

INDUSTRIAL PLANT FOR SALE

400 EAST STATE STREET

Trenton, OH 45067

**PRICE
REDUCED!**



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

INDUSTRIAL PLANT FOR SALE

400 EAST STATE STREET

Trenton, OH 45067

PROPERTY HIGHLIGHTS

SPACE AVAILABLE: +/- 114,744 SF

SITE SIZE: 5.85 Acres

FOR SALE: \$4,400,000 (\$38/SF)

HIGHLIGHTS:

- 5 total buildings
- +/- 9,004 SF main office
- Zoned (I-G) general industrial district
- Heavy power
- Entire site has 8 docks, 3 external dock positions, & 18 drive-ins
- Outside storage permitted
- Multiple cranes throughout
- On site truck scale and diesel tank



INDUSTRIAL PLANT FOR SALE

400 EAST STATE STREET

TOTAL PLANT SIZE

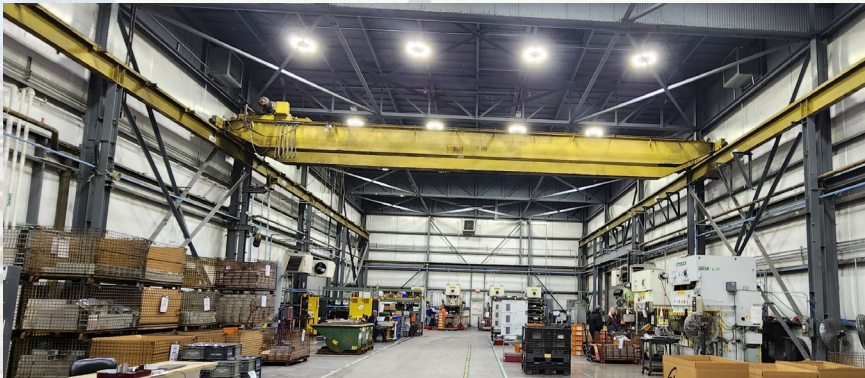
Building 1:	7,255 SF
Building 2/3:	41,462 SF
Building 4:	53,242 SF
Building 5:	12,785 SF
TOTAL:	114,744 SF

SITE FEATURES

Total Building SF:	+/- 114,744 SF
Main Office SF:	+/- 9,004 SF
Shop Office/Mezzanine:	Minimal throughout
Land:	5.85 acres
Construction:	Metal siding/brick office
Warehouse Floor:	Concrete
Parking:	75+ lined spots
Sprinklers:	None
Warehouse Heating:	Gas forced heaters
Warehouse Lighting:	Updated LED lighting
Outside Security Lights & Cameras:	Yes
Fenced Lot:	Yes
Guard Shack, Truck Scale, and Diesel Fuel Tank:	On site
Interstate Access:	I-75 exit 32 (8.5 miles) I-75 exit 29 (9 miles)
Gas & Electric:	Duke Energy
Water & Sewer:	City of Trenton
Parcel IDs:	R8000005000074; R8000005000075
Zoning:	I-G (general industrial)
Annual Taxes:	\$103,456 (\$0.90/SF)
Sale Price:	\$4,400,000 (\$38/SF)

FACT SHEET

BUILDING 5



BUILDING FEATURES

Building Size: +/- 12,785 SF

Office SF: None

Warehouse Dimensions: 60' x 193'

Column Spacing: One (1) column

Roof: Flat rubber membrane (replaced July 2023)

Clear Height: 15' clear in loading area
30' clear in warehouse

Loading Facilities: Two (2) well docks with pit levelers and seals
Four (4) drive-ins
Automated doors

Ventilation Fans: Yes

Compressor & Airlines: Existing/plans for removal

Cranes: One (1) 7-ton crane

Restrooms: One (1)

Electrical Service: 480V 3 phase



FACT SHEET

BUILDING 4



BUILDING FEATURES

Building Size: +/- 53,242 SF

Office SF (Main & 2 Story Shop Office Included): +/- 12,644 SF

Warehouse Dimensions: 96' x 384'

Column Spacing: Clear span / crane columns

Roof: Metal pitched, flat addition

Clear Height: 17' - 24'

Loading Facilities: Two (2) internal docks with pit levelers and 44' of trailer space inside the building
Seven (7) drive-ins including a 20'w and a 35'w

Ventilation Fans: Yes // accessory roof ventilation

Compressor & Airlines: Existing/plans for removal

Cranes: One (1) 5-ton crane (65' x 384')
One (1) 1-ton jib crane
One (1) ½-ton jib crane

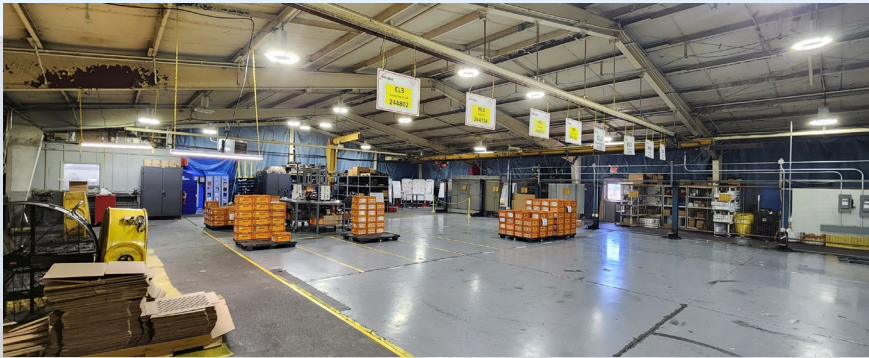
Restrooms: Four (4) - two (2) sets men's & women's in main office space
Men's locker room in warehouse
One (1) unisex restroom on 2nd floor shop office

Electrical Service: 480V 3 phase



FACT SHEET

BUILDING 2/3



BUILDING FEATURES

Building Size: +/- 41,462 SF

Office SF: +/- 850 SF // additional modular office

Mezzanine Storage: Yes (not included in shop office sf)

Warehouse Dimensions: Bldg. 2: (95' x 275') bldg. 3: (45' x 215')

Column Spacing: Varies / partially clear span

Roof: Multiple - metal pitched

Clear Height: 9' - 23'

Loading Facilities: Two (2) well docks with pit levelers and seals
Two (2) external well dock positions
Six (6) drive-ins

Ventilation Fans: Yes // accessory roof ventilation

Compressor & Airlines: Existing/plans for removal

Cranes: One (1) 2-ton crane
One (1) 1-ton crane
One (1) 1-ton jib crane

Restrooms: Men's & women's locker room

Electrical Service: 480V 3 3hase



FACT SHEET

BUILDING 1



BUILDING FEATURES

Building Size: +/- 7,255 SF

Office SF: None

Warehouse Dimensions: 60' x 140'

Column Spacing: Clear span

Roof: Metal pitched

Clear Height: 16' - 20'

Loading Facilities: Two (2) docks with pit levelers
3rd external dock position with bumpers
One (1) drive-in

Ventilation Fans: None

Compressor & Airlines: Existing/plans for removal

Cranes: None

Restrooms: None

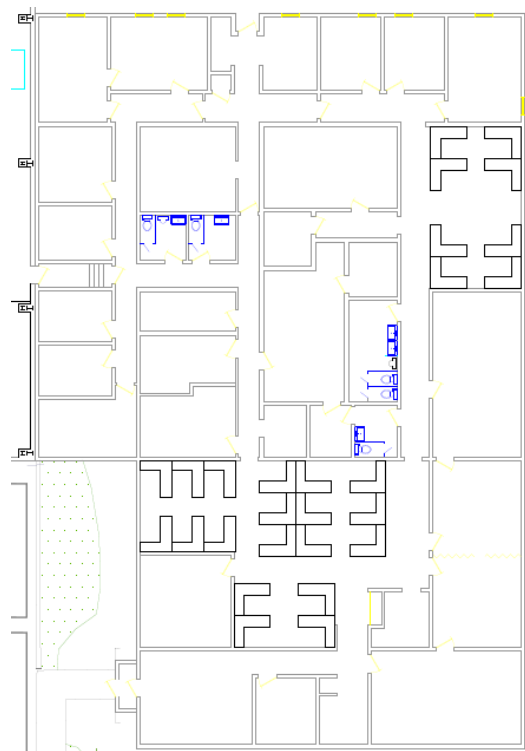
Electrical Service: 480V single phase



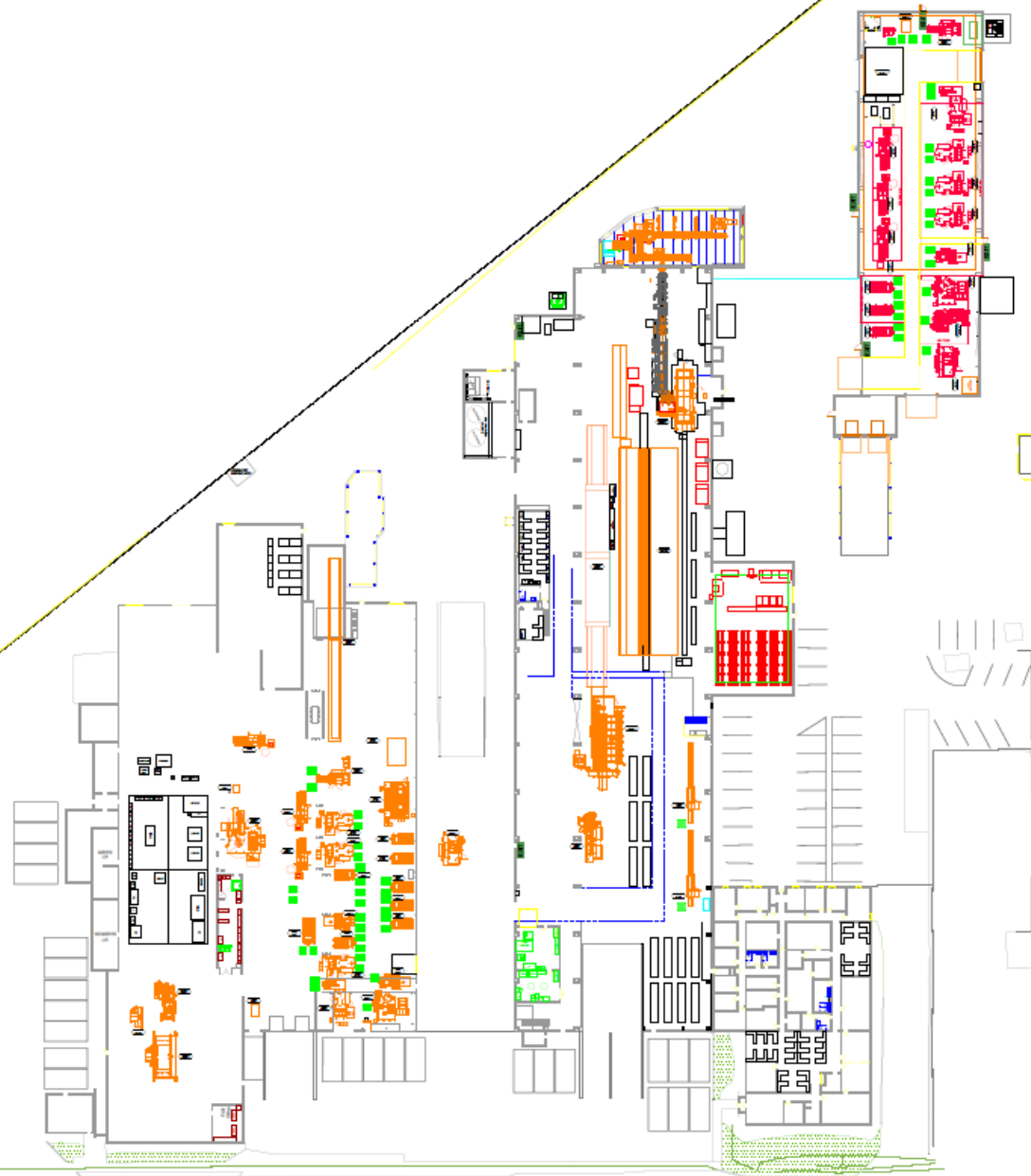
400 E STATE STREET

Floorplans

Office Layout

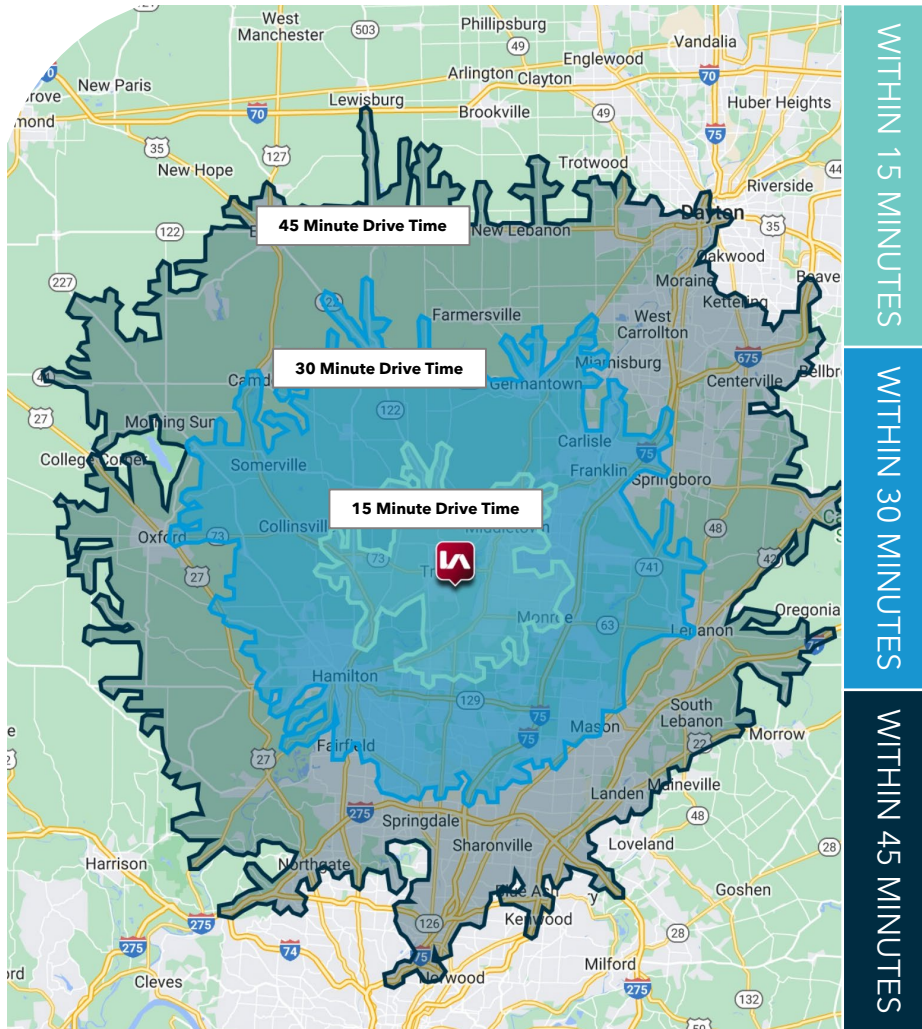


FENCE LINE GENERALLY
ALONG PROPERTY LINE



DEMOGRAPHICS

Labor Statistics



WITHIN 15 MINUTES

WITHIN 30 MINUTES

WITHIN 45 MINUTES



117,199
Population



621,076
Population



1,751,616
Population



54,273
Employed



298,915
Employed



852,634
Employed



4,011
Transportation &
Warehousing



18,803
Transportation &
Warehousing



49,991
Transportation &
Warehousing



9,005
Manufacturing



47,795
Manufacturing



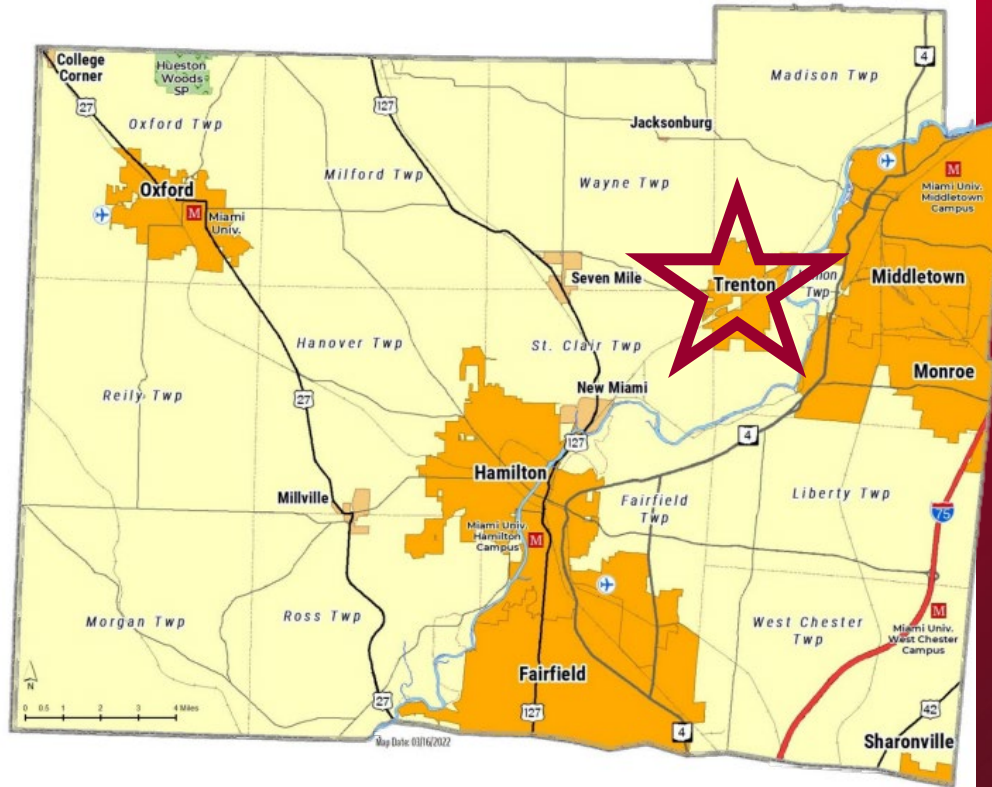
118,115
Manufacturing

AGE 16 + LABOR FORCE

TRENTON

Workforce

Trenton is among one of the top 6 cities in Butler County in terms of population, concentration, and labor force. The manufacturing industry is the largest segment of Butler County's workforce (making up 15% of the county's employment in 2022). The City of Trenton is also located on three aquifers identified by the Ohio EPA, the Great Miami River Alluvial Aquifer (GMRAA), the Great Miami River Buried Valley Aquifer (GMRBVA), and the Trenton Buried Valley Aquifer (TBVA) giving the area extensive power and development opportunity.



Source: Butler County Planning Department

298,915+

Workers within 30 minutes of Trenton

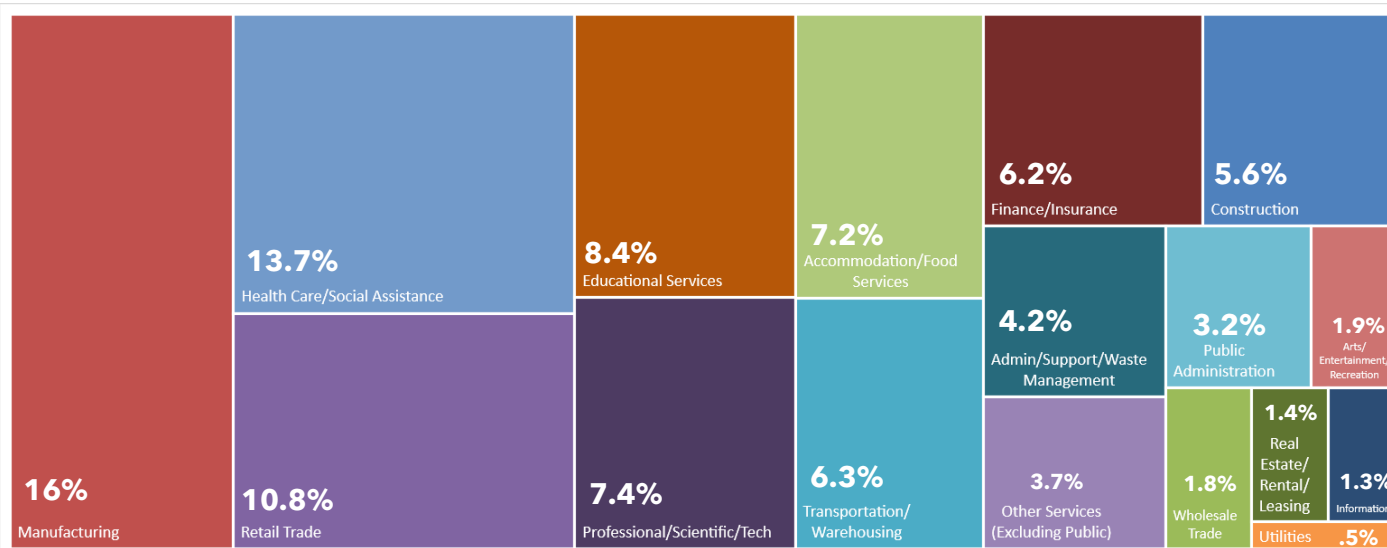
47,795+

Current manufacturing workers within 30 minutes of Trenton

621,076

Daytime Population within 30 minutes of Trenton

Civilian Labor Force Profile within 30 Minutes



Demographic Data within 30 Minutes of Trenton

Population	621,076
Projected Population (2028)	628,217
Median Age	38.5
Median Household Income	\$78,707
Unemployment Rate	4%
High School Diploma	94.4%
College Degree	41.8%