

**RE/MAX**  
CONNECTION REALTORS



Welcome to  
283 N. Main Street  
Fredericktown, OH 43019



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Presented by

*DeLena  
Ciamacco*



# 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: \$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

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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:	\$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

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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



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

## 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



