

AVAILABLE FOR SALE OR LEASE

150,000 – 300,000 SF Spec Warehouse Building Space

Airport West Parkway | Mansfield, OH



Conceptual Rendering

SALE PRICE: \$100/SF | LEASE RATE: \$7.00/SF NNN

Highlights



Available Space
150,000-300,000 SF



Total Site Size
15 Acres



Airport Proximity
Site is Adjacent to Mansfield
Lahm Regional Airport



Freeway Access
Close Proximity to I-71



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NEWMARK

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Terry **COYNE**.com



Office
Built-To-Suit



Lighting
LED



Power
480/277 Volt, 3-Phase, 4 Wire



32 Ft
Clearance Height



Docks/Drive-in Doors

- Docks Built-To-Suit
- 4 Drive-in Doors



Sprinkler System
ESFR



HVAC (Warehouse)]
Heat Only Make-up Air Units



HVAC (Office)
Split System Furnace and Condenser



Automobile Parking
80 Spaces (Expandable)



Truck parking
Ample



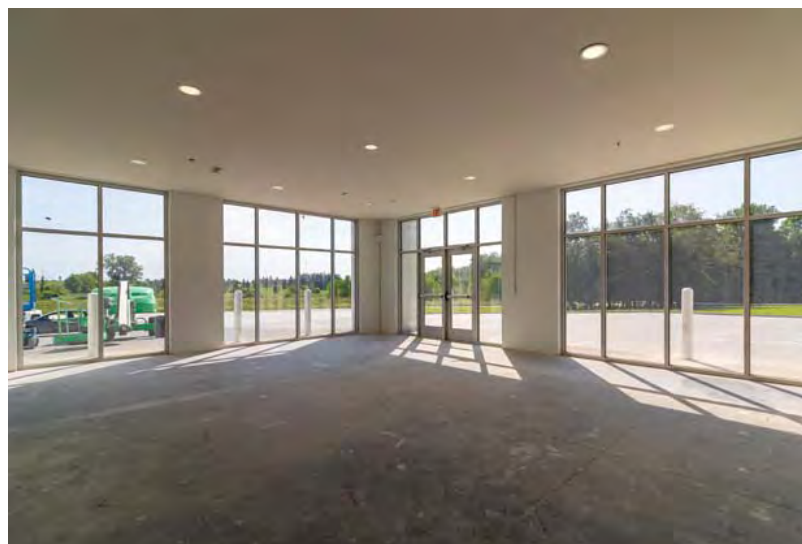
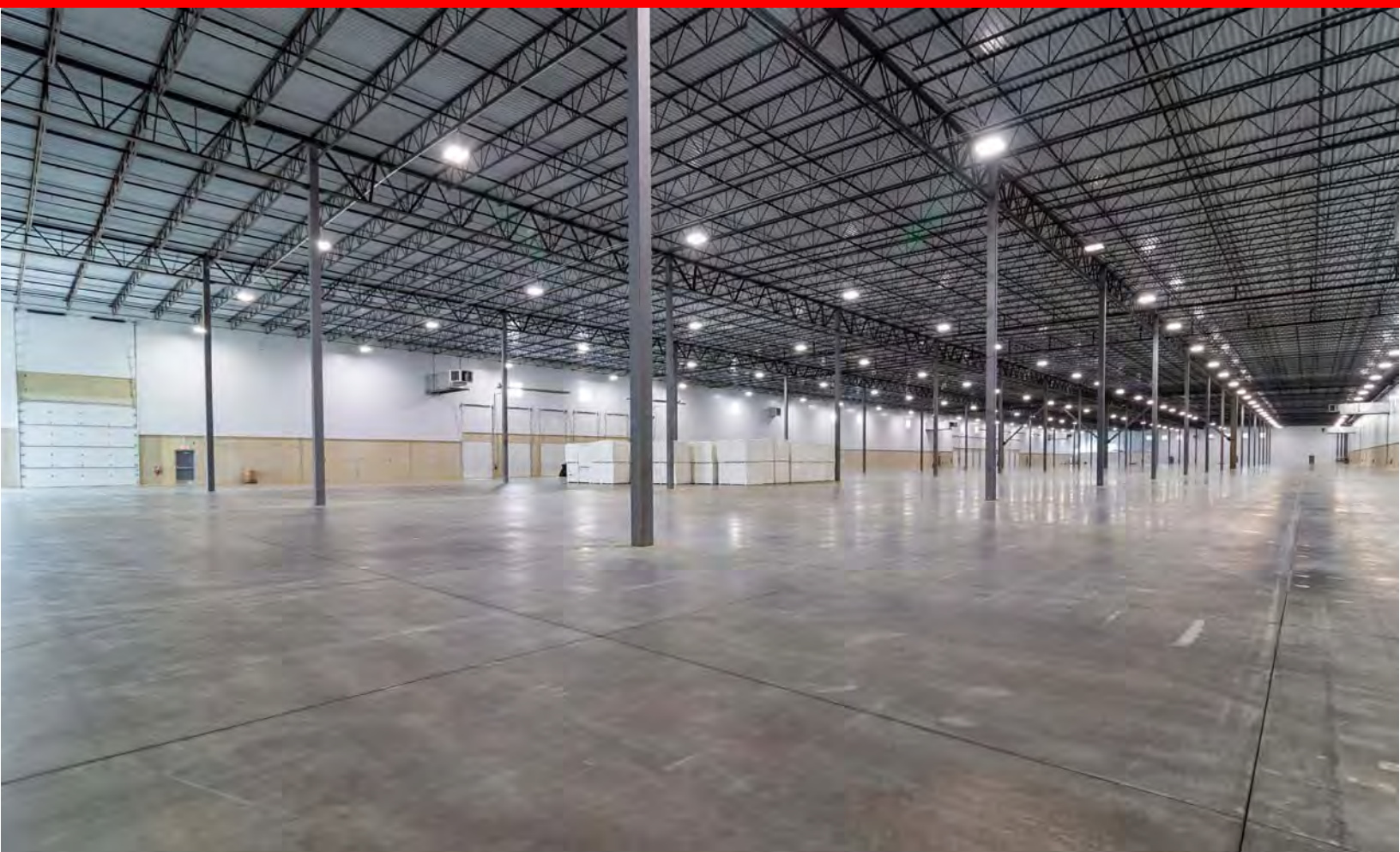
Concrete Floors
7 inch



Delivery Date
Q4 2025

Airport West Parkway | Mansfield, OH

Conceptual Interior Renderings

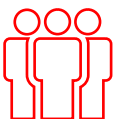

















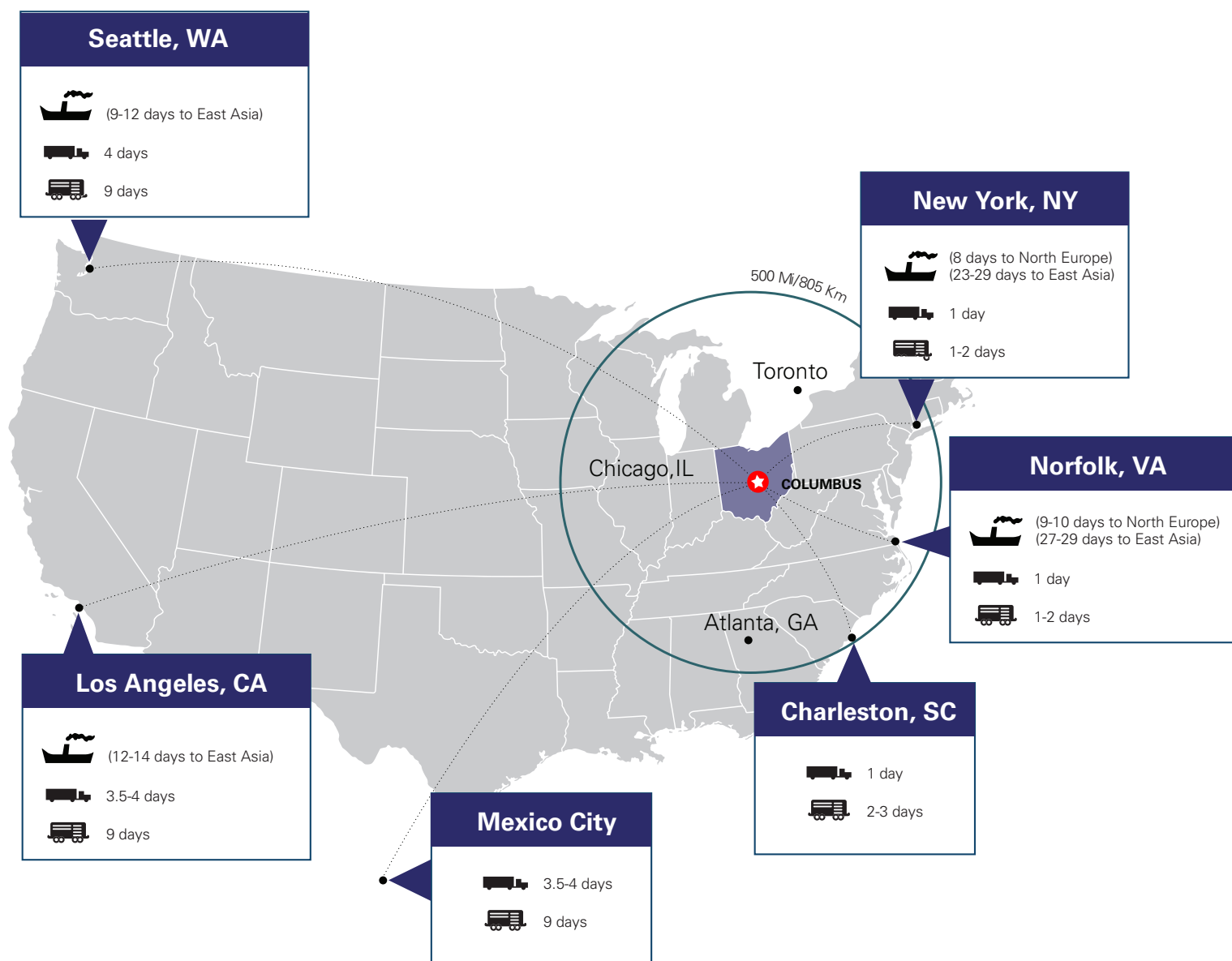


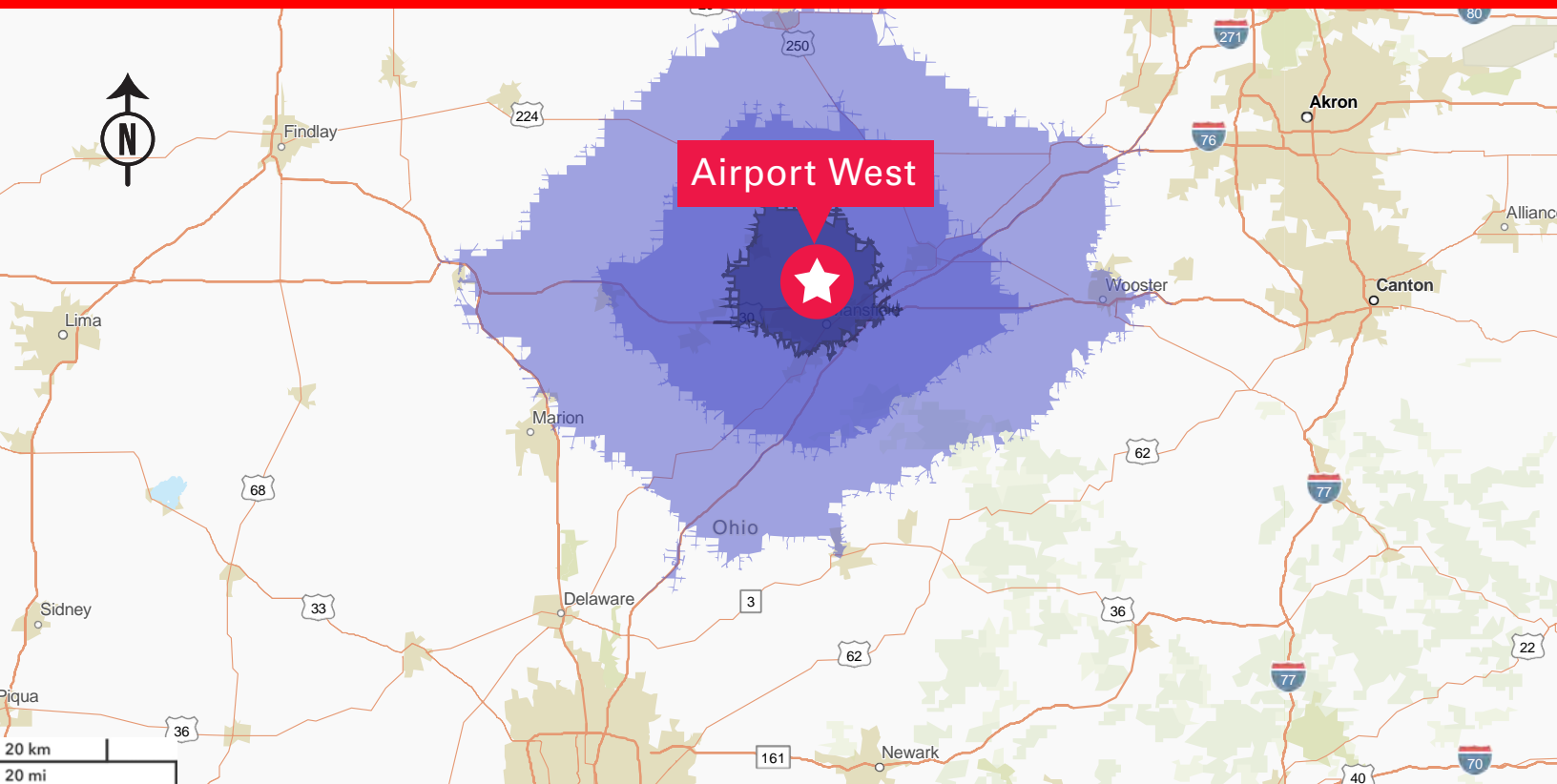
*Rendering of Building





KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <p>171,735 Population</p>	 <p>35.4% High School Diploma</p>	 <p>\$53,123 Median Household Income</p>	 <p>52.5% White Collar</p>	 <p>16.9% Services</p>
 <p>42.7 Median Age</p>	 <p>27.9% Some College</p>	 <p>\$30,146 Per Capita Income</p>	 <p>30.6% Blue Collar</p>	 <p>4.3% Unemployment Rate</p>
 <p>70,302 Households</p>	 <p>20% Bachelors/ Graduate/ Professional Degree</p>	COMMUTERS	BUSINESS	
		 <p>12.4% Spend 7+ hours commuting to and from work per week</p>	 <p>5,847 Total Businesses</p>	 <p>87,444 Total Employees</p>
 <p>\$45,322 Median Disposable Income</p>				





15 MINUTES

2023 POPULATION - 86,203
2023 EMPLOYED CIVILIANS - 35,879
2023 TRANSPORTATION INDUSTRY WORKERS - 1,525
2023 MANUFACTURING INDUSTRY WORKERS - 7,444

30 MINUTES

2023 POPULATION - 216,972
2023 EMPLOYED CIVILIANS - 99,229
2023 TRANSPORTATION INDUSTRY WORKERS - 4,448
2023 MANUFACTURING INDUSTRY WORKERS - 21,188

45 MINUTES

2023 POPULATION - 433,564
2023 EMPLOYED CIVILIANS - 205,243
2023 TRANSPORTATION INDUSTRY WORKERS - 10,323
2023 MANUFACTURING INDUSTRY WORKERS - 43,601

