

OWNER-USER CONTRACTOR YARD WITH BUILDINGS



FOR SALE
11820 BLACK RIVER SCHOOL ROAD
HOMERVILLE, OH 44235
FOR SALE: \$795,000

**HUGE
PRICE
REDUCTION!**

IMMEDIATE INCOME POTENTIAL

PROPERTY HIGHLIGHTS

- Total SF: $\pm 18,144$ SF | 11.21 AC
- 4 Buildings Available: Building 1 ($\pm 4,400$ SF), Building 2 ($\pm 3,600$ SF), Building 3 ($\pm 2,144$ SF) and Building 4 ($\pm 8,000$ SF) + $\pm 3,000$ SF Canopy*
- Frontage: $\pm 300'$ | Depth: $\pm 1,628'$
- Power: 480 V, 3-Phase Power Available for Manufacturing Purposes
- Additional INCOME POTENTIAL - \$3,000/mo, 5 Year Lease for Building #1
- Very Strong Workforce Available in Area
- Utilities: City Water and a Commercial Septic System
- Zoning: R-2 Residential Zoning, Conditional Permit Required
- Highway Access: 2.7 miles to Interstate 224, ± 13 miles to I-71, ± 20 miles to I-480, and ± 25 miles to Ohio Turnpike
- 2024 Annual Real Estate Taxes: \$6,326.64



LISTING AGENTS

Sheila Miu

sheila@gerspachergroup.com

Troy Gerspacher, CCIM, SIOR

troy@gerspachergroup.com

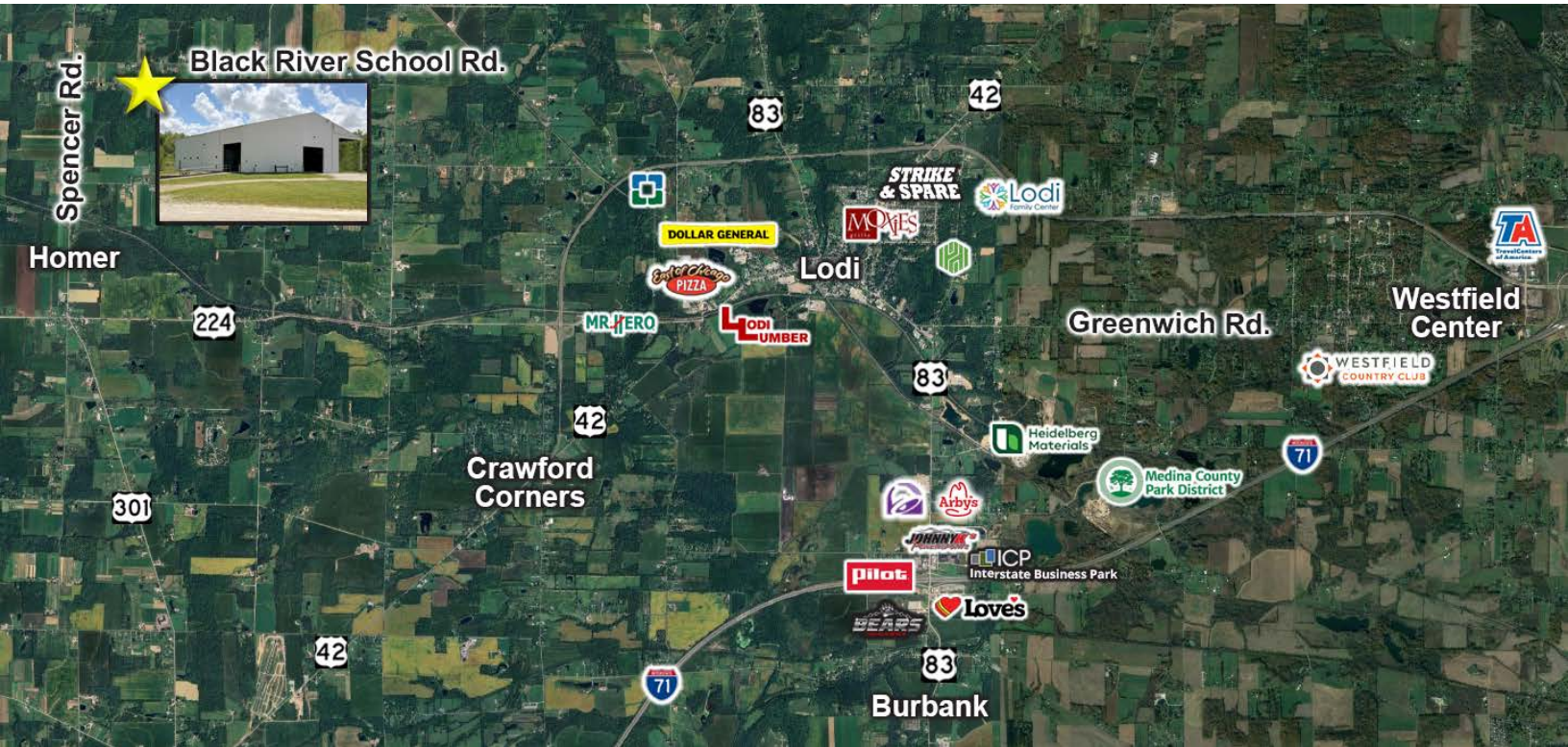
330.722.5002



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PROPERTY OVERVIEW

11820 Black River School property with approximately 11.21 acres, with 4 versatile warehouse buildings with many drive-in doors and docks with a yard. The warehouse and property are well-maintained. 480 V, 3-Phase Power available for Manufacturing purposes. There is city water and a commercial septic system. Building 1, nearest the street, is $\pm 4,400$ SF and has a 12' x 20' drive-in door. Inside there is a temperature-controlled private office, a propane-heated warehouse, and a workshop. Building 2 is $\pm 3,600$ SF with 2 sliding doors across the front and a ground-level door on one end, and a dock on the other. This building is for cold storage and has 19' ceiling clears to the bottom of the beam. Building 3 is $\pm 2,144$ SF with one set of drive-thru doors, 14' x 12. There is a large open, heated workshop area and a mezzanine office. Building 4 is $\pm 8,000$ SF with a ground-level door, 16' x 20', a dock and ramp, and in addition a $\pm 3,000$ SF canopy. The warehouse space is illuminated with LED lighting, the ceiling and walls are insulated, and the wall height is 28' and 36' at peak. There is a $\pm 2,144$ SF climate-controlled production area and a restroom. Building 1 is single-phase, 220 V, and Buildings 2,3, and 4 are three-phase 480 V. The zoning is R-2 Residential Zoning - a conditional permit would be required (current use, Manufacturing).

LOCATION OVERVIEW

This property is amongst the Amish community in Southern Medina County and conveniently located near interstate 224 and I-480.

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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Building #1

BUILDING 1 - HIGHLIGHTS

- Available SF: \pm 4,400 SF
- Temperature-controlled Private Office
- Workshop
- Warehouse with Propane Heat
- Ground Level Door: 12' x 20'
- Ceiling Clears: 14'
- Power: Single-Phase Power, 220 V, 110 AMP



Building #1





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Building #2

BUILDING 2 - HIGHLIGHTS

- Available SF: $\pm 3,600$ SF
- Built in 1991
- 2 Sliding Doors: 14' x 19' and 14' x 23'
- 2 Ground Level Doors on Each End: 8' x 10', one is a dock door
- Ceiling Clears: 19' to Bottom of the Beam
- Power: 3-Phase, 480 V



Building #2





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Building #3

BUILDING 3 - HIGHLIGHTS

- Available SF: ±2,144 SF
- Built in 2005
- Mezzanine Office
- Renzor Heat
- LED Lighting
- 1 Set of Drive-thru Doors: 14' x 12'
- Power: 3-Phase, 480 V



Building #3





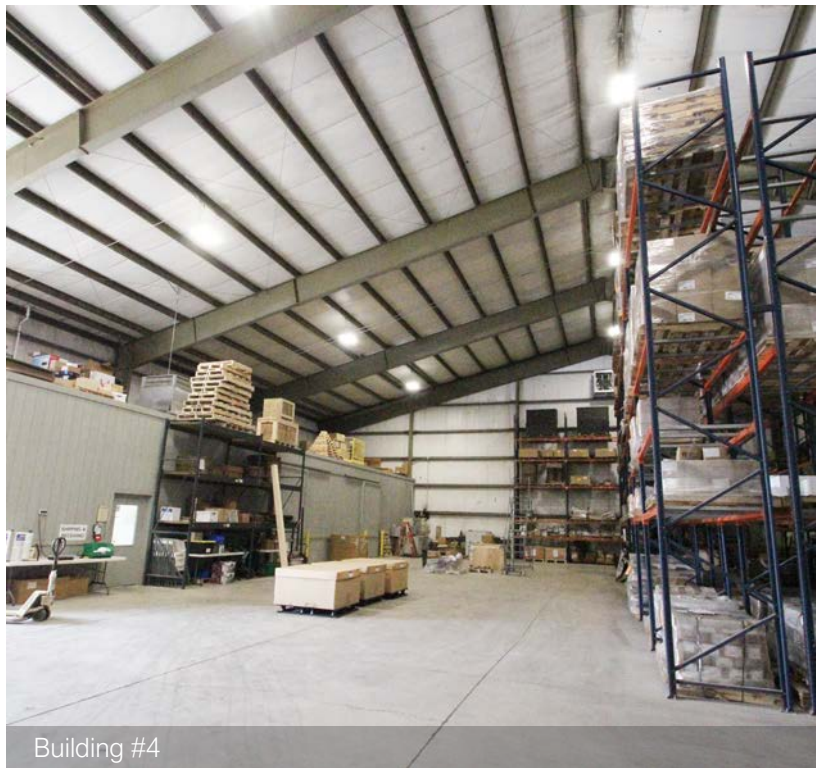
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Building #4

BUILDING 4 - HIGHLIGHTS

- Available SF: $\pm 8,000$ SF, $\pm 3,000$ SF Canopy*
- Warehouse ($\pm 8,000$ SF) with LED Lights and Ceiling/Wall Insulation
- Climate Controlled Production Area ($\pm 2,000$ SF) with Restroom
- Canopy ($\pm 3,000$ SF)
- 8' Thick Concrete Flooring
- 1 Dock, 1 Ground-Level Door - 16' x 20'
- 28' Wall Height, 36' at Peak
- Power: 3-Phase, 480V



Building #4

