



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

FORMER RAIL MAINTENANCE SITE | 28510 LEMOYNE ROAD, MILLBURY, OH 43447

5,940 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



28510 LEMOYNE ROAD

Offering Summary

Sale Price:
\$595,000

Lease Rate:
\$5,950.00 per month (NNN)

Available SF:
5,940 SF

Building Size:
5,940 SF

Year Built:
1995 shop whse
1997 office

Lot Size:
4.66 Acres

Lease Term:
Negotiable

Price / SF:
\$100.17

Property Overview

- 5,940 SF building with 4 offices, 2 bathrooms, kitchen and workroom
- 4,800 SF heated shop/warehouse space with three 14' doors
- Rail inside warehouse with switch outside
- Ample space for operations, equipment and storage
- Electricity to two 500 SF containers
- Suitable for owner operator or investor

Contact us for additional information!
rkgcommercial.com





28510 LEMOYNE ROAD

Property Details

Zoning
M-1

Tenancy
Single

Roof
**Pitched/Metal & Asphalt
Shingle**

Ceiling Height
15 - 22 ft (peak)

Acreage
4.66 Acres

Annual Real Estate
Taxes/Annual Real Estate
Taxes Per SF
\$3,829.42 / \$0.64

Parcel Nos.
H28-712-150000018001

Nearest Highway
SR 795

Utilities
**Internet: AT&T
Power: Toledo Edison
Fuel: Columbia Gas
Water: Well**

Office Size
1,140 SF

Of Grade Level Doors
3



FORMER RAIL MAINTENANCE SITE | MILLBURY, OH



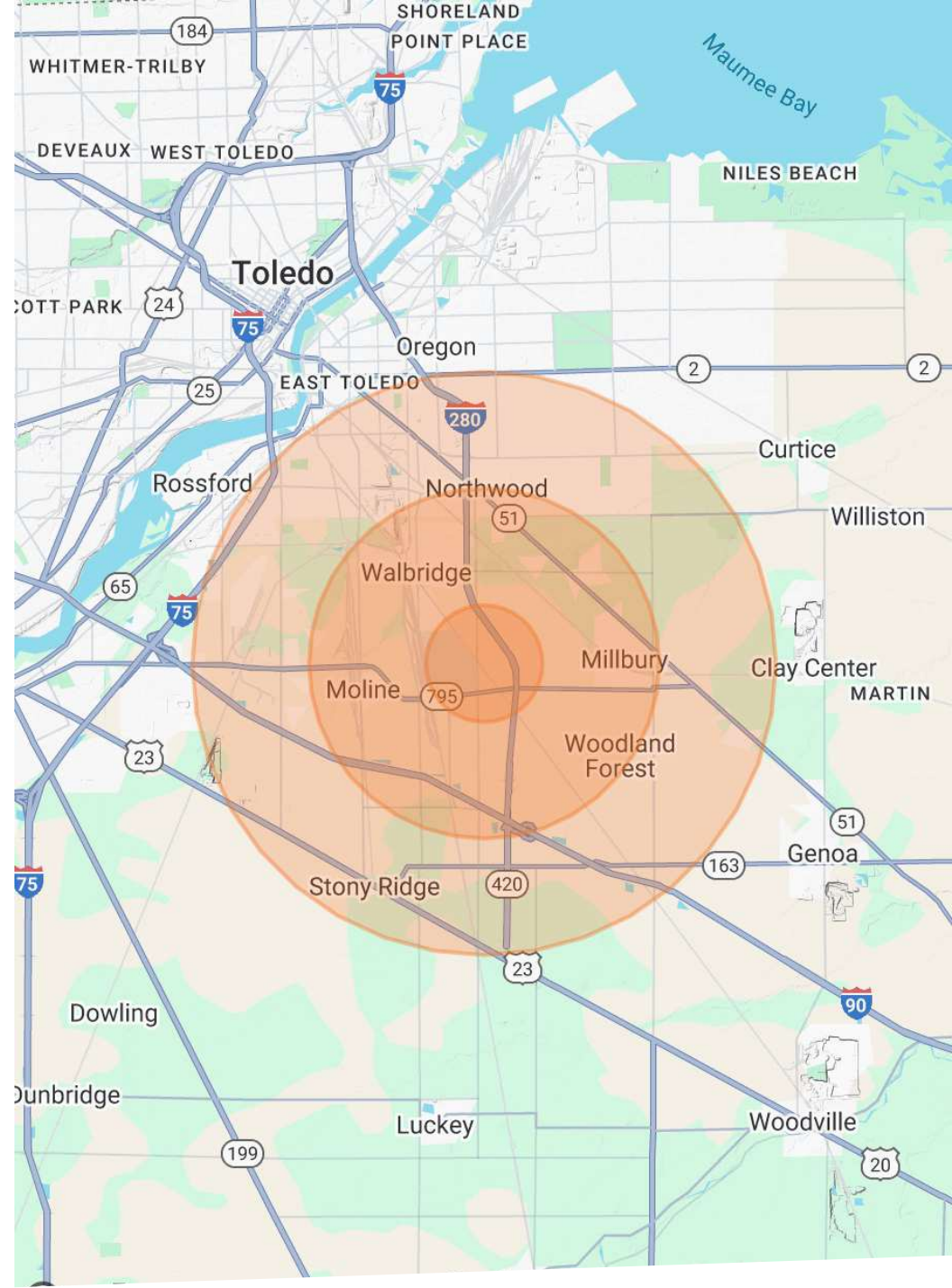
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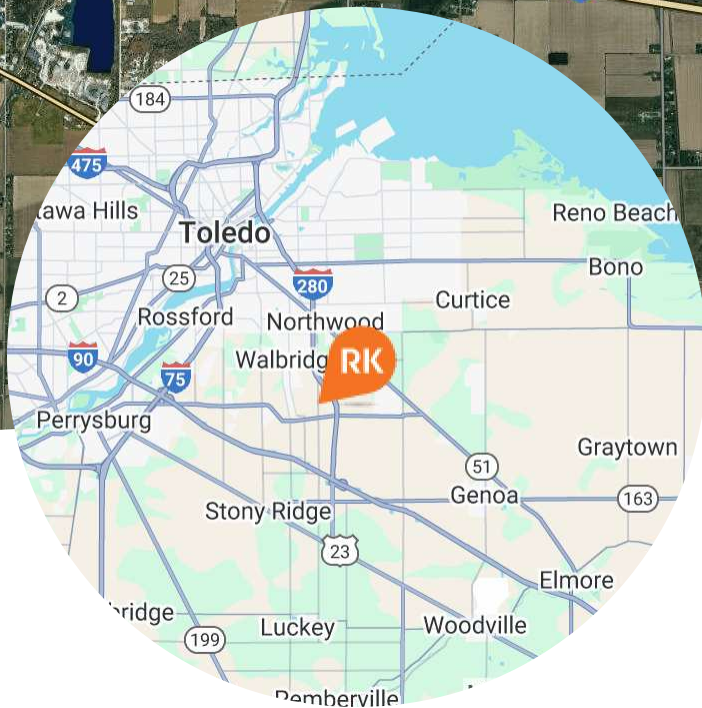
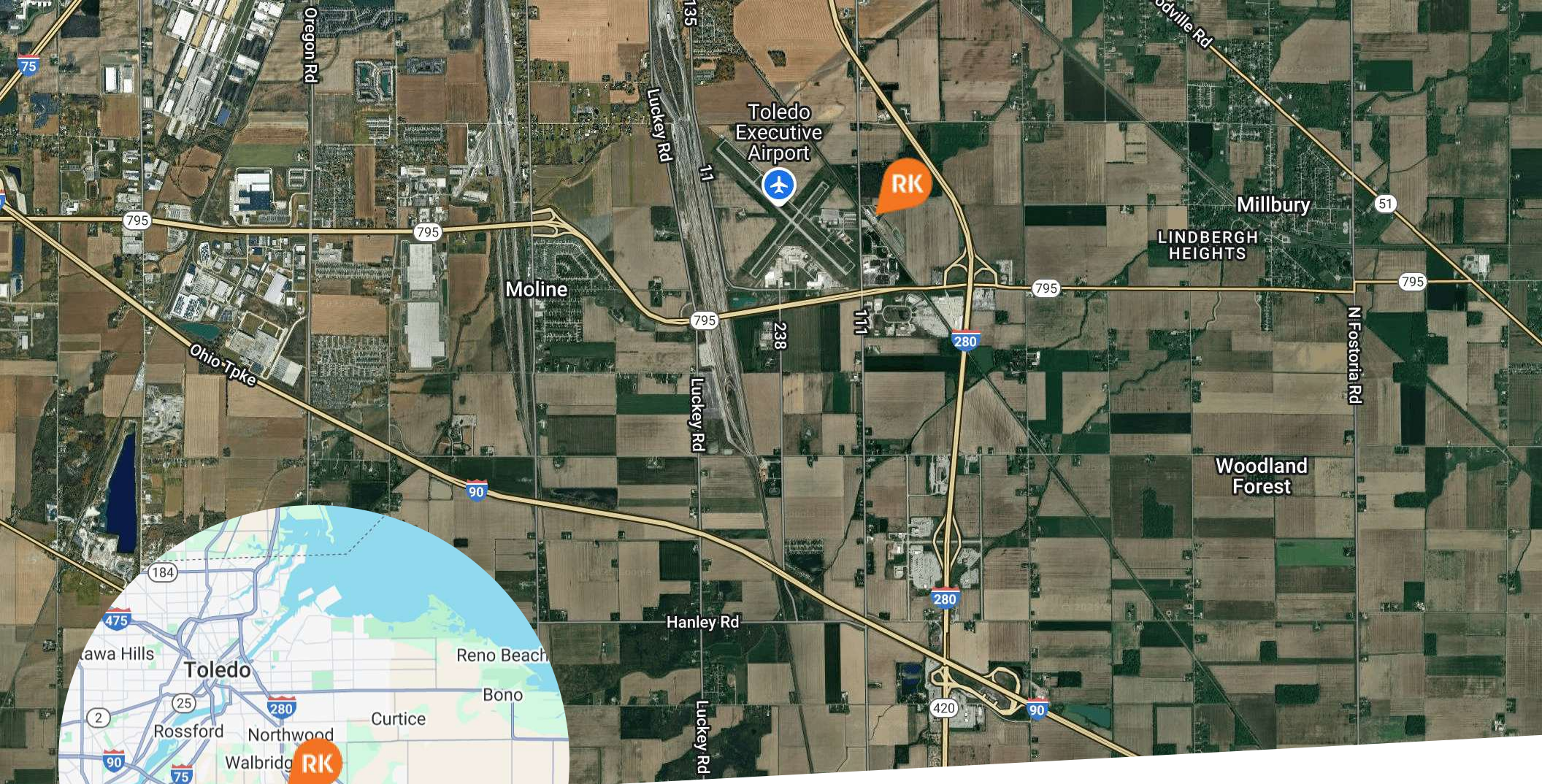


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	103	10,577	33,749
Average Age	43	44	42
Average Age (Male)	42	43	41
Average Age (Female)	44	45	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	43	4,584	14,537
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$82,417	\$79,188	\$82,064
Average House Value	\$179,029	\$190,107	\$186,411

Demographics data derived from AlphaMap





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Location Benefits

Convenient location near major interstates and Toledo Executive Airport



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RK



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OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK