



FOR SALE OR LEASE

**1851 Industrial Drive
Celina, OH 45822**

**Price Reduction! - Distribution Facility
13,275 SF**



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DISTRIBUTION FACILITY

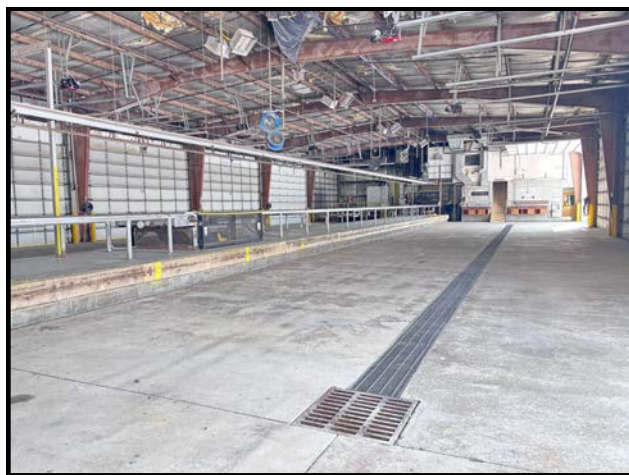
Celina, OH - 13,275 SF

Lease Rate: \$7.00 NNN SF/YR

Sale Price: \$940,000-\$875,000

Building Specifications

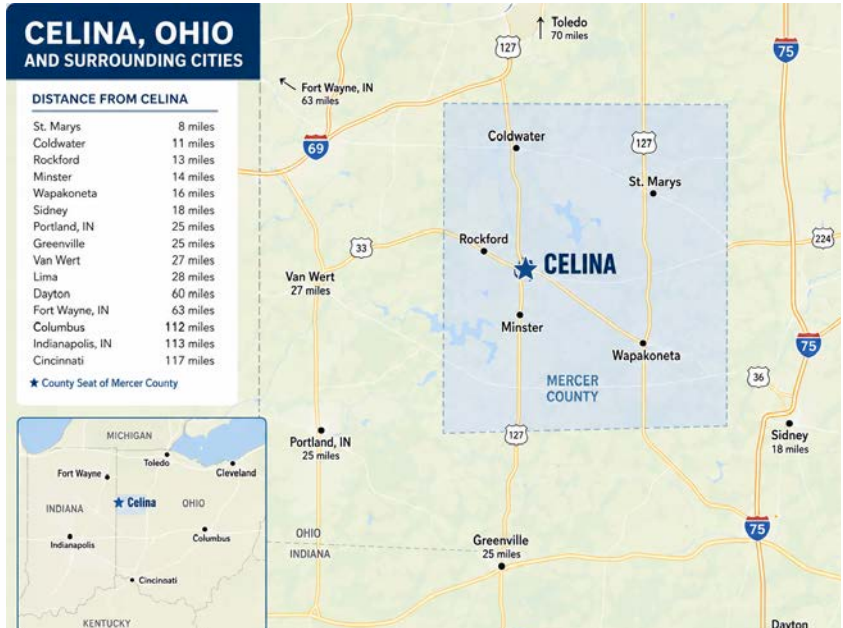
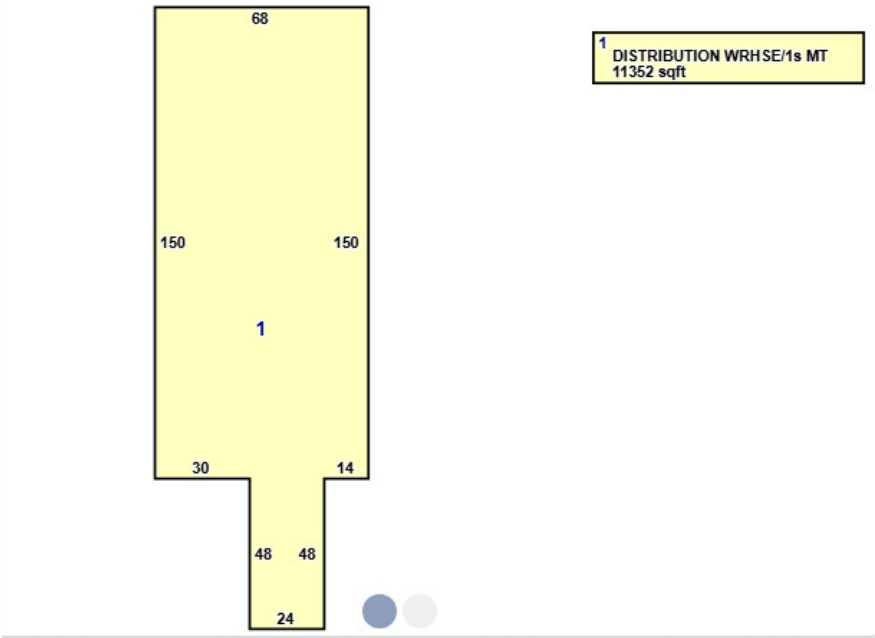
Warehouse SF	12,025 SF
Office SF	1,250 SF
Acreage	2.93 AC
Outside Storage	2.5 Acres of Asphalt
Clear Height	17'-20'
Floor Thickness	6"
Outside Security Lighting	Yes
Zoning	M-2; Light Industrial
Power	240 Volts; 400 Amp; III Phase
Docks	Five; 48" High
Drive-In Doors	Ten; 22' x 16'
Van-High Doors	Eleven; 16" High
Heating	Forced Air Gas
Sprinkler System	Yes
Annual Tax	\$5,568



About Celina

- Strategic location in western Ohio with access to major markets including Dayton, Columbus, Indianapolis, Fort Wayne, Toledo, and Detroit. Approximately 50% of the U.S. manufacturing base and 30% of the nation's agricultural production are within 600 miles of Celina.
- Strong manufacturing workforce supported by a long history of industrial employment and a skilled labor pool. Major employers in the region include companies such as Crown Equipment Corporation, Reynolds and Reynolds, and Celina Aluminum Precision Technology.
- Business-friendly community focused on attracting and supporting new investment, expansion, and job creation. The city actively promotes commercial and industrial development opportunities.

Building Dimensions



Demographics

Population

Celina	10,936
Mercer County	42,700

Income

Average HH Income	\$84,500
Median HH Income	\$62,849



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