

DISTRIBUTION FACILITY

1851 Industrial Drive
Celina, OH 45822



Property Highlights:

Square Feet: 13,275 SF

Sale Price: \$940,000

Lease Rate: \$7.00 NNN SF/YR

Acreage: 2.927 Acres

- ✓ 16 Docks
- ✓ 17-20' Clear Height
- ✓ 2.5 Acres of Asphalt
- ✓ 1 Mile from Freeway SR-33



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Location Information

Street Address	1851 Industrial Dr
City, State, Zip	Celina, OH 45822
County	Mercer
Side of the Street	North
Nearest Highway	SR-33
Nearest Airport	Dayton

Building Information

Building Size	13,275 SF
Warehouse SF	12,025 SF
Office SF	1,250 SF
Ceiling Height	17-20'
Number of Floors	1
Year Built	1998
Construction Status	Existing
Roof Condition	Good
Free Standing	Yes
Construction Type	Metal/Block
Multiple Entrances	Yes
Drive-In Doors	Ten; 22' x 16'
Docks	Five; 48" High
Van-High Docks	Eleven; 16" High

Property Information

Property Type	Warehouse
Property Subtype	Industrial
Zoning	M-2- Light Industrial
Lot Size	2.93 Acres
Parcel #'s	0632326002
Power	240 Volts; 400 Amps; III Phase
Annual Taxes	\$4,907

Parking & Transportation

Parking Type	Asphalt
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Utilities & Amenities

Sprinkled	Yes
Warehouse Heat	Yes
Men's & Women's Locker Room	Yes
Outside Security Lighting	Yes
Trench Drains	Two

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