



## PROPERTY HIGHLIGHTS

- Lease Rate: \$3.00 per square foot, Triple Net (NNN)
- Large industrial manufacturing and warehouse building
- Former Huhtamaki facility
- High clear heights suitable for manufacturing and storage
- Multiple loading docks for efficient shipping and receiving
- Dedicated office space included
- Heavy-duty utilities to support industrial operations
- Flexible layout adaptable to various uses
- Warehouse capable of meeting SQF standards

Asking Price: \$3 per sq ft/year

Available for Lease  
49 2<sup>nd</sup> St, New Vienna OH





## LOCATION ADVANTAGES

- Strategically located in New Vienna, OH
- Convenient access to major transportation routes
- Ideal for logistics, distribution, and manufacturing users
- Efficient regional connectivity for freight and workforce access



## IDEAL FOR

- Manufacturing operations
- Warehousing and distribution
- Logistics and supply chain users
- Industrial owner-users or expanding operations