

PARTIALLY RENOVATED 46,000 SF INDUSTRIAL SPACE



FOR SALE
1550 SPRUCE STREET
WOOSTER, OH 44691

SALE PRICE: \$2,495,000



PROPERTY HIGHLIGHTS

- Available: SF: 46,890
- Price per SF: \$53/SF
- Partially renovated in 2025 with new roofs in 2018 and 2025
- Office buildout includes: 4 offices, conference room, and 2 ADA-compliant restrooms
- 4 loading docks (2 - 8x10, 8x8, 10x14), 3 drive-in doors, and 14'-16' ceiling clears
- Power: 3-Phase, 800 AMP, 480/277 V
- Parking: 12 parking spaces with 18+ spaces for semi-trailers
- Zoning: I-2 General Industrial
- Rail access at Norfolk Southern & RJ Corman
- Highway Access: 0.5 miles to SR-30



LISTING AGENTS

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PROPERTY OVERVIEW

A recently renovated 46,890 SF industrial building offering excellent functionality. Features include 4 loading docks (2 - 8' x 10', 8' x 8', 10' x 14'), 3 drive-in doors, and 14'-16' clear heights. Upgrades include a new steel-pitched roof (2023), a flat rubber roof (2018), and a new partial-coverage sprinkler system (2023). The property has rail access, 800 AMP, 3-phase 480/277 V power, and radiant heat throughout. The office area includes 4 offices, a conference room, and 2 ADA-compliant restrooms. Exterior includes 12 parking spaces and 18+ semi-trailer Spaces. Zoned I-2 Industrial. Ideal for distribution, warehousing, or manufacturing. The front will be finished with new steel siding and a new main entrance.

LOCATION OVERVIEW

Located in Wooster industrial district, just 0.5 miles away from State Route 30

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



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