



**Price Reduction!**  
**Production/Warehouse Facility**



**422 W. Guthrie Drive**  
**Upper Sandusky, Ohio 43351**

**Available:**  
**28,500 SF**

**For Sale or Lease:**

**\$315,000**

**\$2.50 NNN SF/Year**



**Special Features:**

- **Food Spray Dryer with**
- **High Pressure Pump**
- **4 Process Boilers**
- **Walk-in Cooler**
- **2 Air-compressors & Airlines throughout plant**
- **Laboratory**

Land:	2.75 Acres	Floor:	Concrete
Square Footage:	28,500 SF	Roof:	Metal
Main Plant SF:	25,000 SF	Utilities:	City Water, Sewer, & Natural Gas
Office SF:	2,000 SF	HVAC Plant:	Forced Air Gas
Metal Bldg. SF:	3,500 SF	Lighting:	Metal Halide & LED
Clear Height:	13' Clear	Restrooms:	Two
Drive-In Doors:	One – 12' x 14'	Outside Storage:	Yes
Docks:	One – 8.5' x 10' (3,500 Facility) With Leveler	Zoning:	GB – General Business
Power:	220 Volts 800 Amps III Phase	Parcel Number:	6-860050.0000 6-860040.0000
		Annual Taxes:	\$3,365.74



For information, contact:

**Tim Echemann, SIOR, CCIM**

**937.492.4423**

[techemann@IPBIndustrial.com](mailto:techemann@IPBIndustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)