

# 23,197 SQ.FT. INDUSTRIAL BUILDING ON 4 ACRES

FOR SALE

240 BROWNS LN, COSHOCTON, OH 43812



## PROPERTY DESCRIPTION

Beach Company, Inc. print shop for sale. Building available Spring of 2026.

23,197 SF all brick manufacturing/distribution/warehouse for sale. Mix of office and warehouse with one (1) 8'x8' exterior dock w/ leveler leading into main warehouse, 12' x 8' exterior overhead door that leads into front garage area.

Fully sprinklered & monitored. 15' C.H. in shop space. Fully electric building with newer LED lighting throughout.

Temperature controlled (A/C) warehouse with 3phase 480v up to 600a. Two (2) shop restrooms.

Office area has a lobby, reception , three (3) private offices, conference room, storage area with coffee sink, employee break room and two (2) office restrooms.

Zoned M-1 Light Manufacturing District

### Spencer Hartung

Vice President, Senior Sales Associate  
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## LOCATION DESCRIPTION

Directions: From I-77, take exit #65 onto US Highway 36 SW/US-36 W towards Newcomerstown, keep right at US Highway 36 toward Coshocton, take the right exit onto W Chestnut St/OH-541, left only W Chestnut St, right onto N 2nd St/OH-541, left onto Browns Ln.

Coshocton, OH is approximately 60 miles E-NE of Columbus. The Walhonding River & the Tuscarawas River meet in Coshocton to form the Muskingum River. Known for its industrial history, home to the largest American Flag manufacturer & being the birthplace of specialty advertising.

<b>Sale Price</b>	\$1,400,000
<b>Acres:</b>	4.0
<b>Building Size:</b>	23,197 SF
<b>Year Built:</b>	1975
<b>Real Estate Taxes:</b>	\$18,459.88

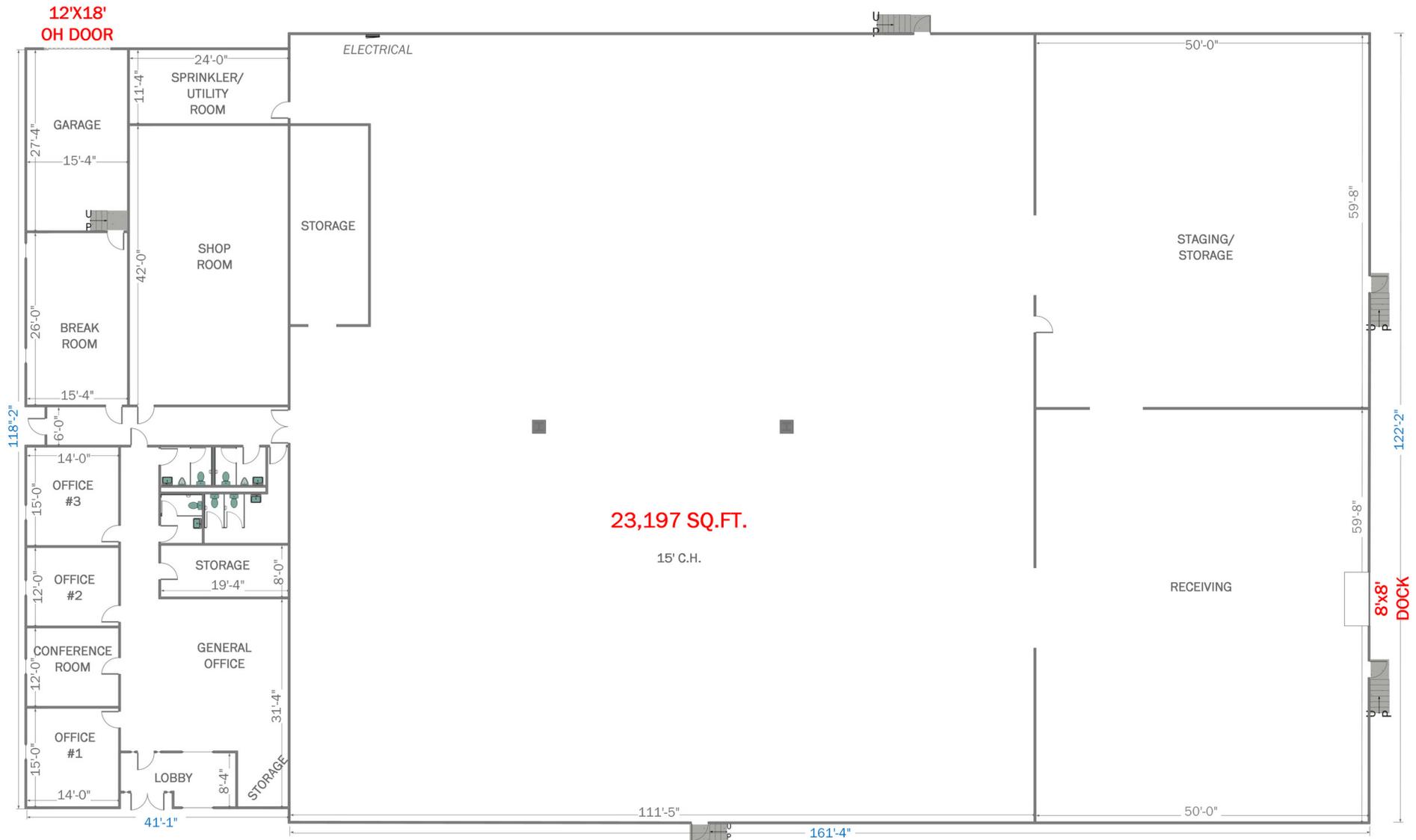


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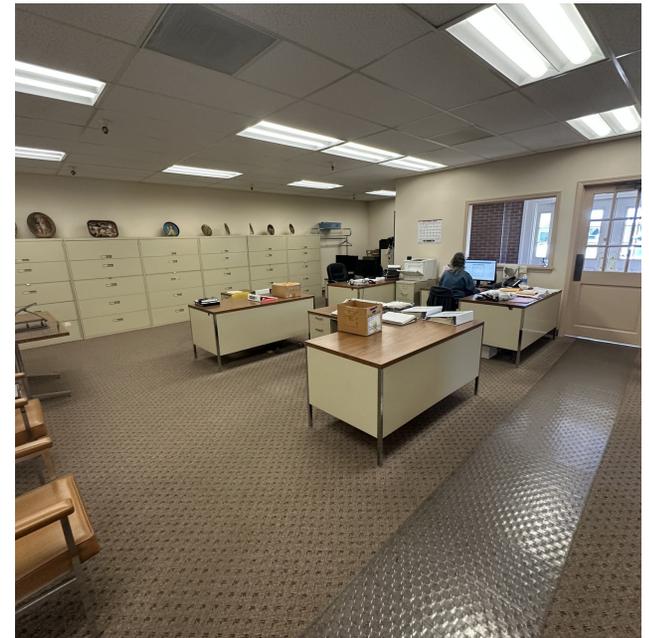
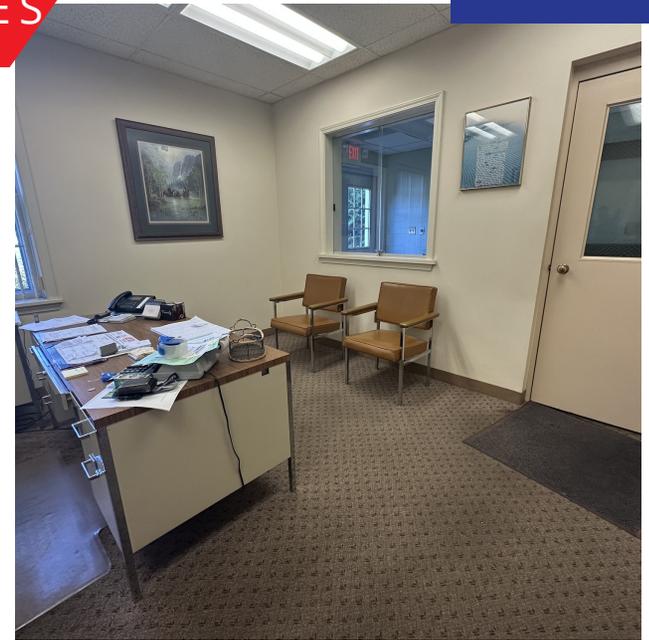


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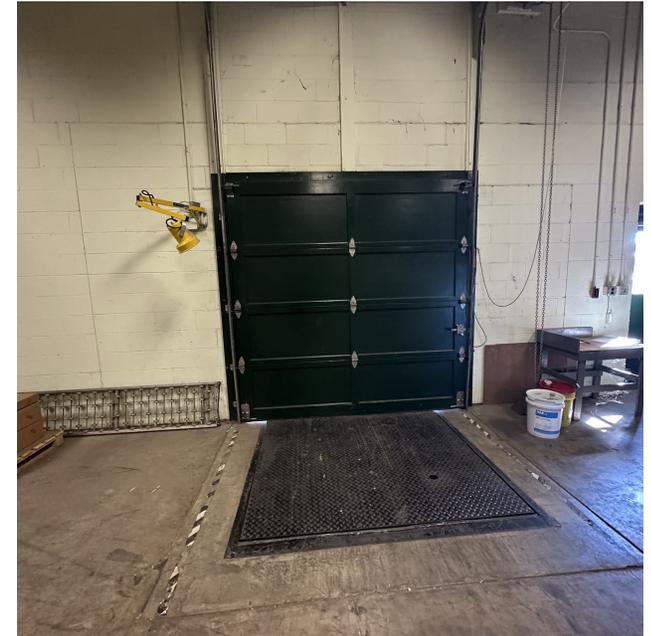
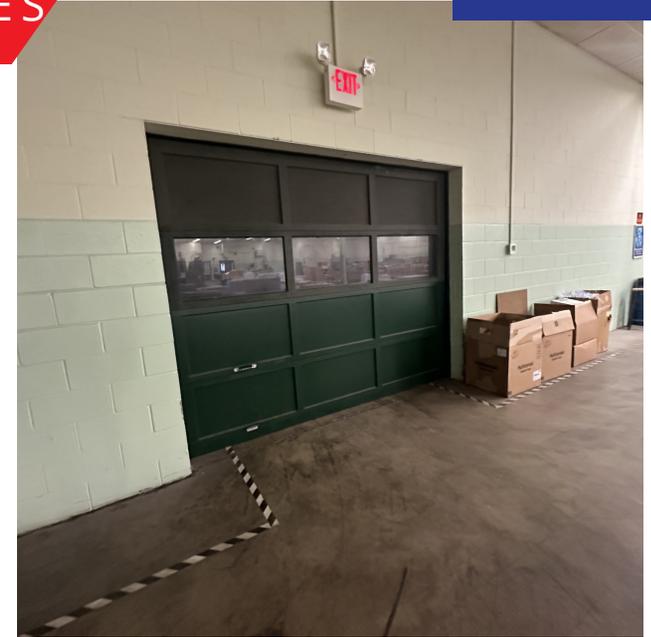
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Google

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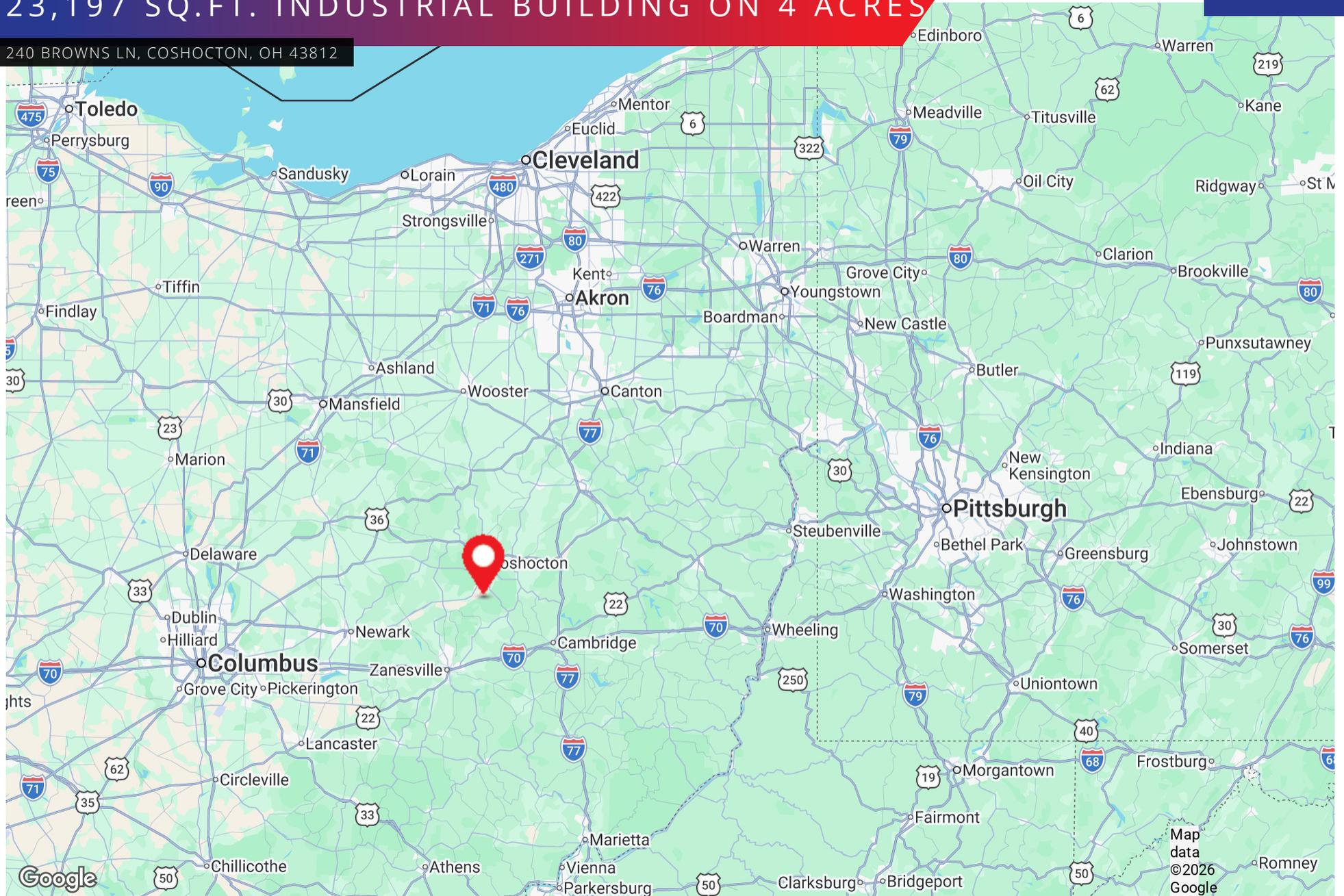


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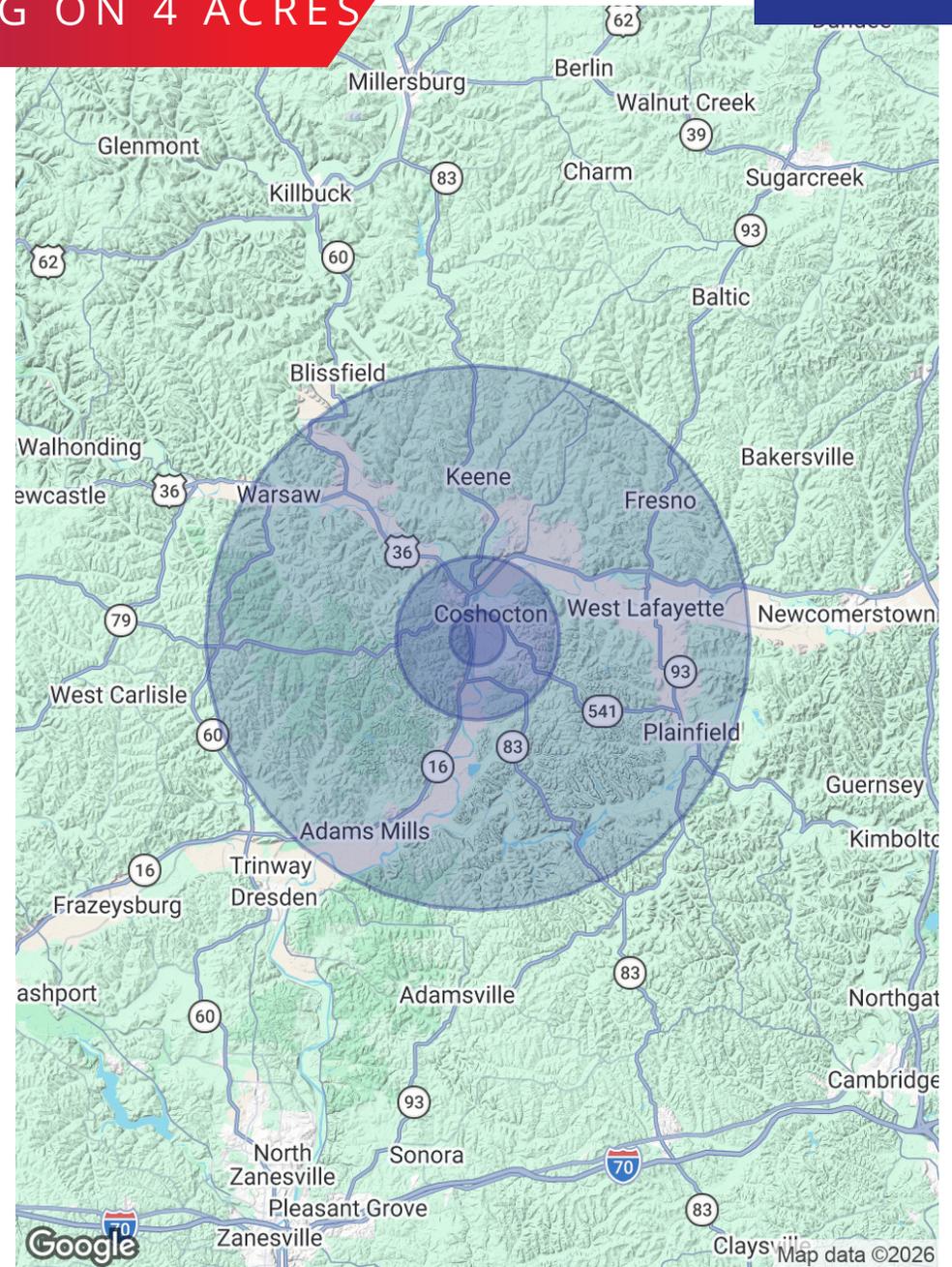
## POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	4,083	13,335	25,990
Average Age	44	43	42
Average Age (Male)	41	41	41
Average Age (Female)	46	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	1,896	5,787	10,781
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$52,932	\$65,398	\$70,396
Average House Value	\$98,902	\$121,933	\$161,893

Demographics data derived from AlphaMap



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