



Heartland Commerce Park - Plant 5

Mount Vernon, Ohio 43050

Property Features

- ±5,614 SF of Office Space
- 30' to 50' Clear Height in Main Structure
- Clear Height Below Crane Hooks - 19' to 30'
- 4 Cranes: (2) 50-Ton, (1) 5-Ton and (1) 2-Ton
- 6 Drive-In Doors Ranging from 8' x 10' to 24' x 20'
- 2 Loading Docks (8' x 10')
- 4,000 AMP, 480 Volt, 3-Phase Power with Bus Ducts
- Wet & Dry Fire Safety Systems
- 120 Car Parking Lot
- Located in a Rail Served Industrial Park

Sale Price: \$2,100,000

Lease Rate: \$3.50 SF/YR (Net)

www.HeartlandCommercePark.com



For more information:

Doug Shull

614 629 5218 • dshull@ohioequities.com

Joe Menninger, CCIM

614 629 5262 • jmenninger@ohioequities.com

BUILDING 13 - PLANT 5





