

# Industrial Space For Sale

1117 W Mullberry St Lancaster, OH 43130  
\$795,000



Listing Agent

**Jay Zollars**

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**RZ Realty**

1820 Northwest Blvd #200

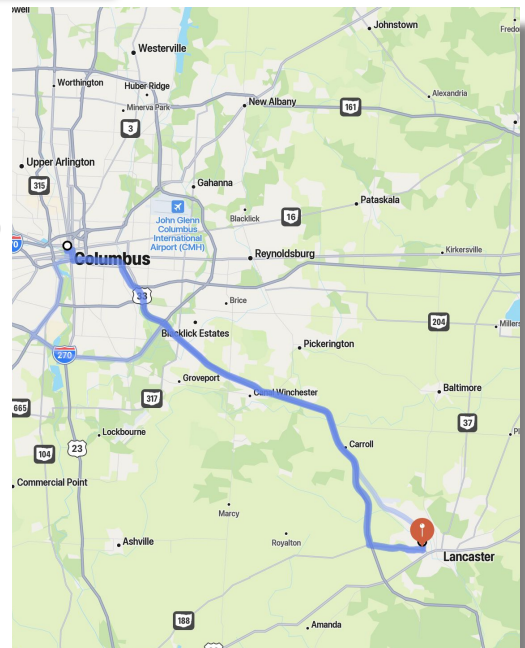
Columbus, OH 43212

[www.rzrealty.com](http://www.rzrealty.com)

## This warehouse consists of the following:

- 1117 W. Mullberry 7 parcels totaling 0.94 Acres
- 32,600 SF of concrete block building
- Average ceiling height of 14ft
- 4 warehouse suites
- Owner is currently occupying one unit 6,902 SF with 400 Amp electric service, two overhead doors and two dock doors. Seller will lease back for up to 6 months
- Multiple water taps and sewers
- 313 Sylvan, 2 parcels totaling 0.22 Acres
- Single family house, 3BD 1BR
- Vacant lot zoned for warehouse parking or development

The values of different units vary on condition. Owner willing to do some work prior to closing. Details to be worked out in purchase contract. Seller has no reports at this time to share on or about the property.



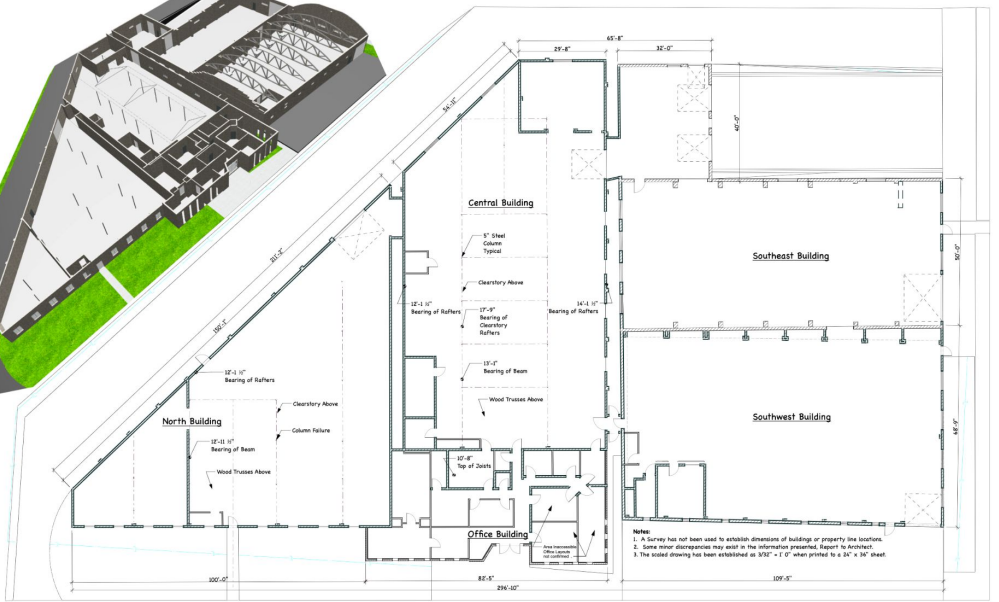
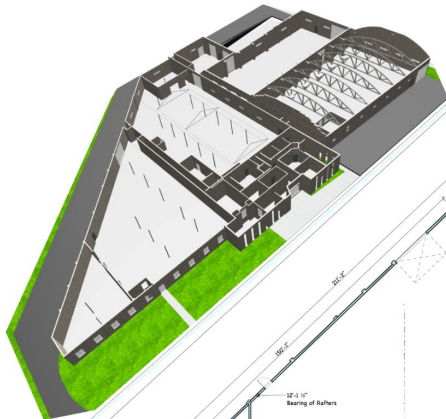
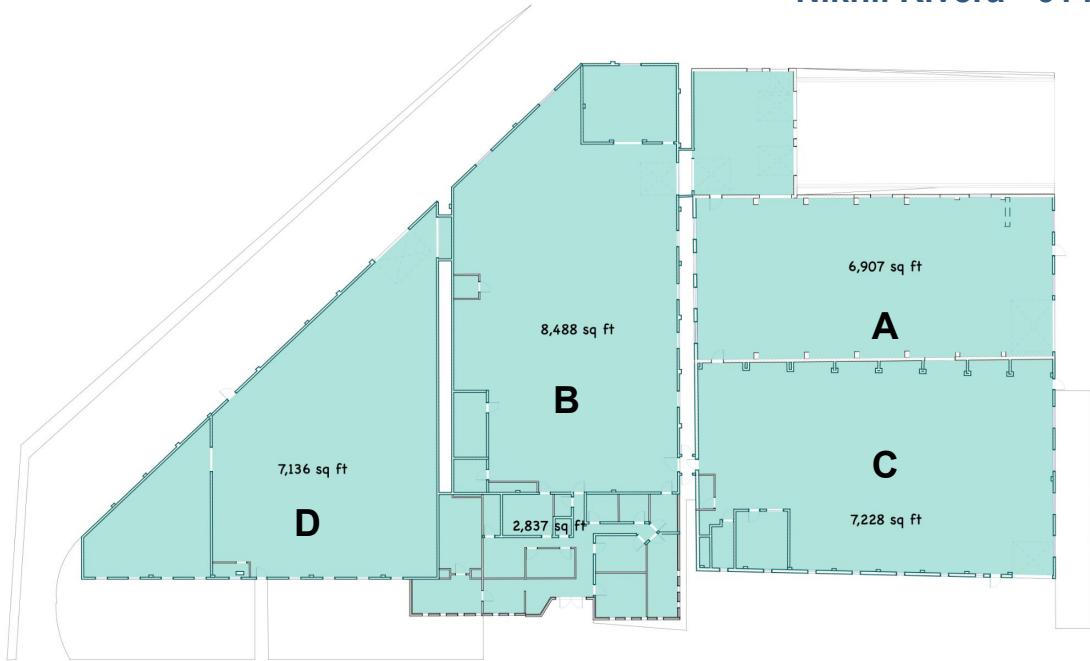
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Michael Scammack, AIA  
800 Valley View Drive NW  
Lancaster, OH 43130-9102

Architect: Michael Scammack, AIA  
(740) 503-3004

2023 As-built Drawing of Buildings  
JEM Excavation LLC

Owner: Jalen Moody  
(740) 591-7159

Schematic Floor Plan  
6/8/23

S.1

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**Suite A**



**Suite B**



**Suite C**



**Suite D**

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