



6.5 Acres

FOR SALE OR LEASE

13510 S Vision Dr
Kenton, OH 43326
Income Producing Warehouse
32,716 SF



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FOR SALE OR LEASE

WAREHOUSE FACILITY

Kenton, OH - 32,716 SF

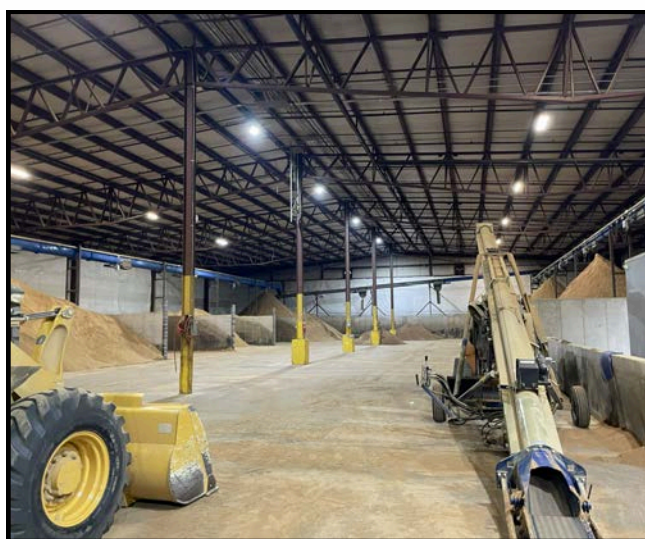
Lease Rate: \$5.00 NNN SF/YR

Sale Price: \$1,766,050



Building Specifications

Warehouse SF	31,666 SF
Office SF	1,050 SF
Acreage	6.5 AC
Income Producing	Yes
Clear Height	26'
Year Built	1998
Expandable Land	Yes
Zoning	General Industrial
Power	480 Volts; 400 Amp; III Phase
Docks	Two; 8' x 10'
Drive-In Doors	One; 12' x 14'
Parking Type	Asphalt
Heating	Forced Air Gas
Sprinkler System	Wet; .25 Density
Parcel #'s	041000520000 & 041000530000



About Kenton

- Strategic location in north-central Ohio with access to major markets including Columbus, Toledo, Dayton, and Fort Wayne.
- Located along U.S. Route 68 with convenient connections to U.S. Route 30, U.S. Route 23, and Interstate 75.
- County seat of Hardin County, serving as the area's governmental and economic hub.

Demographics

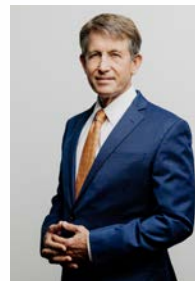
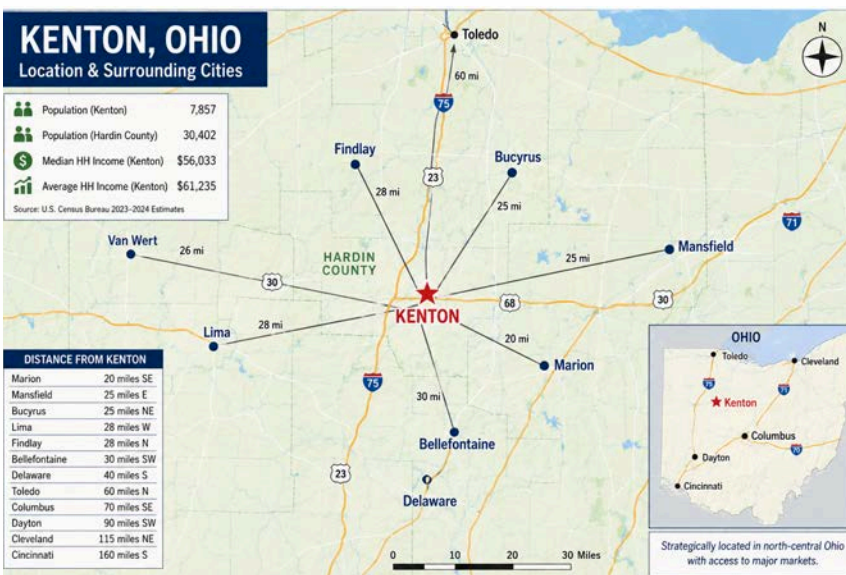
Population

Kenton	7,857
Hardin County	30,402

Income

Average HH Income	\$61,235
Median HH Income	\$56,033

Parcel Outlines



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