

# WAREHOUSE/MANUFACTURING FACILITY

1400 LUNAR DRIVE  
WAPAKONETA, OHIO 45895



## Property Highlights:

Square Feet: 20,000-128,000 SF

## Sale Price:

\$6,200,000

## Lease Rate:

Warehouse: \$4.75 NNN SF/ Year

Office: \$6.00 NNN SF/Year

- ✓ Clear Height: 18' - 25'
- ✓ I-75 & S.R. 33 High Visibility
- ✓ 15 Docks
- ✓ CSX Rail Adjacent
- ✓ 16.57 Acres
- ✓ New Standing Seam Roof
- ✓ 2025 Full Renovation



### Tim Echemann

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**Land:** 16.57 Acres

**Warehouse SF:** 112,000 SF

**Office SF:** 16,000 SF

**Drive - In Doors:** Two 12' x 12' ; One 10' x 10'

**Docks:** Seven: 8.5' x 8' ; Eight: 9' x 10'

**Sprinkled:** Yes

**Roof:** New Standing Seam

**Power:** 600 Amp 480 Volt 3 Phase

**Utilities:** City Water, Sewer, Natural Gas

**Year Built:** 1988

**Construction Type:** Block

**Lighting:** LED

**HVAC Plant:** New Forced Air Gas Heaters

**Air Conditioning:** New Units In Office Space

**Restrooms:** Four

**Zoning:** M1; Light Industrial Zoning

**Annual Taxes:** \$56,427.36

**Parcel Number:** B0709101200 & B0791200905



Scan for more info



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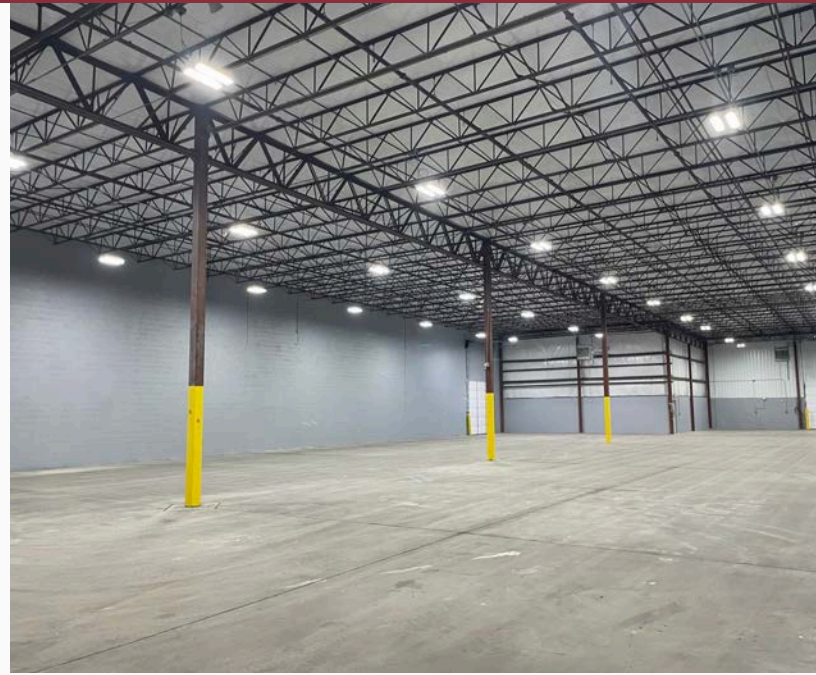
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