



FOR SALE

235 Grand Lake Rd

Celina, OH 45822

Service Facility

4,500 SF



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FOR SALE

SERVICE FACILITY

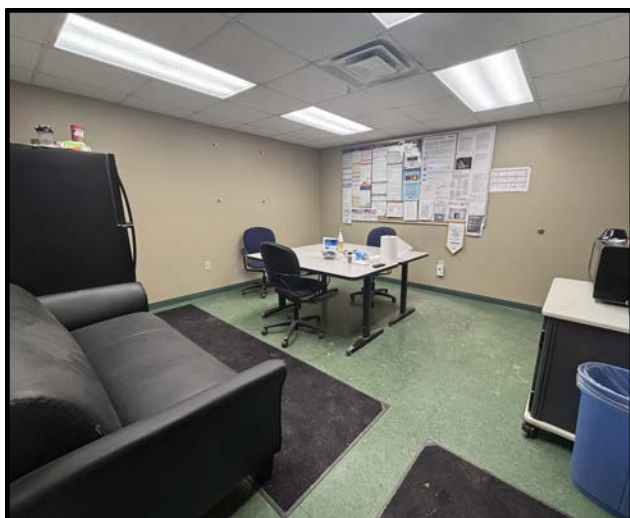
Celina, OH - 4,500 SF

Sale Price: \$280,000



Building Specifications

Warehouse SF	3,750 SF
Office SF	750 SF
Acreage	.61 AC
Building Dimensions	80' x 50'
Clear Height	11.5' - 13.5'
Floor Thickness	6"
Column Spacing	Clear Span
Zoning	M-1; Light Industrial
Power	240 Volts; 200 Amp
Outside Security Lighting	Yes
Drive-In Doors	Three; 16' x 12'
Construction Type	Metal
Heating	Forced Air Gas
Trench Drain	Yes
Boot Wash Station	Yes
Locker Room w Shower	Yes
Parcel Number	270282000000



About Celina

- Strategic location in western Ohio with access to major markets including Dayton, Columbus, Indianapolis, Fort Wayne, Toledo, and Detroit. Approximately 50% of the U.S. manufacturing base and 30% of the nation's agricultural production are within 600 miles of Celina.
- Strong manufacturing workforce supported by a long history of industrial employment and a skilled labor pool. Major employers in the region include companies such as Crown Equipment Corporation, Reynolds and Reynolds, and Celina Aluminum Precision Technology.
- Business-friendly community focused on attracting and supporting new investment, expansion, and job creation. The city actively promotes commercial and industrial development opportunities.



Demographics

Population

Celina	10,936
Mercer County	42,700

Income

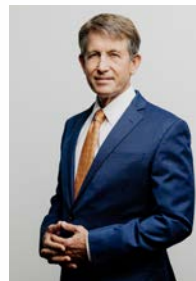
Average HH Income	\$84,500
Median HH Income	\$62,849

CELINA, OHIO AND SURROUNDING CITIES

DISTANCE FROM CELINA

St. Marys	8 miles
Coldwater	11 miles
Rockford	13 miles
Minster	14 miles
Wapakoneta	16 miles
Sidney	18 miles
Portland, IN	25 miles
Greenville	25 miles
Van Wert	27 miles
Lima	28 miles
Dayton	60 miles
Fort Wayne, IN	63 miles
Columbus	112 miles
Indianapolis, IN	113 miles
Cincinnati	117 miles

★ County Seat of Mercer County



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