh scale



Core Room East

- Concrete flooring
- Block walls
- Ceiling lights
- Exit doors



Aisleway

- Concrete flooring
- Exterior alley to Entrance



Lab

- Concrete flooring
- Grey painted walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Wall A/C unit



Break Area

- Ceramic tile flooring
- Wall board
- Sink
- Counter
- (2) microwaves



• BATH

- (3) stalls
- (3) urinals
- Eyewash station



• SHOWERS

- (3) stalls
- (2) sinks
- Electric water heater
- Lockers



Upper Level Lobby

- Red carpet
- Knotty pine walls
- Acoustic ceiling tiles
- Fluorescent lighting



Sales Office (Upstairs)

- Grey carpet
- Blue painted walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Ceiling exhaust



Production Scheduling Office (Upstairs)

- Red carpet
- Yellow painted walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Window to Hall



Administration Office (Upstairs)

- Red carpet
- Knotty pine walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Mini blinds remain



Half Bath (Upstairs)

- Red carpet
- Knotty pine walls
- Enclosed vanity with single bowl, cultured marble sinktop
- Ceiling exhaust
- Wall lights



Lobby Hallway (Upstairs)

- Red carpet
- Grey painted walls
- Acoustic ceiling tiles
- Fluorescent lighting



Accounting Office (Upstairs)

- Red carpet
- Knotty pine walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Mini blinds remain



Full Bath (Upstairs)

- Neutral vinyl flooring
- Ivory painted walls
- Enclosed vanity with single bowl sinktop
- Lighted ceiling exhaust
- Shower stall with glass doors
- Mirrored medicine cabinet



Storage Room

- Wood flooring
- Grey painted walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Door to Records Room

Upstairs Hallway

- Between Engineering Office and the Production Scheduling Office
- Walks down to Maintenance Room
- Red carpet
- Grey painted walls



Conference Room (Upstairs)

- Red carpet
- Grey painted walls
- Acoustic ceiling tiles
- Fluorescent lighting



Engineering Office

- Grey carpet
- Blue painted walls
- Acoustic ceiling tiles
- Fluorescent lighting
- Window to Hall



Second Floor Pattern Storage Area

- Wood flooring
- Block walls
- Exposed rafters



Original Foundry Building

- Built ~ 1890
- Brick and block walls



Molding Floor

- BUILDING SECTION / STORAGE
- Concrete flooring
- Block and brick walls
- Stadium lighting
- 25-30 ft ceiling height



- BUILDING ADDITION
- ~22,000 SF
- Built 1997/1998



Charge Room

- Concrete flooring
- High pressure sodium lighting

Molding Floor

- Concrete walls
- Poured and block walls
- 45 ft ceiling
- Steel girders
- Aluminum roof



Cleaning Room

- Concrete flooring
- Poured and block walls
- 4ft Concrete abuse wall



Exterior Features/Buildings

• BUILDING #2

- ~ 9,000 SF
- Concrete flooring
- Loft areas
- Wood exterior walls
- Ramp and dock with loading area
- Stadium lighting
- Exit doors
- Former lumber storage building



• BUILDING #4

- Small building
- Brick exterior



• BUILDING #3

- Concrete flooring
- Block and brick walls
- Ceiling lights
- Front and rear door
- 2nd floor stairs/storage
- Fluorescent lighting
- Freight elevator



Exterior Features

• EXTERIOR BUNKER

- Built into hillside
- Block walls



View of Factory (North Side)

View of Factory (East Side)



Street View



Aerial View (Looking West)



Parking Lot Aerial



Nearby Sport Fields



Aerial View of Property



Aerial View of Property



Aerial View of Property

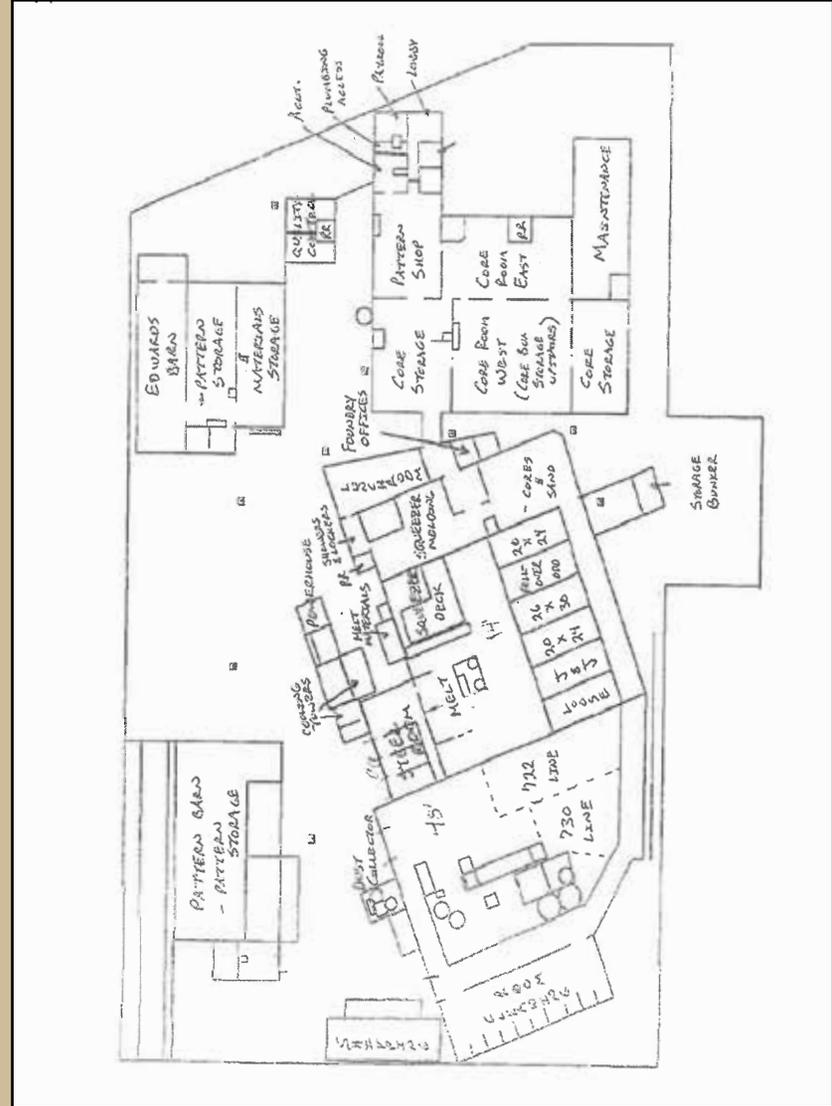


Aerial View of Property

Aerial View



Site Plan



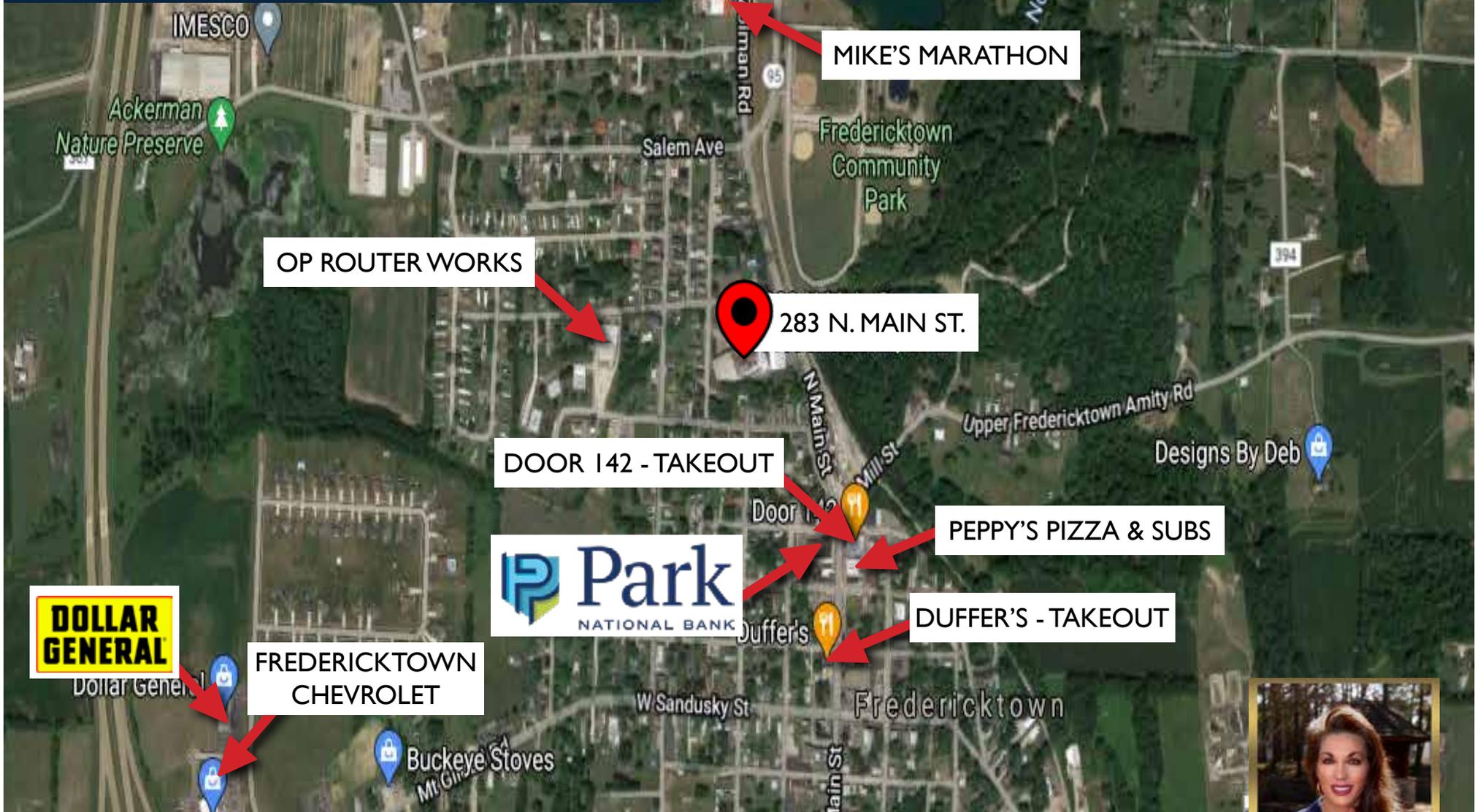
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283 N. MAIN STREET

Fredericktown, OH 43019

PROPERTY LOCATION MAP



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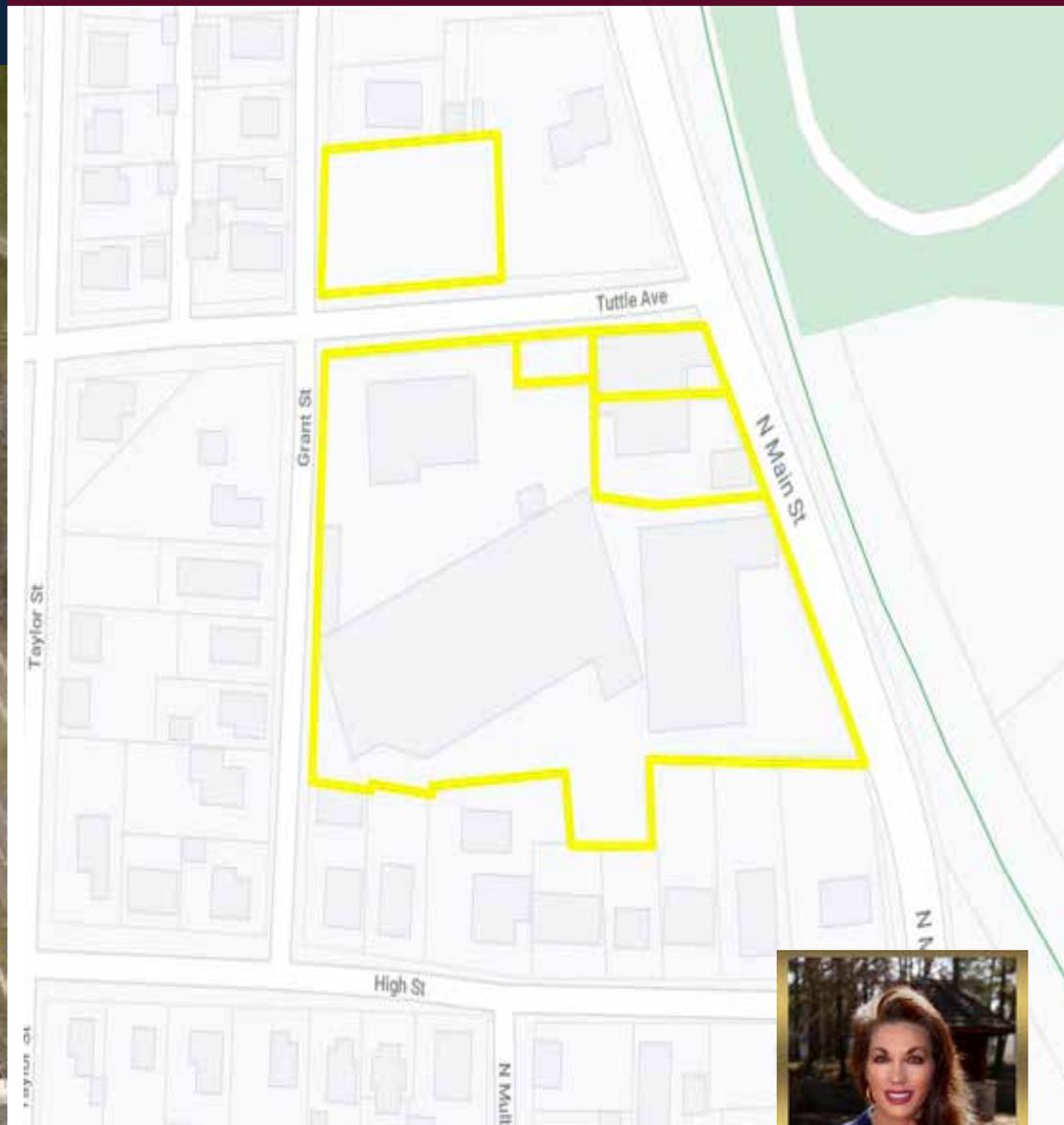
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COUNTY AERIAL & PLAT MAP



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COMMUNITY PROFILE

POPULATION MEDIAN AGE POVERTY RATE

2,494

18.3% 1-Year Decline

37

10.8%

DIVERSITY

Gahanna is one of the most diverse suburbs in central Ohio

98%

White

12.5%

Multiracial
(Non-Hispanic)

2.6%

Black or African American
(Non-Hispanic)

MEDIAN HOUSEHOLD INCOME

\$48,397

14.6% 1-Year Growth

MEDIAN PROPERTY VALUE

\$111,300

6.92% 1-Year Growth

NUMBER OF EMPLOYEES

1,163

13.8% 1-Year Decline

Employment by Industries

1.16k

2018 VALUE
1,163

-13.8%

1 YEAR DECLINE
1,297

From 2017 to 2018, employment in Fredericktown, OH declined at a rate of -13.8%, from 1,297 employees to 1,163 employees.

The most common employment sectors for those who live in Fredericktown, OH, are Manufacturing (255 people), Health Care & Social Assistance (223 people), and Retail Trade (187 people). This chart shows the share breakdown of the primary industries for residents of Fredericktown, OH, though some of these residents may live in Fredericktown, OH and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the Census Bureau ACS 5-year Estimate



HOUSING - PROPERTY TAXES

Property Taxes

\$800 - \$1,499

AVERAGE RANGE

This chart shows the households in Fredericktown, OH distributed between a series of property tax buckets compared to the national averages for each bucket. In Fredericktown, OH the largest share of households pay taxes in the \$800 - \$1,499 range.

Data from the Census Bureau ACS 5-year Estimate



COMMUTER TRANSPORTATION

Most common method of travel...

- 1.) 89% Drove Alone
- 2.) 5.95% Carpooled
- 3.) 2.27% Walked

In 2018, the most common method of travel for workers in Fredericktown, OH was Drove Alone (89%), followed by those who Carpooled (5.95%) and those who Walked (2.27%).



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