

12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

FOR LEASE

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



PROPERTY DESCRIPTION

For lease only - 12,460 sq. ft. industrial building with two (2) automatic on-grade doors leading into the warehouse/shop space. Tenant pays all utilities and responsible for snow plowing. NNN fee is \$1 / SF / YR and reimburses owner for Real Estate taxes & insurance.

\$6,230.00 / mo + utilities. Available - 12/1/24.

PROPERTY HIGHLIGHTS

- 5 OH DOORS TOTAL - 17'-22' CLEAR CEILING HEIGHT
- Four (4) private offices, reception area, break room & two (2) restrooms
- Shop office & oil/water separator in wash bay
- Large fenced gravel yard
- 3 Phase, 1200AMP, 480V electric

LOCATION DESCRIPTION

U.S. Route 30 aka Lincoln Way East. Side road to building is just east of G & R Diesel. West of Speedway at Route 53.

Former tenant was a towing company.

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NNN)
Number of Units:	1
Available SF:	12,460 SF
Lot Size:	2.63 Acres
Building Size:	12,460 SF

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Wick Hartung

Broker, Vice President, Sales & Leasing
330.495.0601
wick@putmanproperties.com

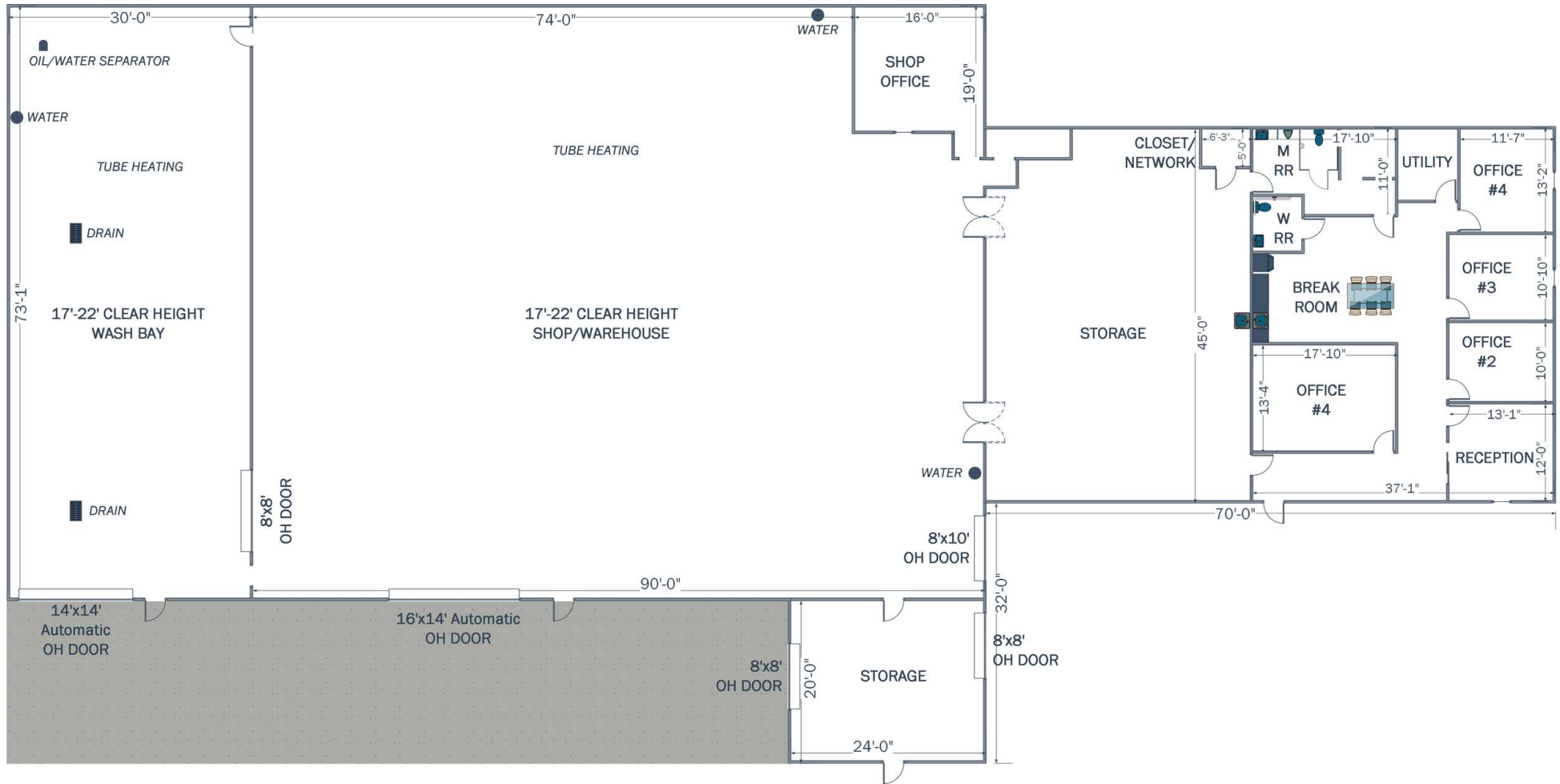
This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.



12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

FOR LEASE

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Wick Hartung

Broker, Vice President, Sales & Leasing
330.495.0601
wick@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.



12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

FOR LEASE

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Wick Hartung

Broker, Vice President, Sales & Leasing
330.495.0601
wick@putmanproperties.com

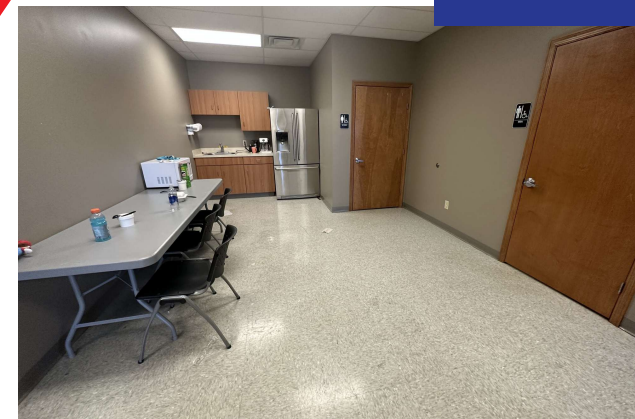
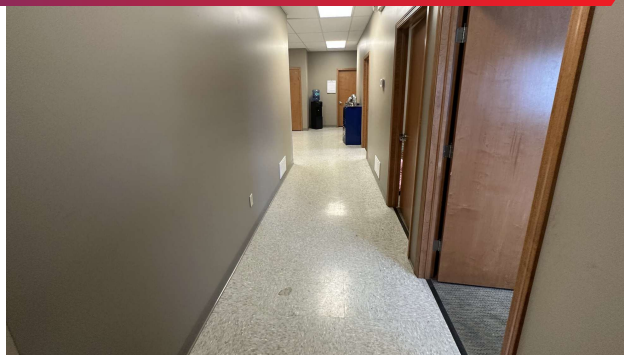
This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.



12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

FOR LEASE

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Wick Hartung

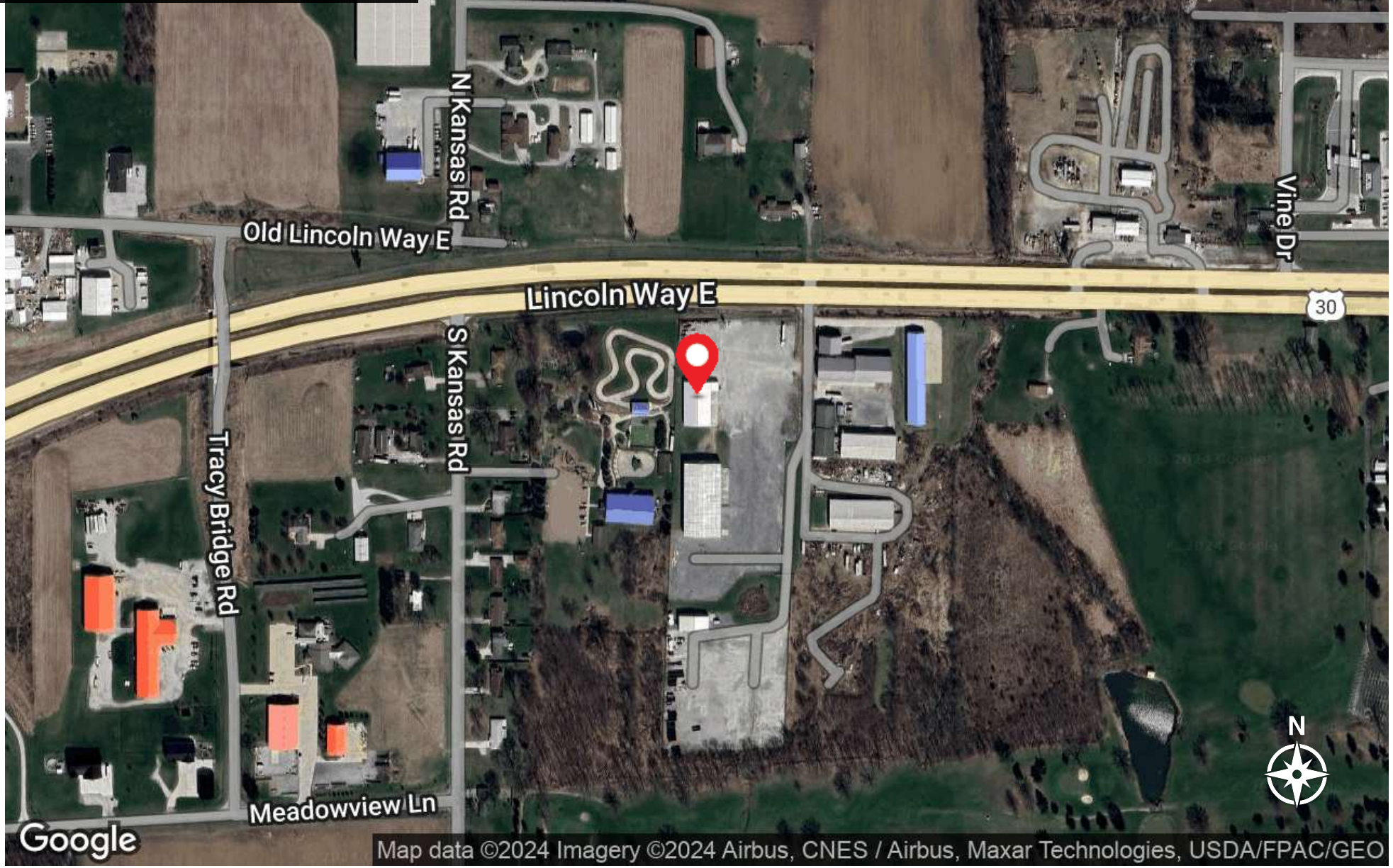
Broker, Vice President, Sales & Leasing
330.495.0601
wick@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.



12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Spencer Hartung
 Vice President, Senior Sales Associate
 330.936.0276
 spencer@putmanproperties.com

Wick Hartung
 Broker, Vice President, Sales & Leasing
 330.495.0601
 wick@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.



12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667

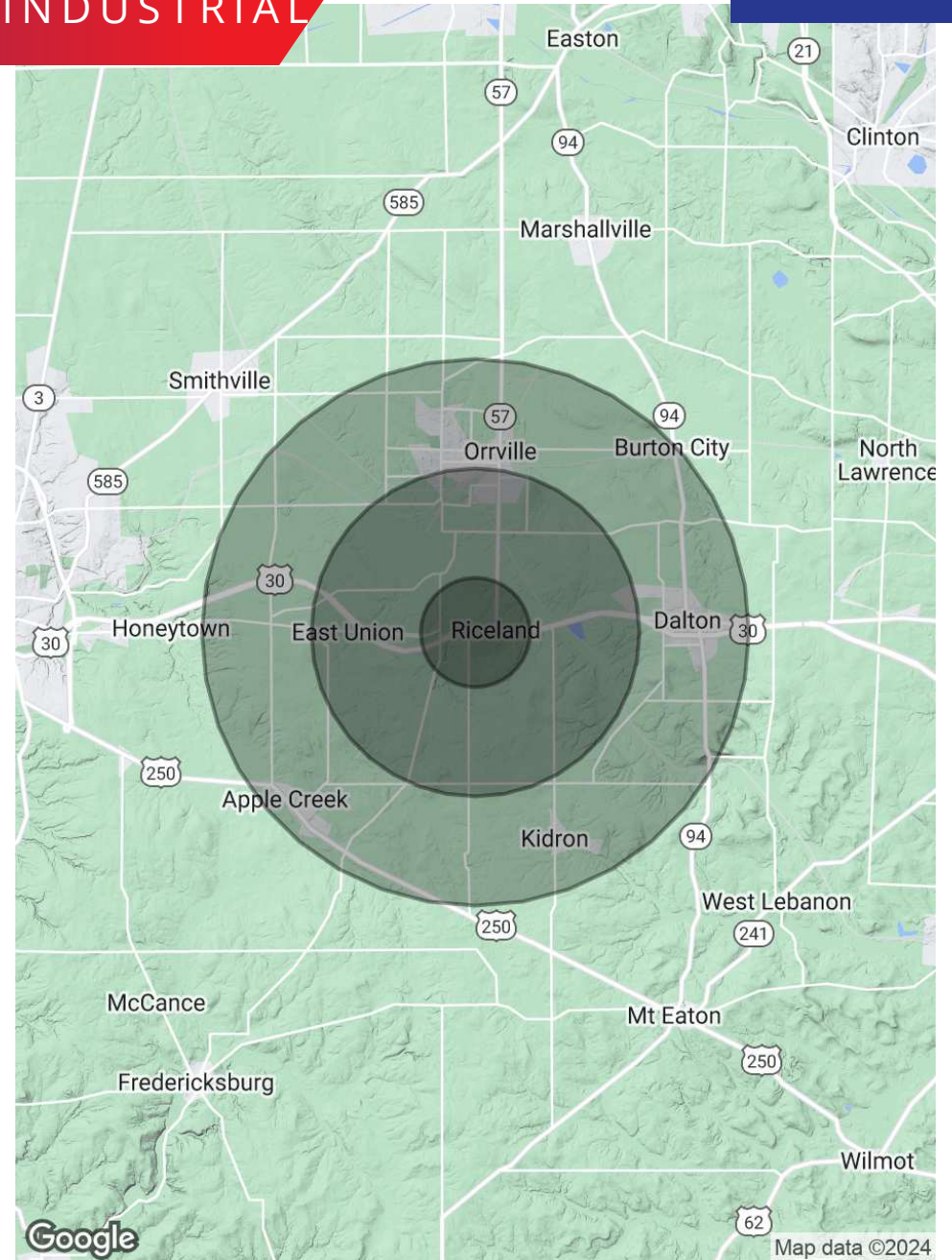
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	506	8,074	20,383
Average Age	36.8	35.3	34.8
Average Age (Male)	34.6	32.2	32.8
Average Age (Female)	41.8	38.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	219	3,122	7,893
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$62,994	\$69,820	\$70,453
Average House Value	\$140,986	\$146,673	\$161,424

2020 American Community Survey (ACS)



Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

Wick Hartung

Broker, Vice President, Sales & Leasing
330.495.0601
wick@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.

