

For Sale or Lease



\$1,300,000 or \$8.00/SQFT NNN

449 Freedlander Road, Wooster, OH, 44691

Multiple Warehouses For Sale or Lease in Wooster, Ohio

- 3 Parcels Totaling $\pm$ 8.51 Acres
- Warehouse is $\pm$ 21,440 Total SQFT with All 4 Buildings
- Building A: $\pm$ 11,000 SQFT
 - Floor drains and has 1 ton overhead crane, 480 volt power, gas and electric
- Building B: $\pm$ 6,000 SQFT
 - 480 volt power, no bathrooms, gas heat
- Building C: $\pm$ 3,300 SQFT
 - 1 ton overhead crane, 480 volt power, gas heat
- Building E: $\pm$ 1,140 SQFT, 120 volt power
- Redevelopment opportunity with up to $\pm$ 50,000 SqFt building and outside storage.



Bob Lockett

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Questions? Contact Us:

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Additional Property Information

Legal Information

Legal Property Description	Industrial for Sale or Lease
Price	\$1,300,000 or \$8 per SQFT
Parcel Number	65-00594.000, 65-00599.000, 65-00590.000
Possession	Immediate

Land Information

Land Acreage	± 8.51 Acres
Parking Available	Yes
Current Use	Warehouse/Storage
Current Zoning	Industrial
Jurisdiction and School District	Wooster City School District

Structural Information

Building Square Footage	± 21,740 Square Feet
Minimum SQFT Available	± 1,440 Square Feet
Floors Above Ground	1
Year Built	1950
Drive-In Doors	Yes

Additional Information

Lot Specifics	Ample Parking Available
Parcel Benefits	Easy Access, Close to OH. RTE 30 Interchange
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	All Parcels: \$7,651

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Parcel View



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Nearby Amenities



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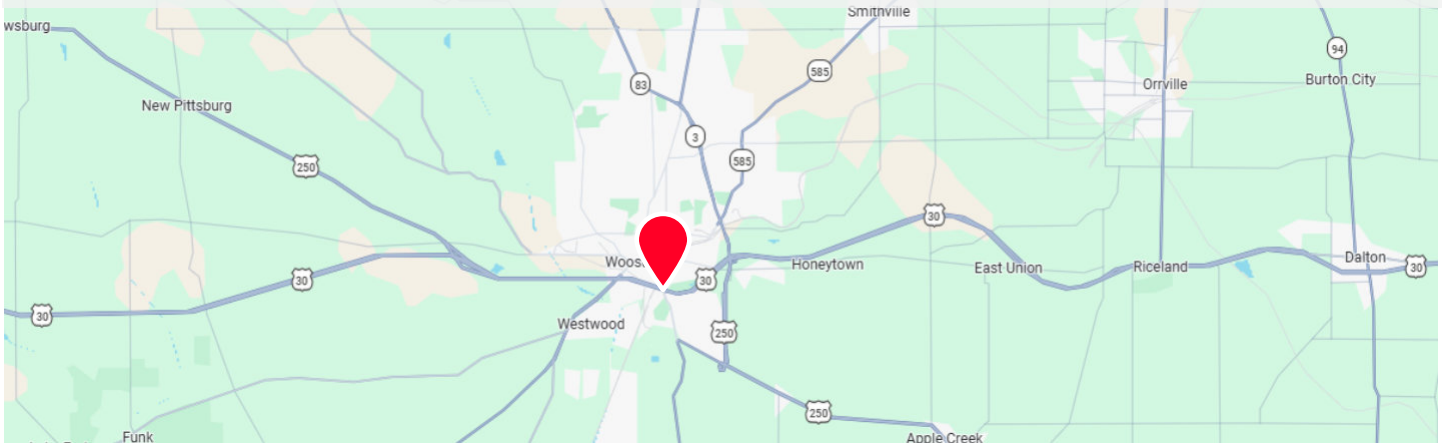
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Traffic Counts and Regional Demographics



Local Traffic

South Bever Street

±5,546 VPD

Lincoln Way

±26,740 VPD

Madison Ave

±6,132 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	3,712	18,670	30,569
Households	3,417	10,163	16,751
Avg Household Income	\$41,510	\$49,209	\$54,417

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Area Overview

Located in Northeast Ohio between Cleveland and Columbus, the City of Wooster benefits from a strategic position within one of the Midwest's established manufacturing and logistics corridors. The region is supported by a diverse industrial base centered around food production, advanced manufacturing, biosciences, and distribution. As the county seat of Wayne County, Wooster is home to major employers including The J.M. Smucker Company, Schaeffler Group USA, and Certified Angus Beef, helping drive a stable economic foundation and skilled workforce. The city also benefits from access to Interstate 71 and close proximity to the Cleveland, Akron-Canton, and Columbus markets.

Wooster continues to emerge as a hub for innovation in agriculture, biosciences, and advanced manufacturing. The city is home to the Ohio State University College of Food, Agricultural, and Environmental Sciences Wooster Campus, which includes the Ohio Agricultural Research and Development Center and the Agricultural Technical Institute, supporting research, workforce development, and technological advancement across Ohio's agricultural and industrial sectors.

Healthcare and education remain key drivers of the region's long-term growth and stability. Wooster Community Hospital continues to expand services to meet growing regional demand, while The College of Wooster serves as a major institutional anchor contributing to workforce talent and economic development. Combined with a business-friendly environment, affordable operating costs, and access to a reliable labor pool, Wooster offers an attractive location for industrial users, manufacturers, and distribution operators across Northeast Ohio.



Major Regional Employers



Demographics



Area Population
27,232



Area Households
11,065



Major Interstates

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Disclaimer And Confidentiality Agreement - Continued -

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Corporate Real Estate