



FOR SALE OR LEASE

810 Colby Rd
Crestline, OH 44827
Manufacturing/WHS Facility
52,246 SF



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FOR SALE OR LEASE

MFG/WHS FACILITY

Crestline, OH - 52,246 SF

Lease Rate: \$3.75 NNN SF/YR

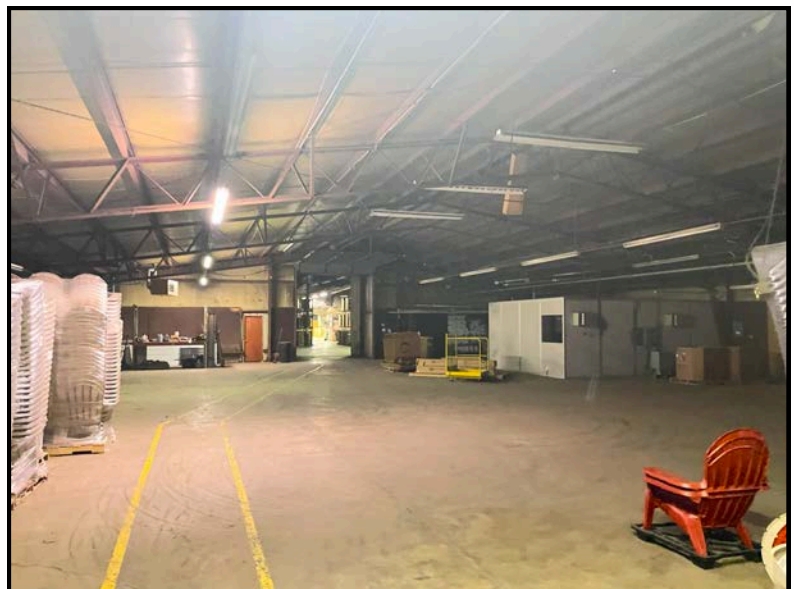
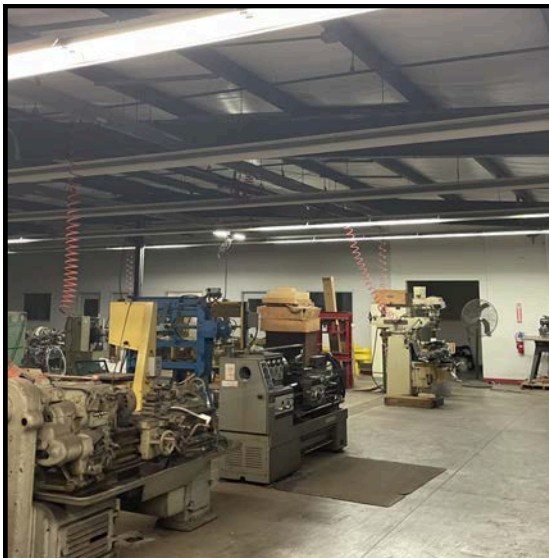
Sale Price: \$1,080,000



Building Specifications



Warehouse SF	49,746 SF
Office SF	2,500 SF
Acreage	4.35 AC
Outside Storage	Yes; Asphalt
Clear Height	12'-17'
Floor Thickness	6"
Lighting	T-8
Zoning	M-1; Light Industrial
Power	480 Volts; 2,000 Amp; III Phase
Docks	Two
Drive-In Doors	Four
Construction Type	Metal
Heating	Forced Air Gas
Bathrooms	Four
Annual Tax	\$14,752



About Crestline

- Strategic Central Ohio location with convenient access to I-71, US Route 30, and State Route 61, providing connectivity to Columbus, Cleveland, Toledo, and other major Midwest markets.
- Strong rail infrastructure with service from CSX Transportation and Norfolk Southern, making the area attractive for manufacturing, warehousing, and distribution operations.
- Access to a regional workforce of approximately 140,000 people within a 15-mile commuting radius.

Demographics

Population

Crestline	4,450
Crawford County	41,900

Income

Average HH Income	\$63,300
Median HH Income	\$48,300

Site Location

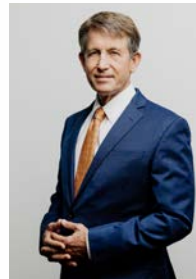


CELINA, OHIO AND SURROUNDING CITIES

DISTANCE FROM CELINA

St. Marys	8 miles
Coldwater	11 miles
Rockford	13 miles
Minster	14 miles
Wapakoneta	16 miles
Sidney	18 miles
Portland, IN	25 miles
Greenville	25 miles
Van Wert	27 miles
Lima	28 miles
Dayton	60 miles
Fort Wayne, IN	63 miles
Columbus	112 miles
Indianapolis, IN	113 miles
Cincinnati	117 miles

★ County Seat of Mercer County



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