

AVAILABLE FOR SALE OR LEASE

150,000 – 300,000 SF Spec Warehouse Building Space

Airport West Parkway | Mansfield, OH



Conceptual Rendering

SALE PRICE: \$100/SF | LEASE RATE: \$7.00/SF NNN

Highlights



Available Space
150,000-300,000 SF



Total Site Size
15 Acres



Airport Proximity
Site is Adjacent to Mansfield
Lahm Regional Airport



Freeway Access
Close Proximity to I-71



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NEWMARK

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Terry **COYNE**.com



Office
Built-To-Suit



Lighting
LED



Power
480/277 Volt, 3-Phase, 4 Wire



32 Ft
Clearance Height



Docks/Drive-in Doors
• Docks Built-To-Suit
• 4 Drive-in Doors



Sprinkler System
ESFR



HVAC (Warehouse)]
Heat Only Make-up Air Units



HVAC (Office)
Split System Furnace and
Condenser



Automobile Parking
80 Spaces (Expandable)



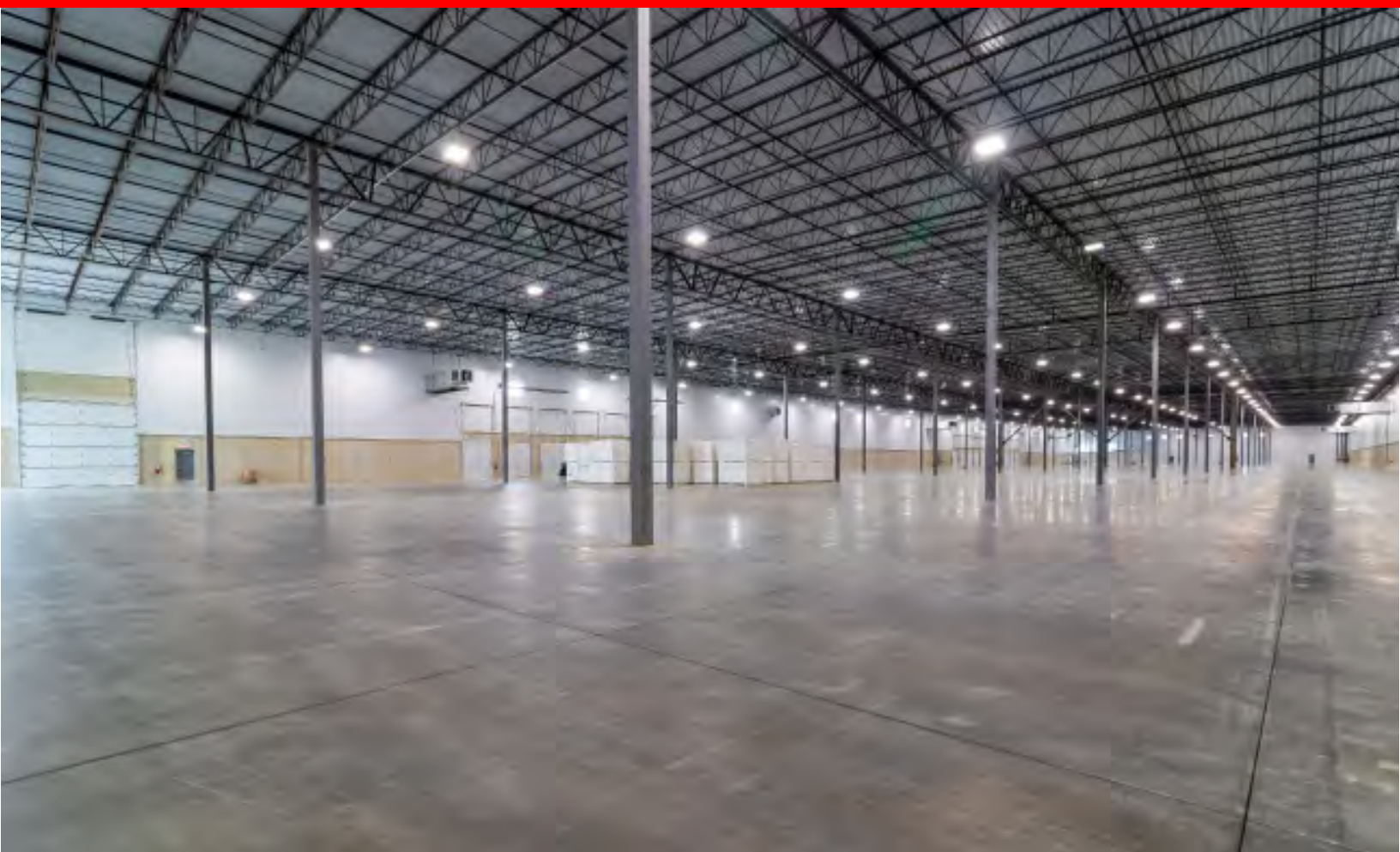
Truck parking
Ample



Concrete Floors
7 inch



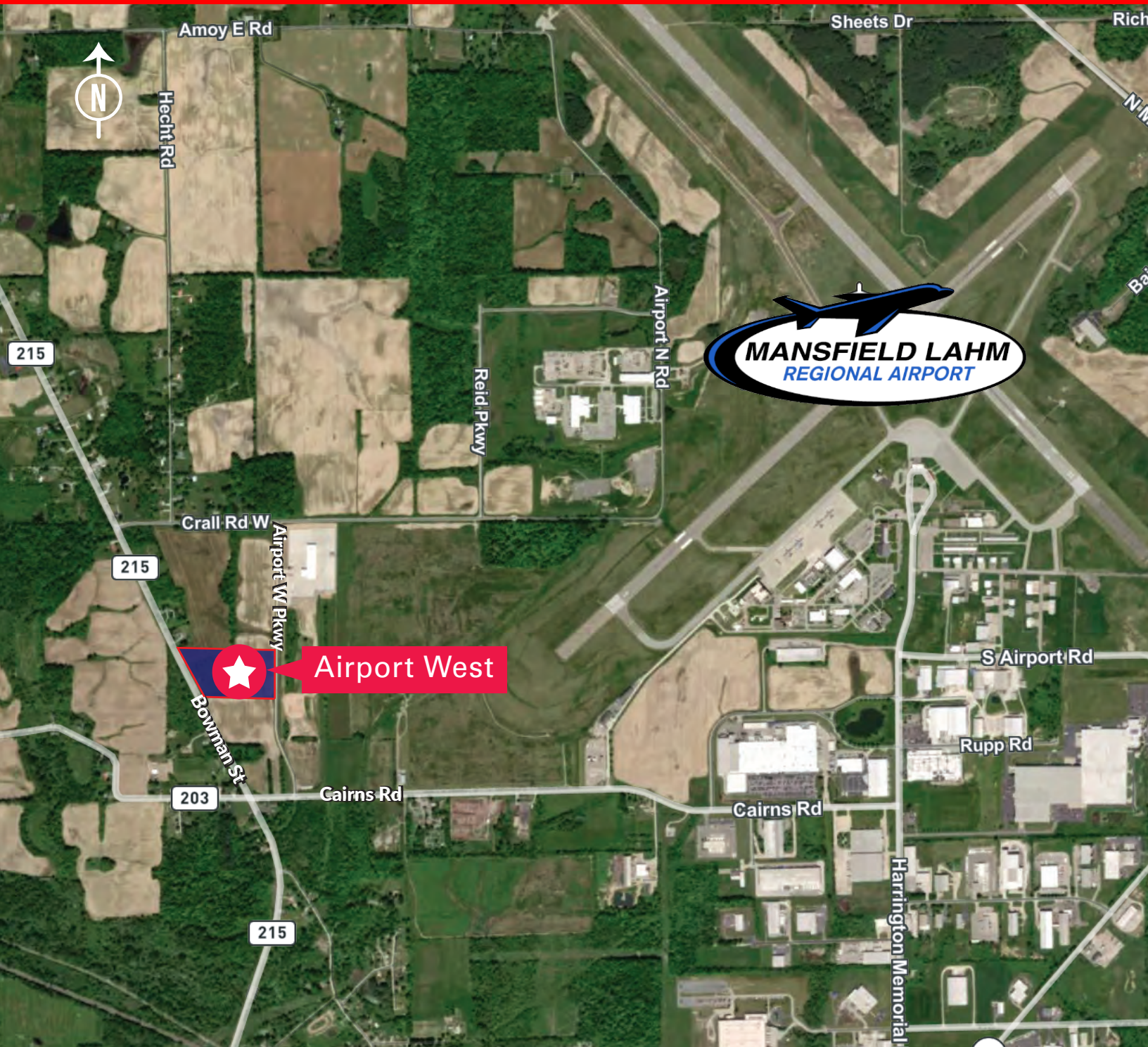
Delivery Date
Q4 2025

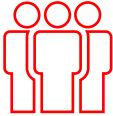

















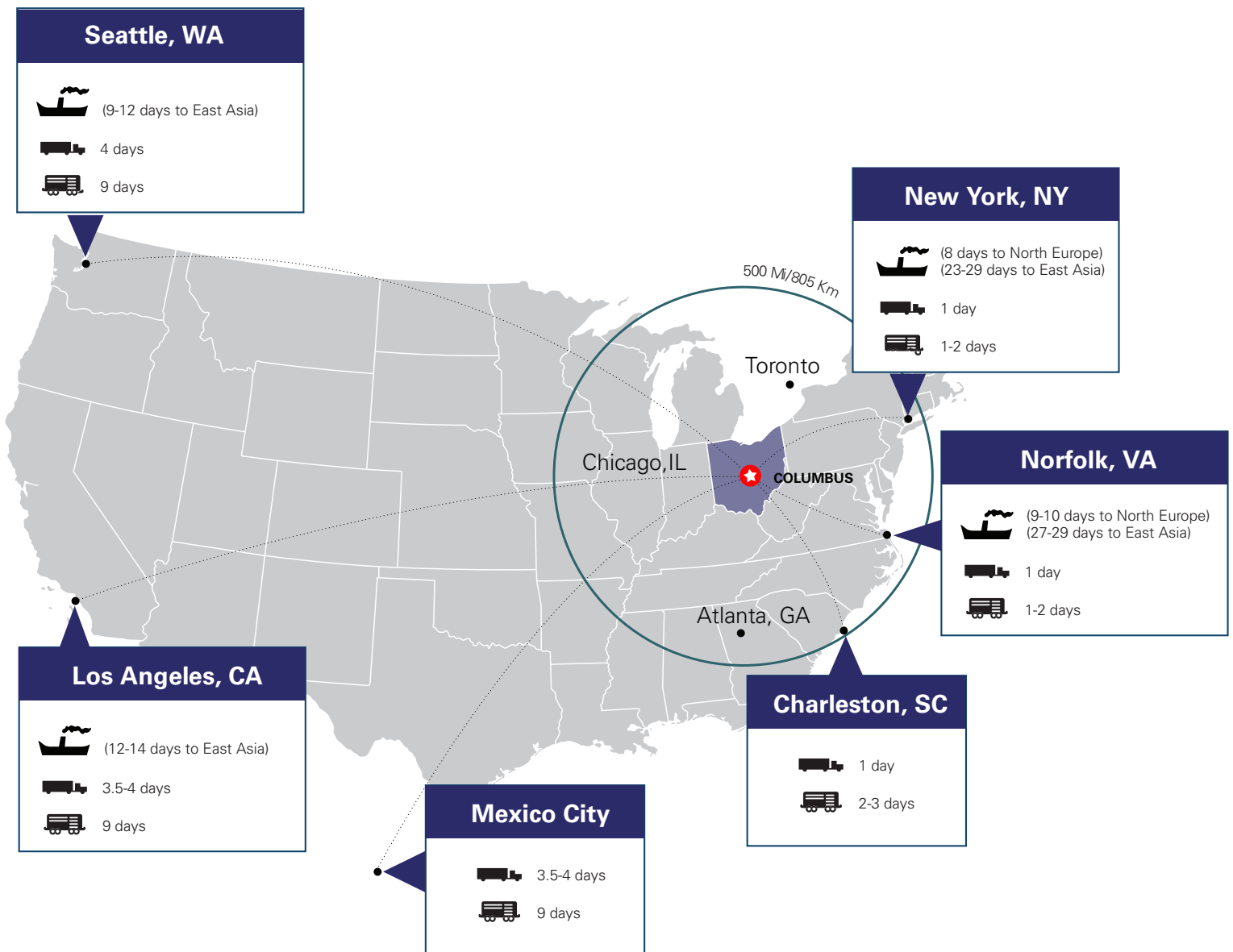


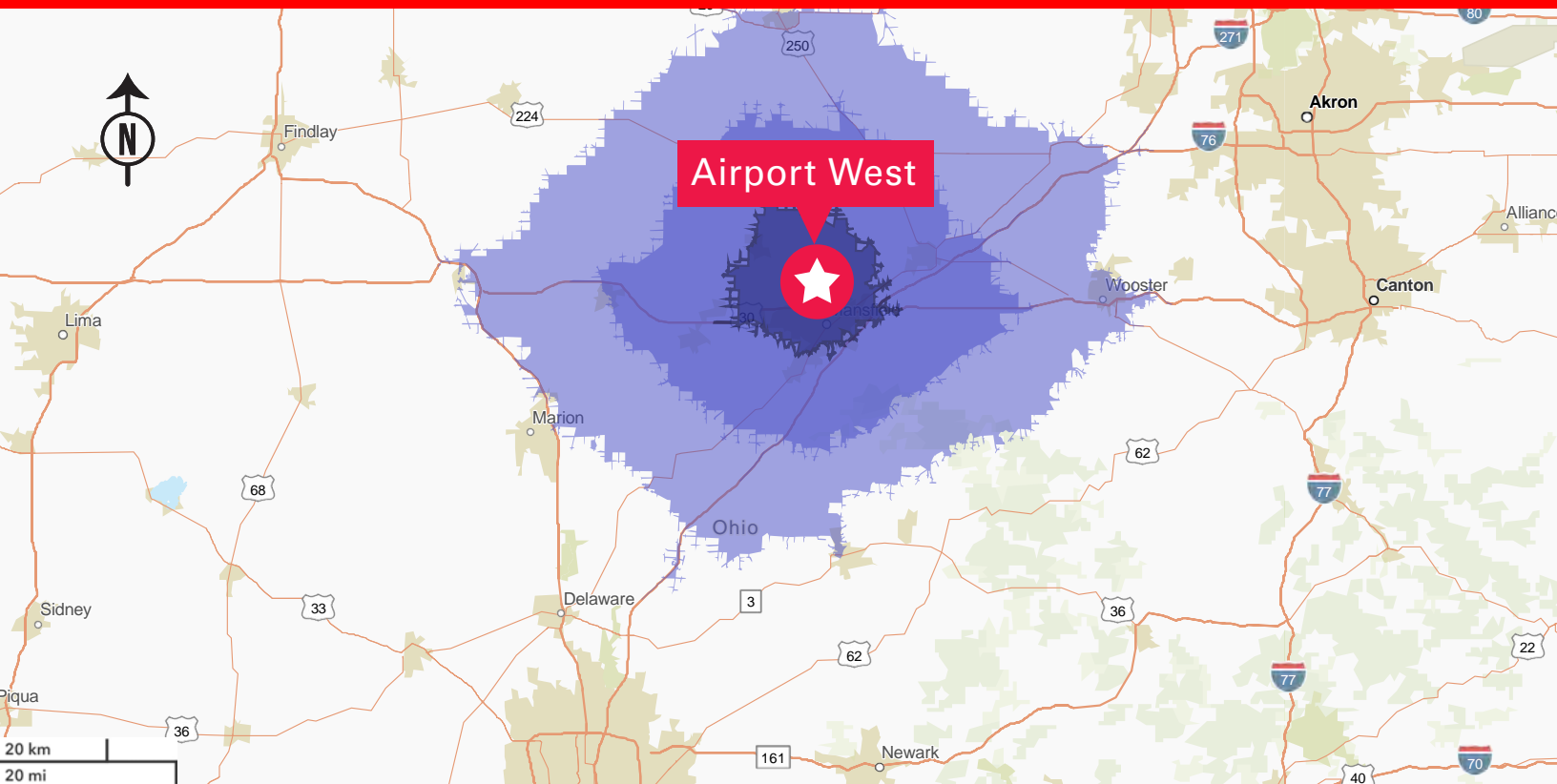
*Rendering of Building





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 171,735 Population	 35.4% High School Diploma	 \$53,123 Median Household Income	 52.5% White Collar	 16.9% Services
 42.7 Median Age	 27.9% Some College	 \$30,146 Per Capita Income	 30.6% Blue Collar	 4.3% Unemployment Rate
 70,302 Households	 20% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$45,322 Median Disposable Income		 12.4% Spend 7+ hours commuting to and from work per week	 5,847 Total Businesses	 87,444 Total Employees





15 MINUTES

2023 POPULATION - 86,203
2023 EMPLOYED CIVILIANS - 35,879
2023 TRANSPORTATION INDUSTRY WORKERS - 1,525
2023 MANUFACTURING INDUSTRY WORKERS - 7,444

30 MINUTES

2023 POPULATION - 216,972
2023 EMPLOYED CIVILIANS - 99,229
2023 TRANSPORTATION INDUSTRY WORKERS - 4,448
2023 MANUFACTURING INDUSTRY WORKERS - 21,188

45 MINUTES

2023 POPULATION - 433,564
2023 EMPLOYED CIVILIANS - 205,243
2023 TRANSPORTATION INDUSTRY WORKERS - 10,323
2023 MANUFACTURING INDUSTRY WORKERS - 43,601

