

Welcome to 283 N. Main Street Fredericktown, OH 43019





Office: 614-342-TEAM (8326) Toll Free: 877-693-SOLD (7653)

web: www.delena.com e mail: delena@delena.com Presented by



Special Features

- Block & Vinyl Exterior
- 1-5 Ton overhead crane

Asphalt Parking

Gated & Fenced Area/Perimeter

• 60+ Parking Spaces

- Fire Hydrant
- 110/220 3 Phase Electric
- Rental Opportunity exists
- New Metal Roof Over Core Room ~ 2017
- from the detached buildings
- Heavy Electric Available On Site
- All Foundry Production machinery removed

• (2) Loading Docks

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: \$749,900

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 III Repute

County: Knox

Parcel #1 Annual Taxes:	\$508.54
Parcel #2 Annual Taxes:	\$478.50
Parcel #3 Annual Taxes:	\$195.04
Parcel #4 Annual Taxes:	\$8,500.16
Parcel #5 Annual Taxes:	\$94.84

Total Annual Taxes: \$9,777.08 (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



Accounting Office (First Floor)_

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



• HALF BATH

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



Production Office

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



Main Floor Hall Off Main Lobby_

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



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 East Bathroom

- Shower stall
- (2) stalls
- Utility sink



Core Room East

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



Core Room West

- Concrete flooring
- Fluorescent lighting
- Exit door



Shipping Room

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



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





Accounting 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





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



Conference Room (Upstairs)

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



Engineering Office

- Gret carpet



Storage Room

- Wood flooring
- 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



Acoustic ceiling tiles





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

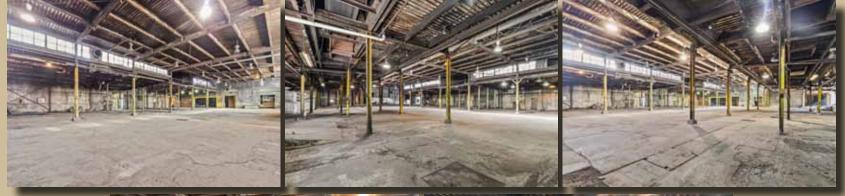


Charge Room

• Concrete flooring • High pressure sodium lighting

Molding Floor_

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





Cleaning Room

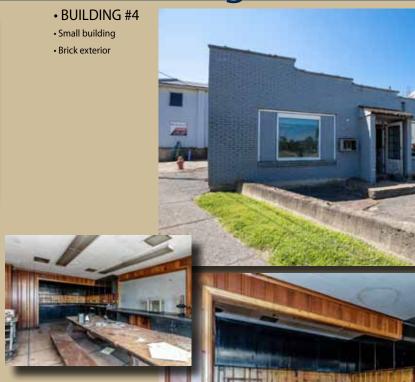
- Concrete flooring
- Poured and block walls
- 4ft Concrete abuse wall



Exterior Features/Buildings

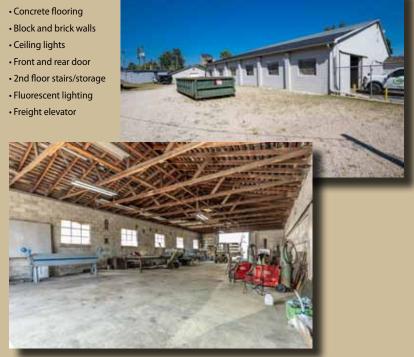
• BUILDING #2

- ~ 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 #3



Exterior Features

- EXTERIOR BUNKER
- Built into hillside







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

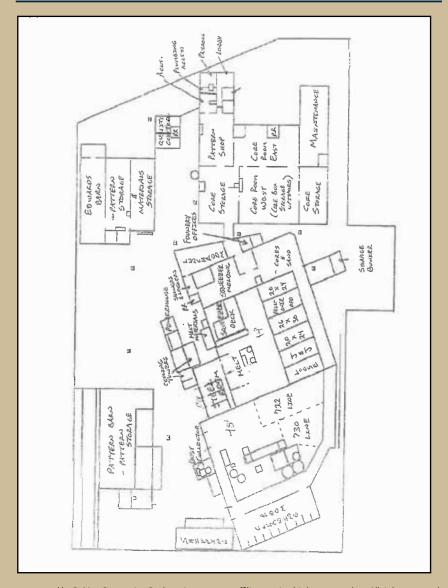


Aerial View of Property





Site Plan



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