



FOR SALE OR LEASE

810 Colby Rd
Crestline, OH 44827
Manufacturing/WHS Facility
52,246 SF



P: 937.492.4423 E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

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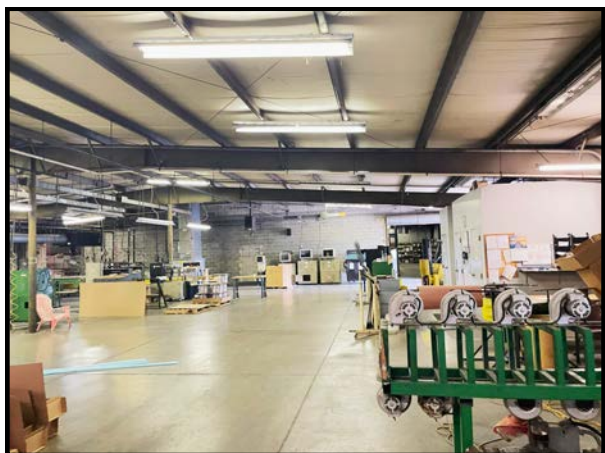
MFG/WHF FACILITY

Crestline, OH - 52,246 SF

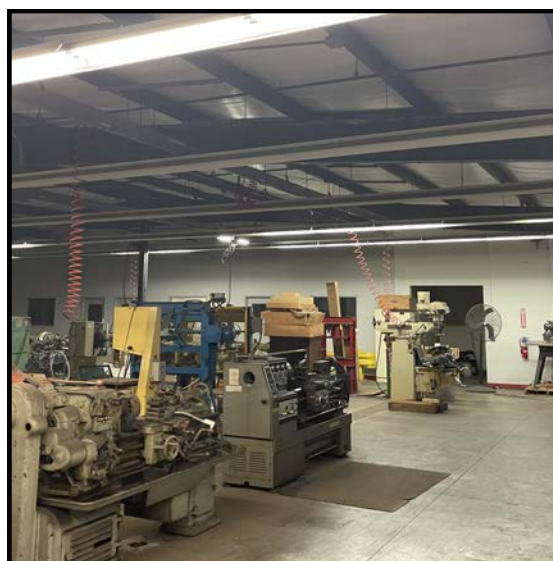
Lease Rate: \$3.75 NNN SF/YR

Sale Price: \$1,080,000

Building Specifications



Warehouse SF	49,746 SF
Office SF	2,500 SF
Acreage	4.35 AC
Outside Storage	Yes; Asphalt
Clear Height	12'-17'
Floor Thickness	6"
Lighting	T-8
Zoning	M-1; Light Industrial
Power	480 Volts; 2,000 Amp; III Phase
Docks	Two
Drive-In Doors	Four
Construction Type	Metal
Heating	Forced Air Gas
Bathrooms	Four
Annual Tax	\$14,752



About Crestline

- Strategic Central Ohio location with convenient access to I-71, US Route 30, and State Route 61, providing connectivity to Columbus, Cleveland, Toledo, and other major Midwest markets.
- Strong rail infrastructure with service from CSX Transportation and Norfolk Southern, making the area attractive for manufacturing, warehousing, and distribution operations.
- Access to a regional workforce of approximately 140,000 people within a 15-mile commuting radius.

Site Location



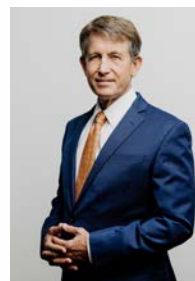
Demographics

Population

Crestline	4,450
Crawford County	41,900

Income

Average HH Income	\$63,300
Median HH Income	\$48,300



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com