

# 6,900 SF WAREHOUSE/OFFICE BUILDING FOR SALE



1022 MARKS ROAD  
VALLEY CITY, OH 44280  
**SALE PRICE: \$525,000**



## PROPERTY HIGHLIGHTS

- Available: 6,900 SF | 1.00 Acres
- **Warehouse (5,400 SF)** - ceiling height from under beam 14.2', (1) 10' x 10' drive-in door, (1) 8' x 10' dock door, (1) 10' x 14' side door, kitchenette, 2 restrooms, 2 utility sinks, and washer/dryer hookups
- **Office/Showroom (1,500 SF)** - consists of 4 private offices and 2 restrooms
- Paved front parking lot, gravel side driveway and rear lot
- Frontage:  $\pm 1111'$  | Depth:  $\pm 367.3'$
- Power: Single phase, 220 V
- Zoning: (M) Limited Manufacturing and Research District
- 2023 Annual Property Taxes: \$4,081.80
- **Available end of December or sooner**



## LISTING AGENT

**Sheila Miu**  
Sheila@GerspacherGroup.com

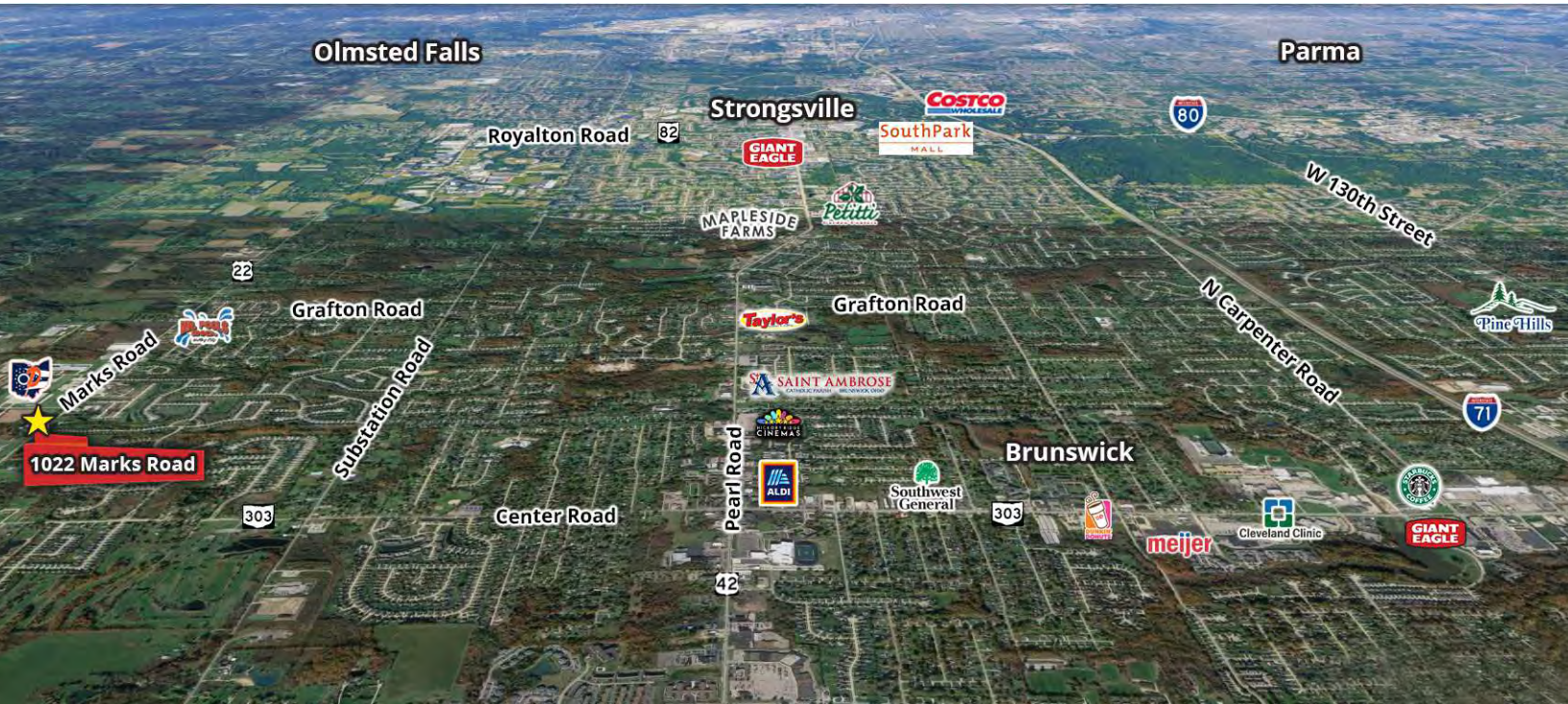
**330.722.5002**



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## PROPERTY OVERVIEW

This 6,900 square foot warehouse/office property boasts 1,500 square feet of office space and a sprawling 5,400 square feet of versatile warehouse area. The front office space and showroom features four offices and two restrooms, while the warehouse space offers a 10' x 10' drive-in door, an 8' x 10' dock door at the rear, and a 10' x 14' side door. Additionally, the warehouse is equipped with two restrooms, two utility sinks, and a well-appointed kitchenette. The property features a front paved parking lot and a side gravel driveway leading to the rear, offering ample maneuvering space for a 53' semi. Prominent signage on the street and the building itself ensures excellent visibility. Zoned as a Limited Manufacturing and Research District, this property allows for a wide range of uses, including manufacturing of electric/metal/wood products, tool and die, machine shops, repair shops, contractor shops, storage, etc.

Currently leased with the lease set to expire December 31, 2024, this property once accommodated two tenants with a dividing wall providing separate access doors, offices, warehouses, and restrooms. This remarkable property presents an exceptional opportunity for owner-occupiers and savvy investors alike, with its combination of office and warehouse space, rear access with drive-in and dock doors, and prime location.

## LOCATION OVERVIEW

On Marks Road, between Innovation Drive and Hartneck Road. Minutes from Route 303 and approximately 4.5 miles from highway I-71.

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*

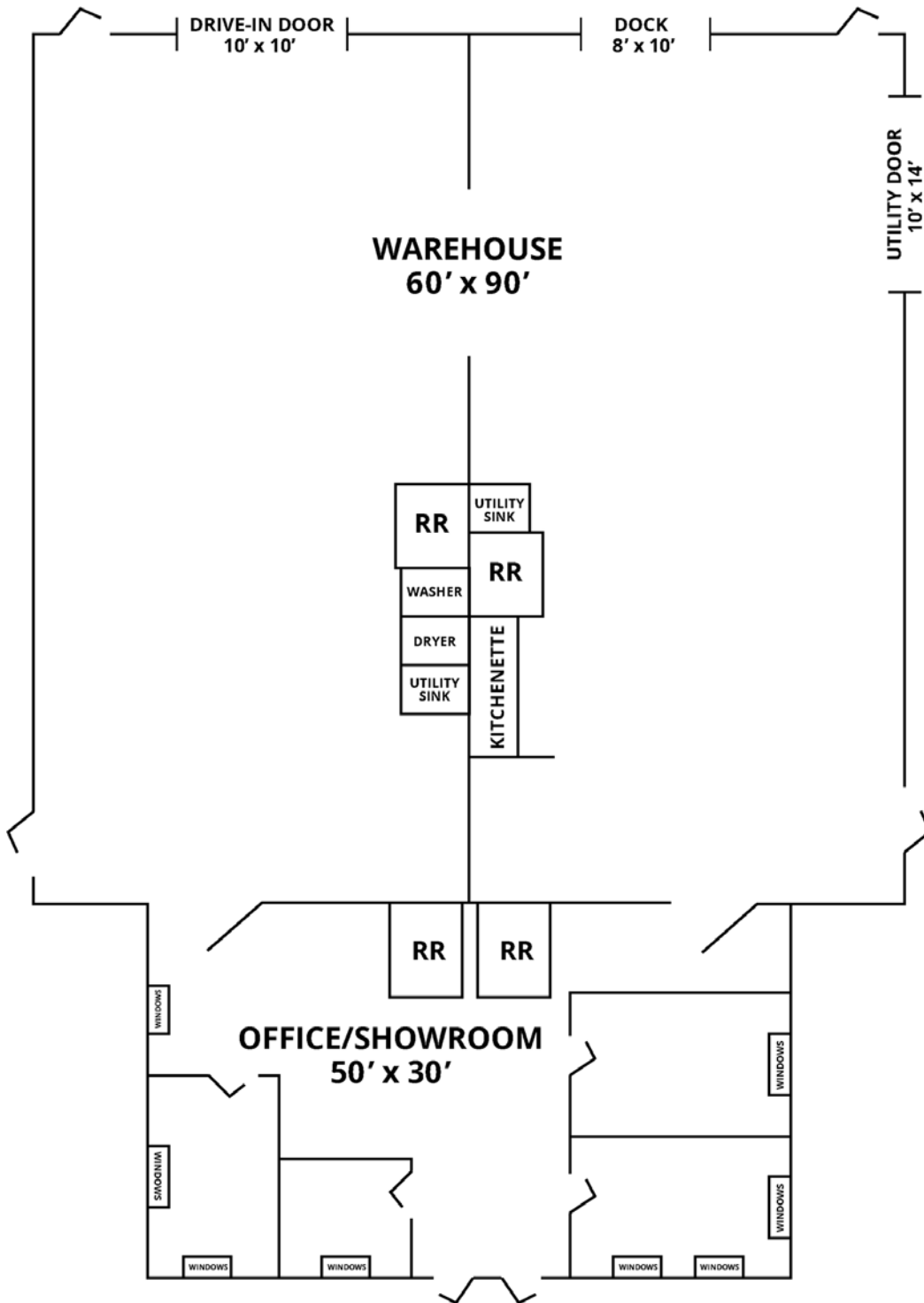


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## FLOORPLAN



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