

INCOME PRODUCING WAREHOUSE FACILITY

13510 S VISION DR
KENTON, OH 43326

6.5 Acres



Property Highlights:

Square Feet: 32,716 SF

Lease Rate: \$5.00 NNN SF/YR

Selling Price: \$1,859,000

- ✓ 26' Clear Height
- ✓ 6.5 Acres
- ✓ One- 12' x 14' Drive-In Door
- ✓ Two- 8' x 10' Docks
- ✓ Income Producing



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WAREHOUSE FACILITY



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Sale Price: \$1,859,000

Lease Rate: \$5.00 NNN SF/YR

Location Information

Street Address: 13510 S Vision Dr
City, State, Zip: Kenton, OH 43326
County: Hardin
Township: Buck
Side of the Street: Northwest
Road Typed: Paved
Nearest Highway: US-68 & US 33
Nearest Airport: Hardin

Building Information

Building Size: 32,716 SF
Ceiling Height: 26'
Office Space: 1,050 SF
Number of Floors: 1
Year Built: 1998
Construction Status: Existing
Free Standing: Yes
Construction Type: Block/Metal

Property Information

Property Type: Industrial
Property Subtype: Warehouse
Zoning: General Industrial
Lot Size: 6.5 Acres
Parcel #: 041000520000 &
041000530000
Lot Frontage: 285'
Traffic Count: 6,278 Cars/Day
Traffic Count St: US-68
Power: 480 Volts; 400 Amps; III Phase
Rail Access: No

Parking & Transportation

Street Parking: No
Parking Type: Asphalt

Utilities & Amenities

Sprinkler System: Wet; .25 Density
Floor: Concrete
HVAC System: Forced Air Gas
Expandable Land: Yes



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