



**FOR SALE/LEASE**  
**1250 SOUTH WALNUT ST**

**486,424 SF**  
**BUCYRUS, OH**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

**PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM**

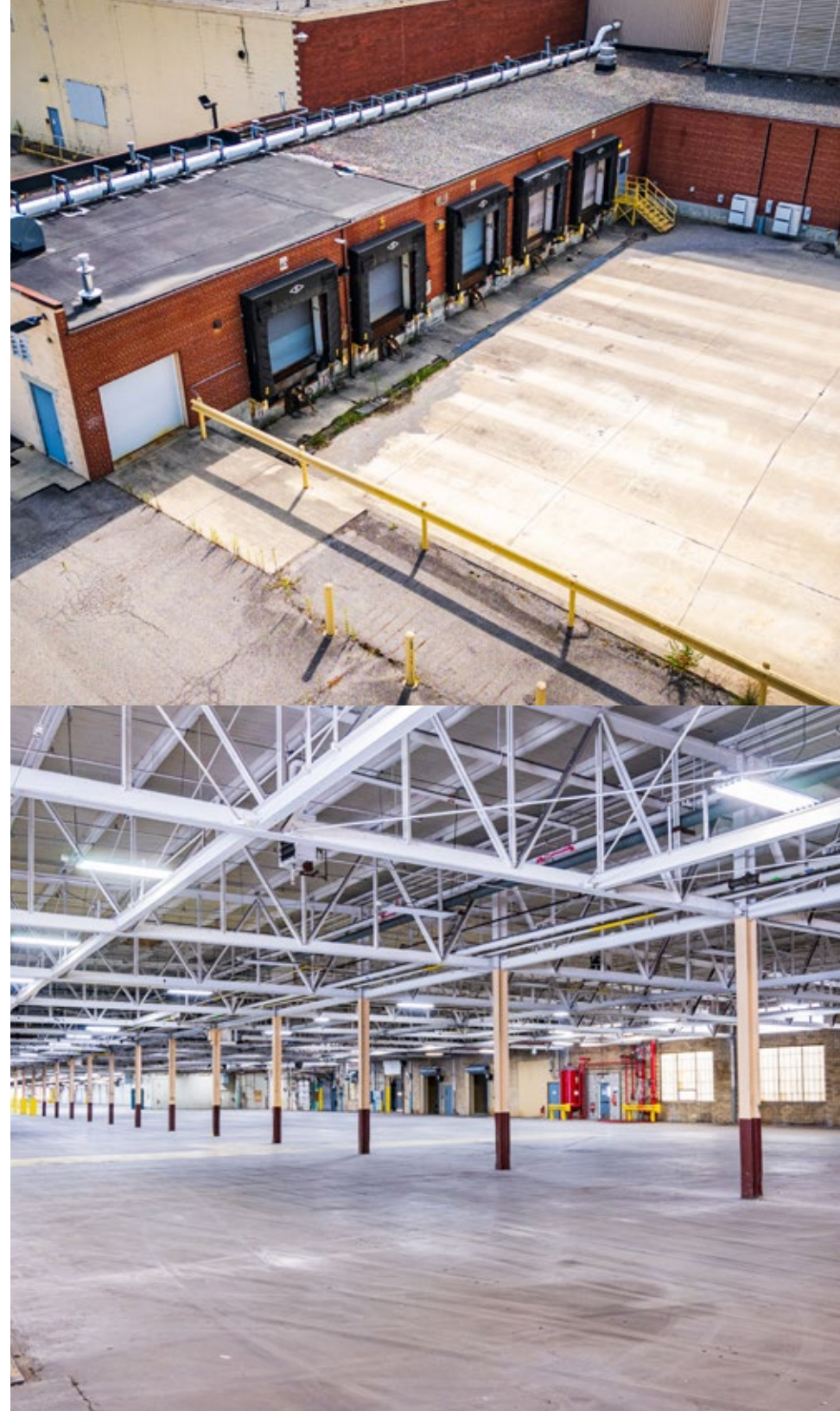
This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



# PROPERTY DETAILS

1250 SOUTH WALNUT ST | BUCYRUS, OH

AVAILABLE SPACE	486,424 SF
WAREHOUSE SPACE	466,551 SF
OFFICE SPACE	19,873 SF
FLOORS	2
DOCK DOORS	15
DRIVE-IN DOORS	2
CLEAR HEIGHT	14' - 25'
ROOF	Pitched Metal, Flat Rubber Membrane
WALLS	Masonry & Metal
FLOORS	6" Reinforced Concrete
YEAR BUILT	1947
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent
POWER	16 MW, (6) Separate 4,000 Amp Switchgear
LAND AREA	20.88 Acres
ZONING	GI - General Industrial
PARCEL ID	08-001564.9000, 08-001565.0000 08-001565.1000, 08-0054023.001

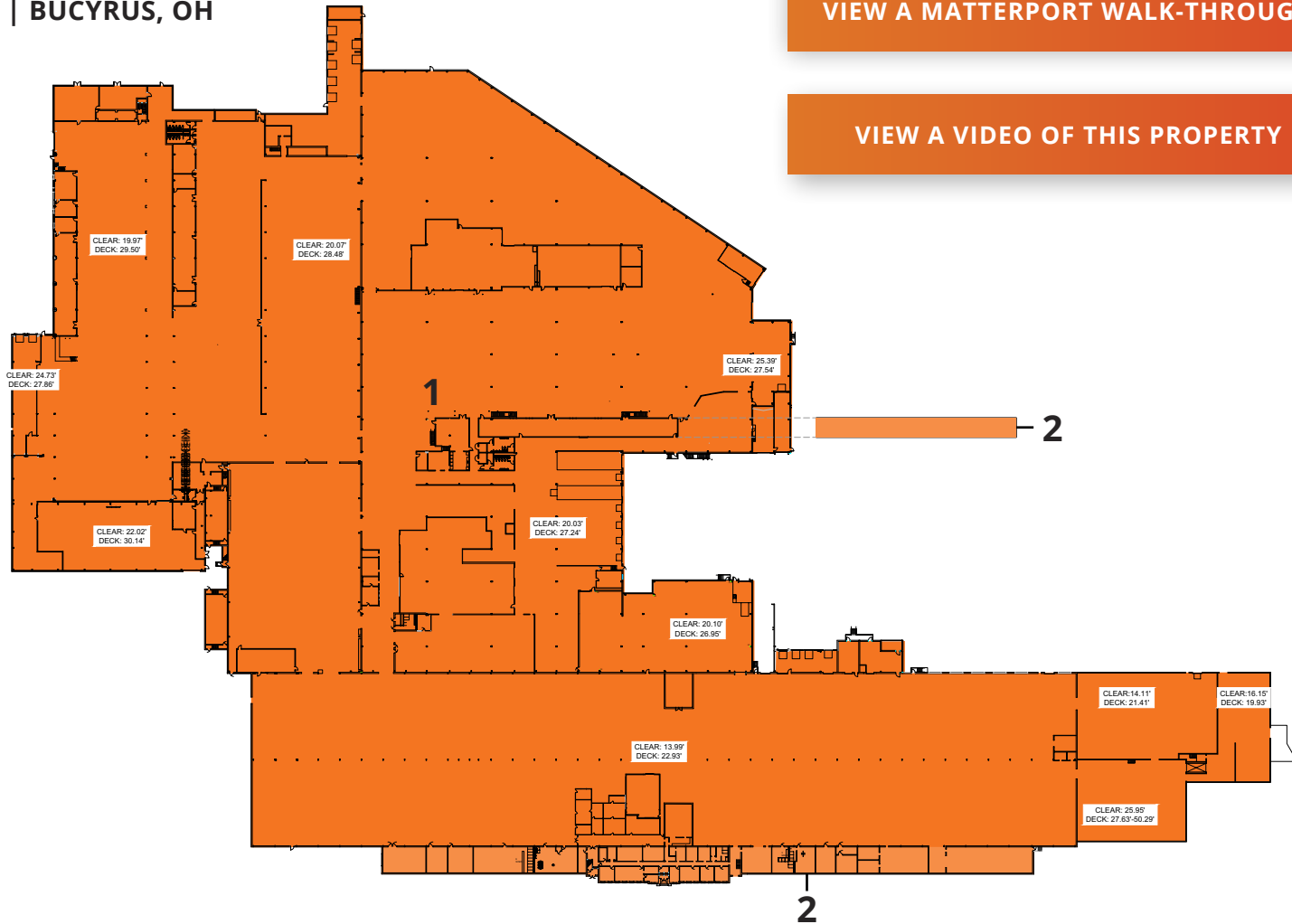


# FLOOR PLAN

1250 SOUTH WALNUT ST | BUCYRUS, OH

[VIEW A MATTERPORT WALK-THROUGH](#)

[VIEW A VIDEO OF THIS PROPERTY](#)



NUMBER	SPACE DESIGNATION	DOCK DOORS	SQUARE FEET
1	AVAILABLE WAREHOUSE	15	466,551 SF
2	AVAILABLE OFFICE	N/A	19,873 SF
<b>TOTAL</b>			<b>486,424 SF</b>



# LOCATION MAP

1250 SOUTH WALNUT ST | BUCYRUS, OH

<b>I-71</b>	31 MILES
<b>COLUMBUS</b>	66 MILES
<b>TOLEDO</b>	92 MILES
<b>CLEVELAND</b>	105 MILES
<b>CINCINNATI</b>	167 MILES

