

# AVAILABLE FOR SALE OR LEASE

## 75,000 - 310,000 SF Spec Warehouse Building Space

### Airport West Industrial Development | Mansfield, OH



Conceptual Rendering

**SALE PRICE: \$95/SF | LEASE RATE: \$8.50/SF NNN | CAM: \$1.50/SF**

## Highlights



**Available Space**  
75,000-310,000 SF



**Total Site Size**  
15.87 Acres



**Airport Proximity**  
Site is Adjacent to Mansfield  
Lahm Regional Airport



**Freeway Access**  
Close Proximity to I-71

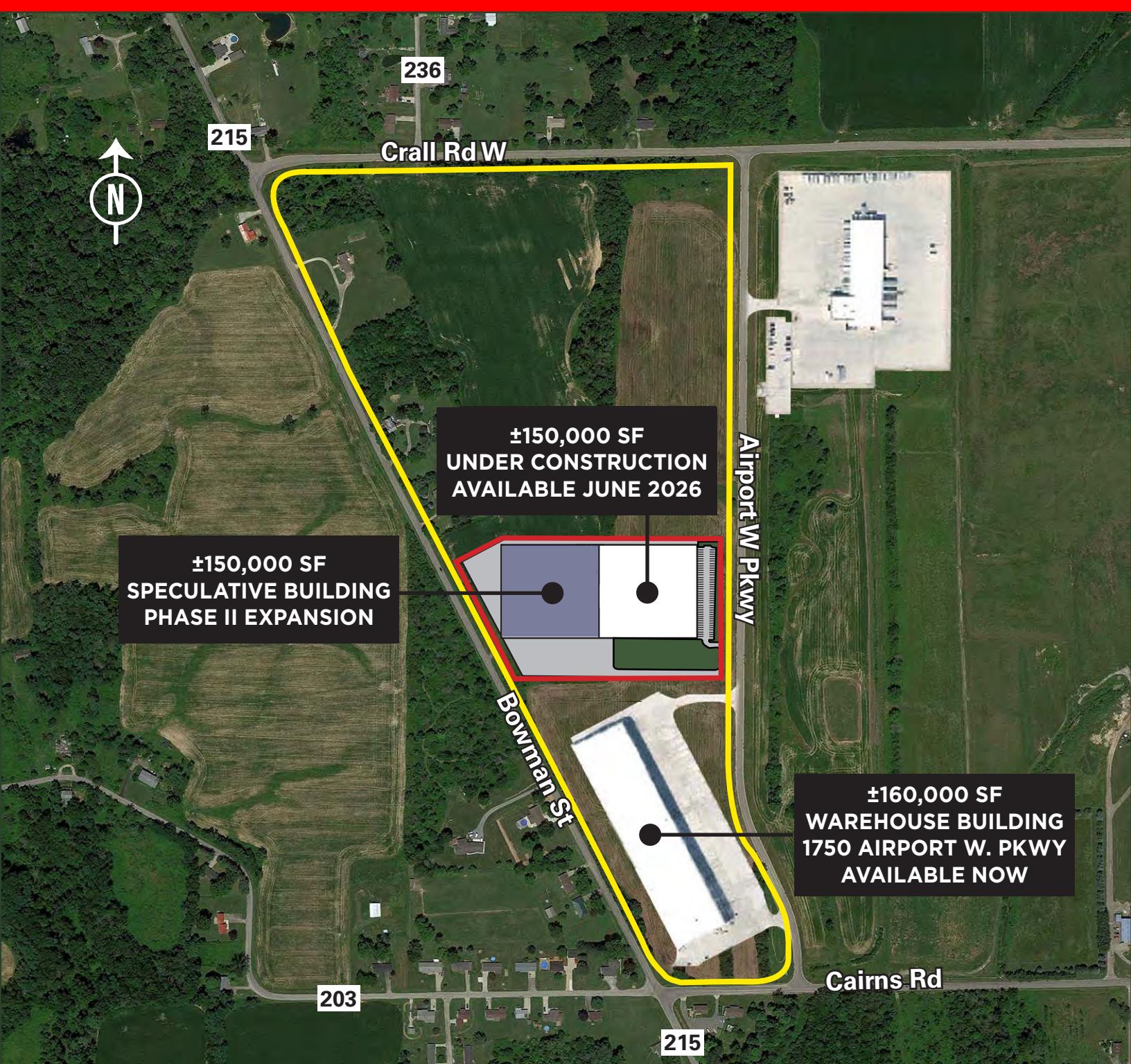
## CONTACT



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Licensed Real Estate Salesperson





#### Building Size

- $\pm$ 160,000 SF Building
- $\pm$ 1,400 SF Office



#### Lighting

LED (Occupancy Sensors)



#### Power

480/277 Volt, 3-Phase, 4 Wire



#### Clearance Height

32'



#### Docks/Drive-in Doors

- 17 Ext. Docks
- 8 Drive-ins (12'x16')



#### Sprinkler System

Wet



#### HVAC (Warehouse)

Gas-Fired Unit Heaters w/  
Through Wall Intake & Exhaust



#### HVAC (Office)

- Gas Furnaces
- Electric Condensers



#### Automobile Parking

36 Spaces (Expandable)



#### Truck Parking

Ample



#### Concrete Floors

7 inch



#### Availability

January 1, 2026



**Building Size**

- ±150,000 SF Building
- Office Built-to-Suit



**Lighting**

LED (Occupancy Sensors)



**Power**

480/277 Volt, 3-Phase, 4 Wire



**Clearance Height**

32'



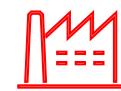
**Docks/Drive-in Doors**

- Docks Built-to-Suit
- 2 Drive-ins (12'x16')



**Sprinkler System**

ESFR



**HVAC (Warehouse)**

Gas-Fired Unit Heaters w/  
Through Wall Intake & Exhaust



**HVAC (Office)**

- Gas Furnaces
- Electric Condensers



**Automobile Parking**

131 Spaces (Expandable)



**Truck Parking**

Ample



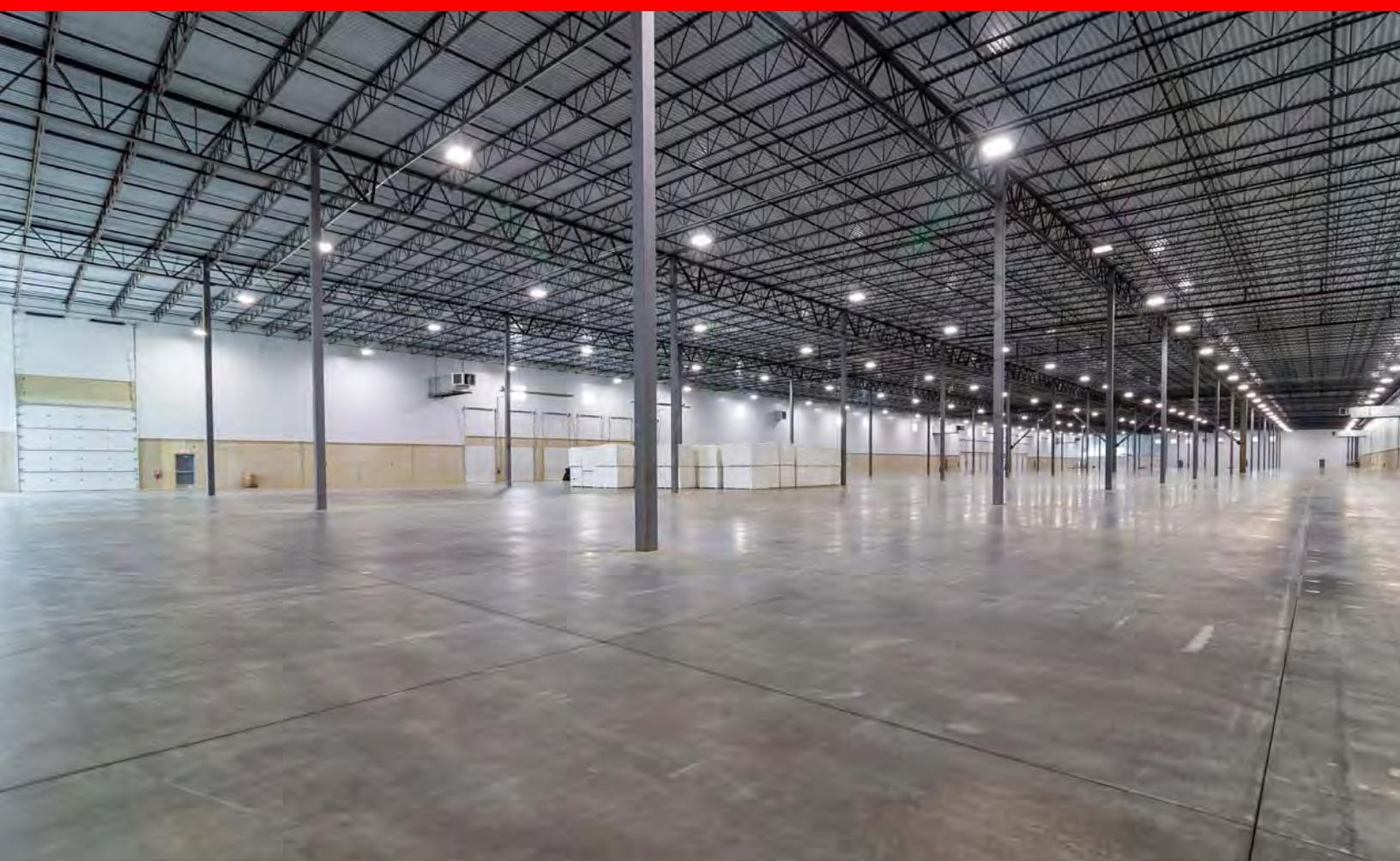
**Concrete Floors**

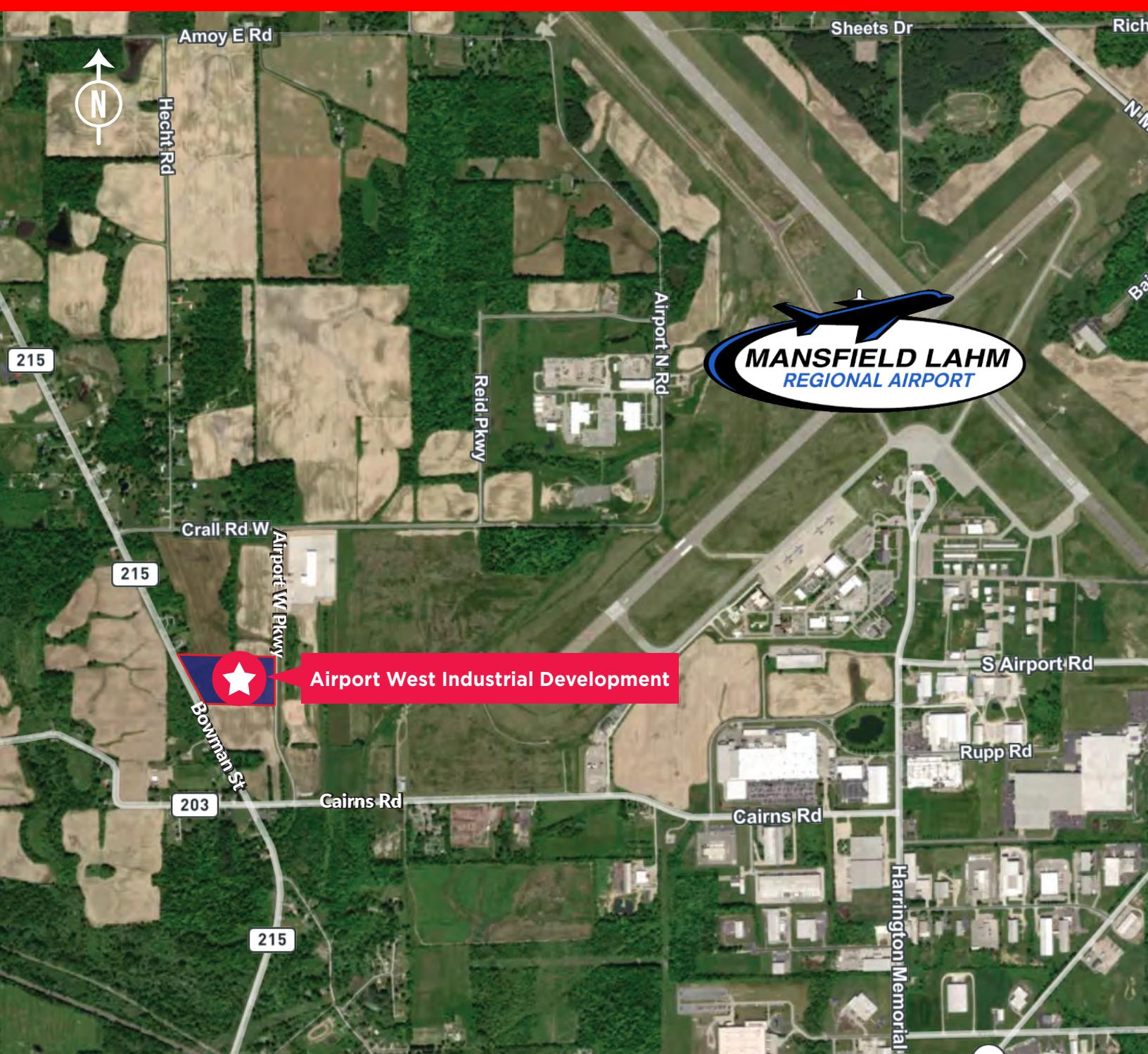
7 inch

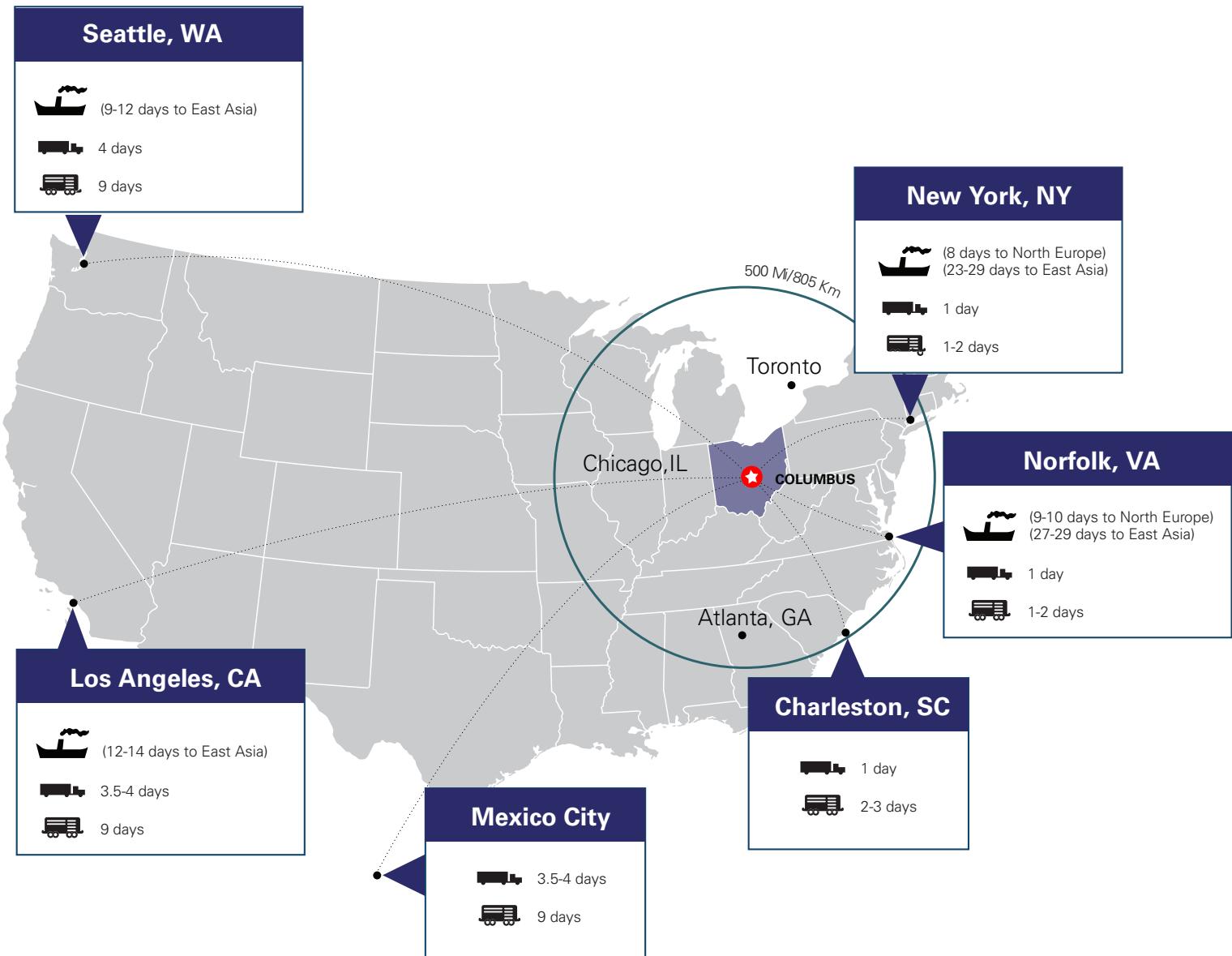


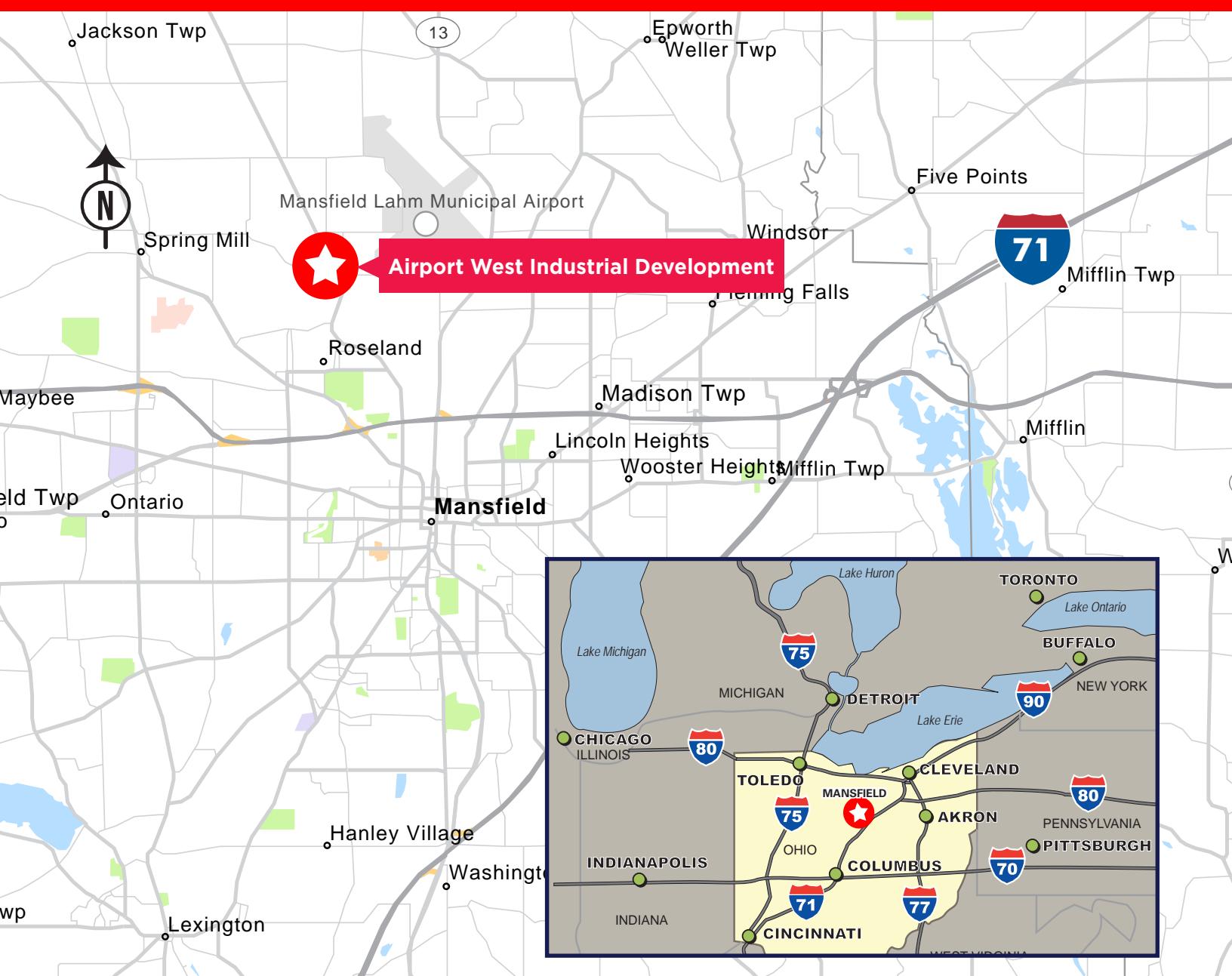
**Delivery Date**

June 2026







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