

# MFG. FACILITY - PRICE REDUCTION!



314 WATER AVENUE  
BELLEFONTAINE, OH 43311



## Property Highlights:

**Square Feet:** 24,000 SF  
+ 4,000 SF Quonset Hut

**Clear Height:** 16' - 18'

**Docks:** Two; 8' x 10'

**Drive-In Doors:** One; 10' - 16'

- ✓ Sale Price: **\$620,000**
- ✓ Lease Rate: **\$3.50 NNN SF/Year**
- ✓ Semiprivate Compound
- ✓ Up to 18' Clear Height
- ✓ Aluminum Roof
- ✓ Fully Fenced
- ✓ Additional Garage 33' x 41'



### Tim Echemann

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# MANUFACTURING FACILITY

314 WATER AVENUE  
BELLEFONTAINE, OHIO 43311

**Land:** 3.0470 Acres

**Warehouse SF:** 23,000 SF

**Office SF:** 1,000 SF

**Clear Span:** 270' x 50'

**Building Dimensions:** 160' x 70'

**Power:** 800 Amps

240 Volts

III Phase

**Year Built:** 1950

1989

**Construction Type:** Block + Brick

**Lighting:** T-8

**Zoning:** M2; General Manufacturing  
District

**Sprinkler System:** Wet; 90 PSI

**Utilities:** City Water, Sewer, & Natural Gas

**HVAC Plant:** Infrared Gas

**Office Heating:** Forced Air Gas

**Parking Spaces:** 100

**Restrooms:** 3

**Floor Thickness:** 8"

**Outside Storage:** Yes

**Expandable Land:** Yes

**Parcel Number:** 17-091-15-17-007-001

**Annual Taxes:** \$3,451.68



Scan for more info



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