



For sale Investment Opportunity

400 North Buckeye St., Bellevue, OH 44811

192,948 s.f. rail served

For sale

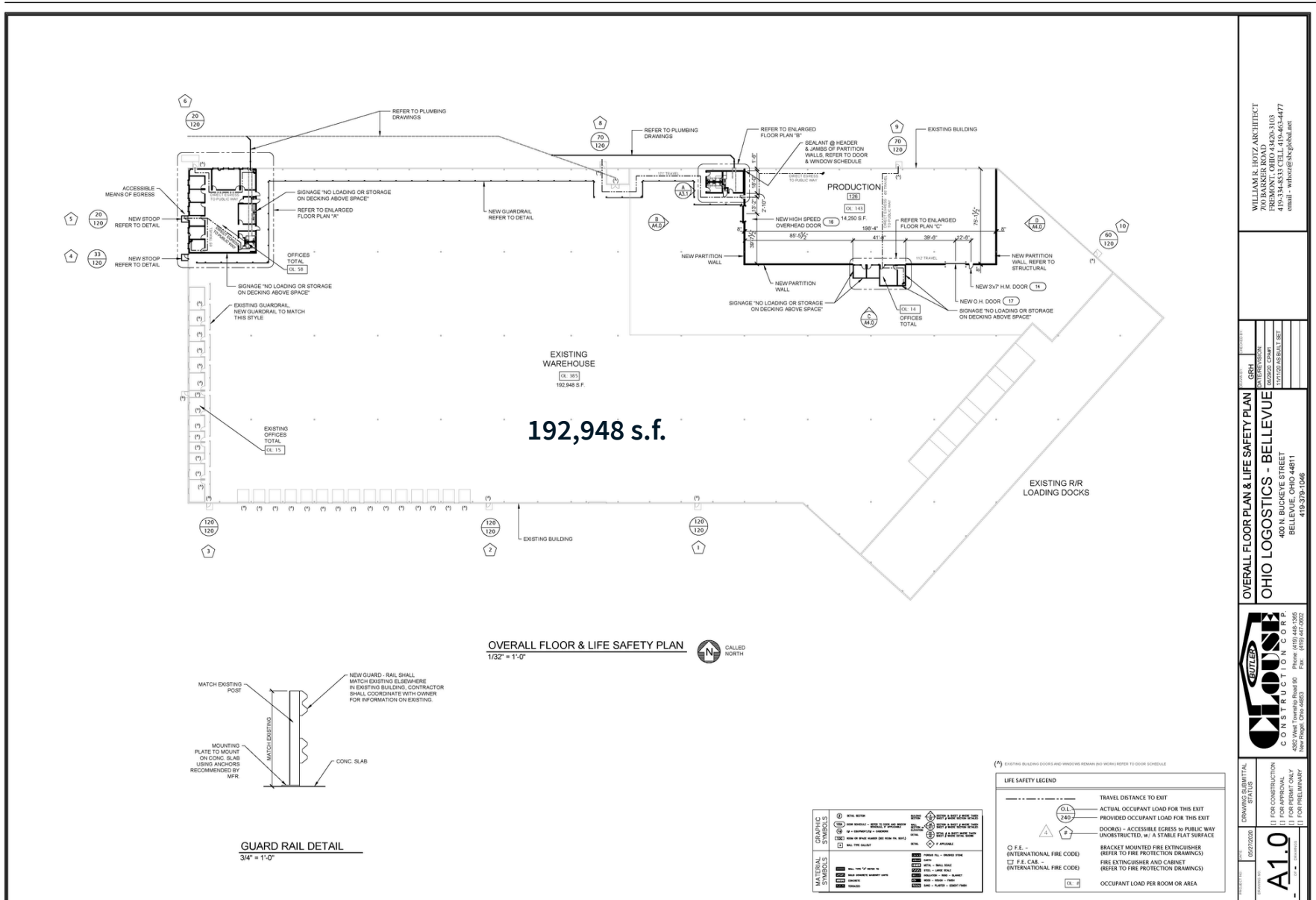


Property specifications

- Heavy power (6,000+ AMPS)
- Clear height 27' - 32' clear
- Air conditioned lab space
- Wet sprinkler system
- LED lighting
- Ample employee parking with newly paved overflow lot on-site
- Year built 2017
- Rent Rolls available upon signature of NDA

Size	192,948 s.f.
Rail served	6 rail doors
Docks	17 Fully outfitted
Drive-in	1 drive in 12'w x 14'h

Floorplan



WILLIAMS 1977 ARCHITECT
701 WALKERS BOULEVARD
FREMONT, OHIO 43420-3103
419-344-8533 CELL 419-463-4477
email - williams@englobuild.net

PROJECT NO. 2020-001
DATE 05/27/2020
DRAWN BY GRH
CHECKED BY LUTIZO, J. BULLI, BBT

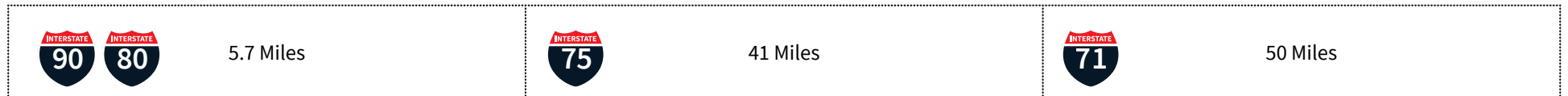
OVERALL FLOOR PLAN & LIFE SAFETY PLAN
OHIO LOGISTICS - BELLEVUE
400 N. BUCHEYE STREET
BELLEVUE, OHIO 44811
419-278-1008

Close
CONSTRUCTION CORP.
4820 White Township Road 80
New Paris, Ohio 44663
Phone: (614) 448-2005
Fax: (614) 447-9922

DRAWING SUBMITTAL
DATE 05/27/2020
FOR CONSTRUCTION
FOR APPROVAL
FOR PERMIT ONLY
FOR PRELIMINARY

A1.0

Location



Bellevue, Ohio

Bellevue's strategic location makes it a significant logistics hub in north-central Ohio, primarily due to its historic role as a major railroad junction where multiple rail lines converge. The city sits along important freight corridors that connect major markets like Chicago, Cleveland, and Toledo, providing excellent rail access for distribution and manufacturing operations. Its proximity to major highways, including US Route 20 and State Route 4, offers strong trucking connectivity to regional markets and access to Interstate highways within a short distance. This combination of rail and highway infrastructure has attracted logistics companies and distribution centers to the area, leveraging Bellevue's "Crossroads of the Nation" heritage for modern supply chain operations serving the Great Lakes region.



Demographics

	3 mile	5 miles	10 miles
Estimated population	9,851	11,919	31,409
Estimated households	4,047	4,832	12,638
Est. Average HH income	\$74,527	\$76,127	\$76,332

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