

PRICE REDUCTION

1301 STATE ROAD 49, PAYNE, OH 45880



PRICE REDUCTION

1301 SR 49, Payne, OH 45880

Xplor

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	15,625 SF
Warehouse SF:	11,000 SF
Office	4,625 SF
Lot Size:	3 Acres
Condition:	Excellent
Zoning:	Industrial (304)

PROPERTY OVERVIEW

Exceptional industrial warehouse with office and showroom for lease at 1301 Ohio 49, Payne, OH, 45880. This impressive property is ideal for any user to setup and operate their industrial business. The warehouse features 14' and 10' overhead doors, 25' ceilings, and 8" concrete reinforced floor with a 25' column span. Providing ample space for parking and storage on the expansive 3-acre lot, the office is built-out with a formal reception area, 4 private offices, 2 restrooms, and a 1,045 SF conference/showroom. Located just 3 miles from US 30 with direct access to major highways such as I-469 and I-80/90, this secure and quiet rural location offers the perfect setting for any business to thrive.

PROPERTY HIGHLIGHTS

- Large industrial warehouse and office near US 30!
- Expansive 3 acre property provides for abundant parking and storage
- Secure, quiet location in rural Ohio along major highway
- Property is 3 miles from US 30, 15 miles from I-469, and 45 miles from I-90
- Warehouse is exceptionally clean with 14' overhead door, 25' ceilings, restroom, and 25' column span
- Office is completely built-out with formal reception, private offices, 2 restrooms, and 1,045 SF conference/showroom!

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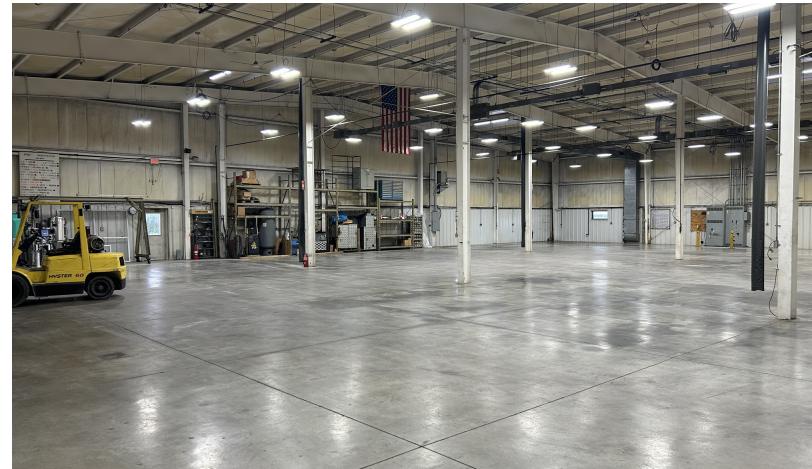
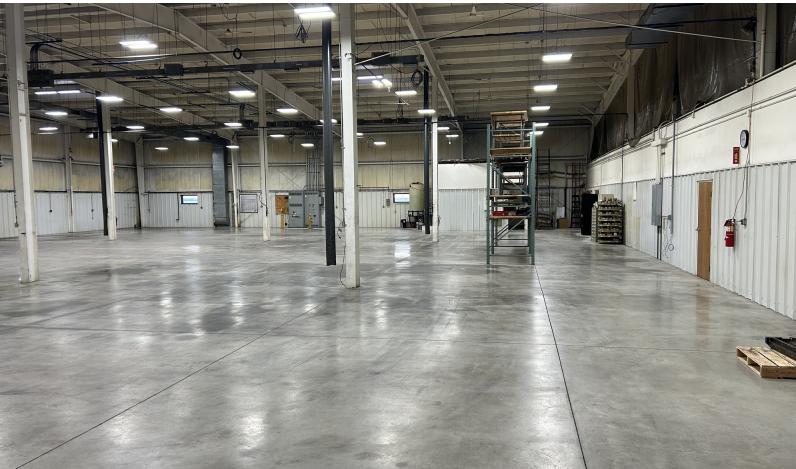
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PROPERTY PHOTOS



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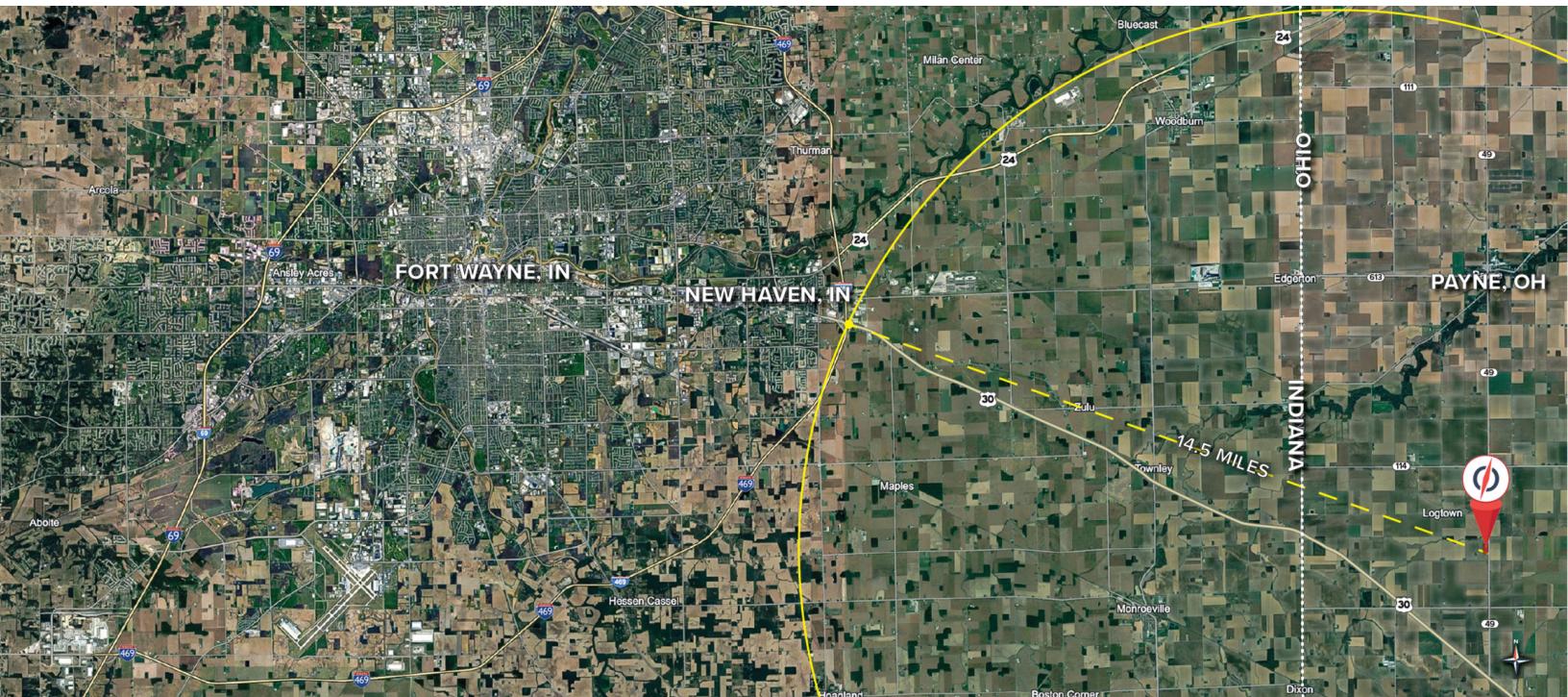
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PROPERTY LOCATION



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PROPERTY DETAILS

LEASE RATE

\$5.00 SF/YR

LEASE TYPE

TRIPLE NET

LOCATION INFORMATION

Building Name	Price Reduction
Street Address	1301 State Road 49
City, State, Zip	Payne, OH 45880
County/Township	Paulding/Harrison
Side Of Street	West
Road Type	Highway
Nearest Highway	US 30

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Industrial (304)
Lot Size	3 Acres
APN#	03-34S-008-02
Parking Description	30 Spaces & 5 Handicap
Trailer Parking	Yes

WAREHOUSE DESCRIPTION

Warehouse Size	11,000 SF
Overhead Door	14' x 14 & 10' x 10'
Dock Door	Available to Qualified Tenant
Span	25' Columns
Power	1600 Amp, 480 Volt, 3-Phase
Restroom	One (1)

OFFICE DESCRIPTION

Office Size	4,625 SF
Private Offices	Four (4)
Restrooms	Two (2)
Showroom	1,045 SF
Amenities	Formal reception, break room with kitchenette, data/work room

BUILDING INFORMATION

Building Size	15,625 SF
Triple Net Fees	\$1.25
Year Built	1998
Tenancy	Single
Construction Status	Existing
Framing	Steel
Condition	Excellent
Roof	Steel
Free Standing	Yes
Exterior Walls	Steel
Foundation	8" Concrete Slab

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