

3,492 SF - 9,592 SF INDUSTRIAL FLEX SPACE AVAILABLE



FOR LEASE
4175 FARGO AVENUE NE
LOUISVILLE, OH 44641

LEASE RATE: \$7.50/SF + UTILITIES



Unit A
3,492 SF

Unit B
6,100 SF

LEASED - Unit D
1,500 SF - behind C

LEASED - Unit C
3,840 SF

PROPERTY HIGHLIGHTS

- Unit A (3,492 SF) & Unit B (6,100 SF) - currently available and easily combined for 9,592 SF total
- Unit C (3,840 SF) & Unit D (1,500 SF) - currently leased through July 2027
- Full Building - 14,952 SF
- All freshly remodeled in 2023, featuring new HVAC, roof, plumbing, electrical systems, and restrooms
- Property includes 10 Drive-in Doors & Ceiling Clears of 17' 6" - 19'
- Pylon signage available to enhance business visibility
- Power: 3-Phase, 400 AMP, 208 V individually metered
- Zoning: B3 General Business (Nimishillen Township)
- Highway Access: minutes from State Route 44 and State Route 153, providing local connectivity to I-77

Permitted Uses Include

Retail Stores, Indoor or Outdoor Recreational Facilities - Theaters or Health Clubs, Automotive Services, Clinics, Veterinary Hospitals, Greenhouses, Garden Supply Stores, Hotels/Motels, Sales and Service Facilities for Vehicles and Farm Equipment, or Funeral Homes

LISTING AGENTS

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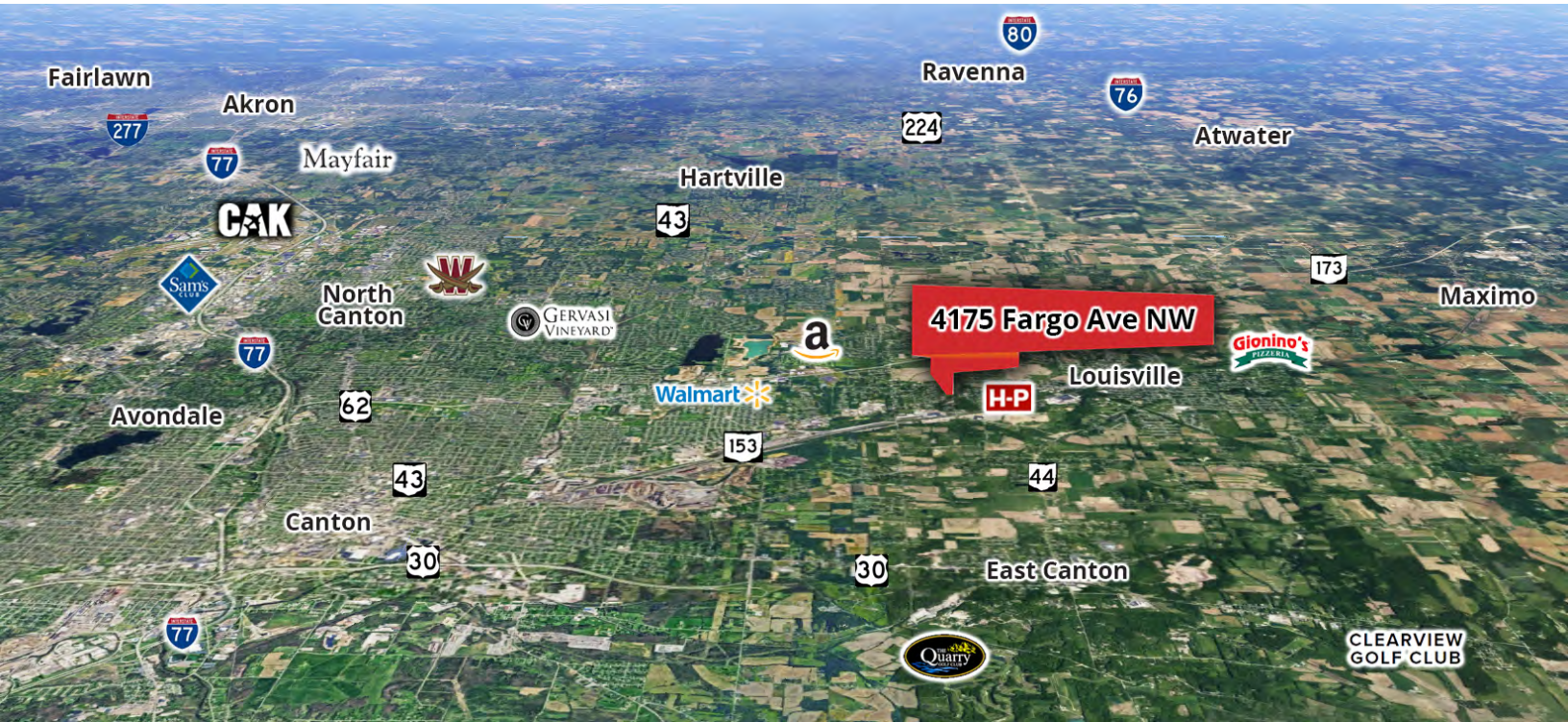


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PROPERTY OVERVIEW

This property offers an exceptional opportunity to lease versatile industrial flex space in a recently upgraded facility with spaces ranging from 1,500 SF up to 14,952 SF (entire building). The property is flexibly zoned allowing for a variety of permitted uses and ideal for light manufacturing, distribution, storage, or service-based businesses. All units have been fully remodeled in 2023, featuring new HVAC, roof, plumbing, and electrical systems, as well as modernized restrooms. Units have 17' 6" to 19' ceiling clears and there are 10 drive-in doors of various sizes on the property. Tenants benefit from city water and county sewer, pylon signage for enhanced visibility, and excellent access to major highways, making this location both convenient and efficient for a wide range of operations.

LOCATION OVERVIEW

The property is located minutes from State Route 44 and State Route 153, providing local connectivity to I-77.

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.

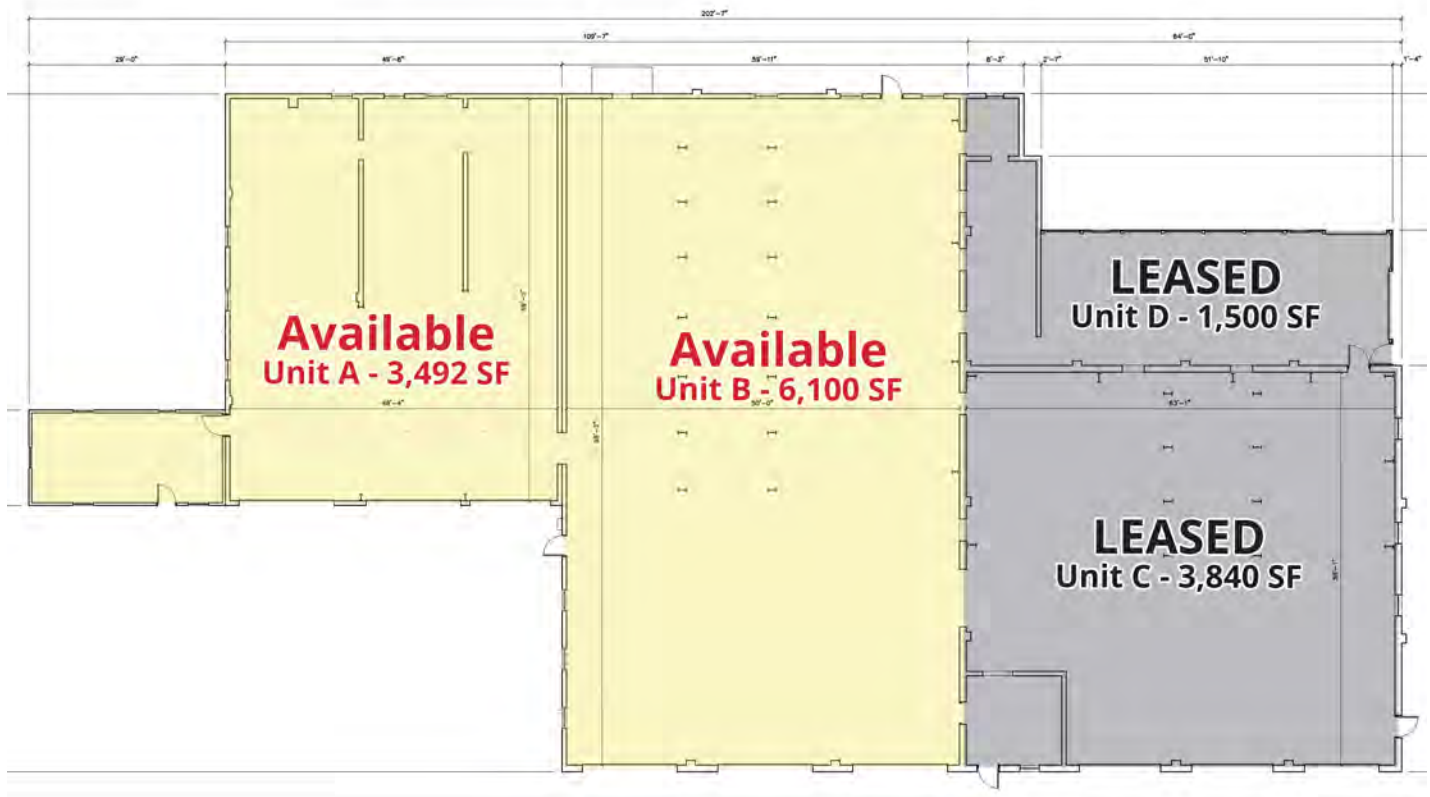


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FOR LEASE
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Floorplan



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UNIT A - HIGHLIGHTS

- Available SF: 3,492 SF
- Includes 392 SF of office and 3,100 SF of clear span flex space
- 19' clear ceiling height
- Three 14' x 14' drive-in doors
- Private restroom
- Can be combined with Unit B



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UNIT B - HIGHLIGHTS

- Available SF: 6,100 SF
- Open Flex Space Layout
- 19' clear ceiling height
- Three 14' x 16' drive-in doors
- Private restroom
- Can be combined with Unit A



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LEASED UNIT C - HIGHLIGHTS

- LEASED THROUGH JULY 2027
- Available SF: 3,840 SF
- Flex space with dedicated office and restroom
- 17' 6" clear height
- Three 14' x 16' drive-in doors
- Easily combined with Unit D



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LEASED UNIT D - HIGHLIGHTS

- **LEASED THROUGH JULY 2027**
- **Available SF: 1,500 SF**
- **Warehouse/Storage Unit**
- **17' 6" clear height**
- **One 10' x 8' drive-in door**
- **Private restroom**

