

MFG. FACILITY - INVESTMENT OPPORTUNITY



314 WATER AVENUE
BELLEFONTAINE, OH 43311



Property Highlights:

Square Feet: 24,000 SF

Clear Height: 16' - 18'

Docks: Two; 8' x 10'

Drive-In Doors: One; 10' - 16'

- ✓ Sale Price: \$620,000
- ✓ Income Producing
- ✓ Up to 18' Clear Height
- ✓ Aluminum Roof
- ✓ Fully Fenced



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MANUFACTURING FACILITY-INVESTMENT

314 WATER AVENUE
BELLEFONTAINE, OHIO 43311

Land: 3.0470 Acres

Warehouse SF: 23,000 SF

Office SF: 1,000 SF

Clear Span: 270' x 50'

Building Dimensions: 160' x 70'

Power: 800 Amps

240 Volts

III Phase

Year Built: 1950

1989

Construction Type: Block + Brick

Lighting: T-8

Zoning: M2; General Manufacturing
District

Sprinkler System: Wet; 90 PSI

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Infrared Gas

Office Heating: Forced Air Gas

Parking Spaces: 100

Restrooms: 3

Floor Thickness: 8"

Outside Storage: Yes

Expandable Land: Yes

Parcel Number: 17-091-15-17-007-001

Annual Taxes: \$3,451.68



Scan for more info



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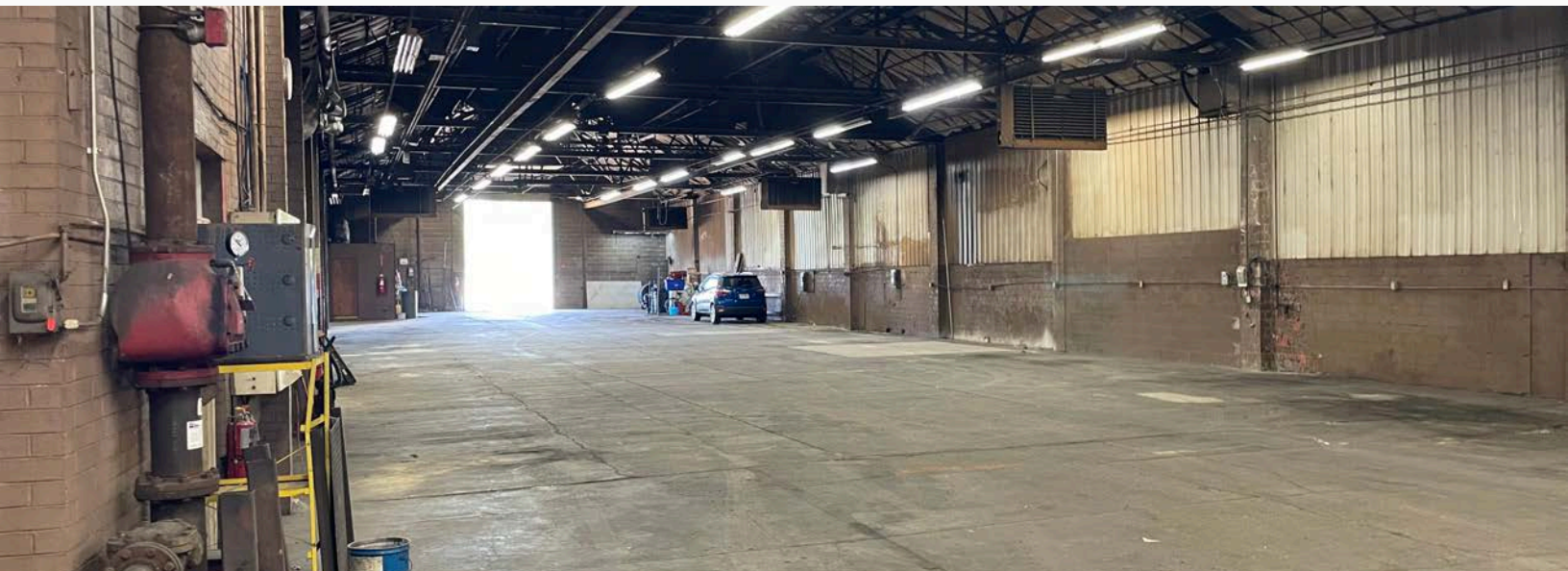
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