

# HEARTLAND COMMERCE PARK

105 N. SANDUSKY STREET | MOUNT VERNON, OH 43050



## MULTI-USE INDUSTRIAL/SERVICE COMPLEX

Located in the heart of Mount Vernon, Ohio, sits Heartland Commerce Park. Spread across 47 acres, this dynamic and strategically located facility boasts:

- Exceptional Rail
- Accessibility
- Oversized Utility Hookups
- 50+ cranes
- Heavy Duty Construction Features

Heartland Commerce Park makes a prime destination for businesses manufacturing and assembly requiring efficient and reliable transportation services.



Scan or click here to  
view property website



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# PROPERTY SUMMARY



## PROPERTY INFORMATION



47 Acres



606,930 SF Under Roof



± 95,180 SF Office Space



50 Units; Load Capacity  
from 1-70 Tons



33 Drive-In Doors | 6  
Loading Dock Doors



16'-83' Clear Heights

With its collection of 9 buildings, Heartland Commerce Park has been designed and equipped to cater to a wide range of manufacturing, heavy and light assembly, distribution, and office space requirements. From spacious manufacturing facilities with fully equipped assembly lines, this multifaceted facility offers an abundance of flexible and customizable spaces, allowing businesses to tailor their operations to their unique needs.





# AERIAL PHOTOGRAPHS





# AVAILABLE PROPERTIES



# AVAILABLE PROPERTIES



## Plant #1- 117,000 SF

Scan or click for  
More Info:



Sale Price	\$3,000,000
Price PSF	\$25.64
Lease Rate	\$3.75/Net
Extra SF	29,000 SF Welding Shop
Usage	Heavy Manufacturing & Assembly
Cranes	16 Cranes



## Plant #2- 106,345 SF

Scan or click for  
More Info:



Sale Price	\$2,100,000
Price PSF	\$19.75
Lease Rate	\$2.95/Net
Office Space	5,000 SF   2,000 SF Test Lab
Drive-In Doors	10 Doors
Cranes	2 Cranes



## Plant #4- 103,531 SF

Scan or click for  
More Info:



Sale Price	\$2,100,000
Price PSF	\$19.32
Lease Rate	\$3.25/Net
Office Space	±7,000 SF
Drive-In Doors	13 Doors
Cranes	4 Cranes



## AVAILABLE PROPERTIES



### Plant 5- 97,000 SF

Scan or click for  
More Info:



Sale Price	\$2,100,000
Price PSF	\$21.65
Lease Rate	\$3.50/Net
Office Space	±5,614 SF
Drive-In Doors	6 Doors
Loading Docks	2 Docks (8' x 10')



### Engineering Center- 34,730 SF

Scan or click for  
More Info:



Sale Price	\$1,000,000
Price PSF	\$28.79
Lease Rate	\$7.00/Net
Extra SF	Open & Private Offices
Amenities	Elevator; AC
Parking	120 Spaces Available



### Shipping & Receiving- 57,000 SF

Scan or click for  
More Info:



Sale Price	\$1,100,000
Price PSF	\$19.30
Lease Rate	\$3.00/Net
Office Space	12,000 SF
Loading Docks	4 Docks (9' x 9')
Drive-In Doors	4 Doors (10' x 12' & 12' x 15')



# SOLD PROPERTIES

## SOLD/PENDING PROPERTIES



### 3-Bay Test Facility- Sold

Asking Price	\$750,000
Sold Price	\$750,000
Price PSF	\$43.45
Building SF	17,260 SF
Use	Manufacturing



### 4-Bay Test Facility- Sold

Asking Price	\$1,450,000
Sold Price	\$1,450,000
Price PSF	\$44.75
Building SF	32,000 SF
Use	Manufacturing



### Controls Building- Sold

Asking Price	\$350,000
Sold Price	\$350,000
Price PSF	\$26.10
Building SF	13,408 SF
Use	Assembly



## SOLD/PENDING PROPERTIES



### Plant 4- Sold

Asking Price	\$2,100,000
Sold Price	\$2,100,000
Price PSF	\$20.74
Building SF	101,236 SF
Use	Warehouse

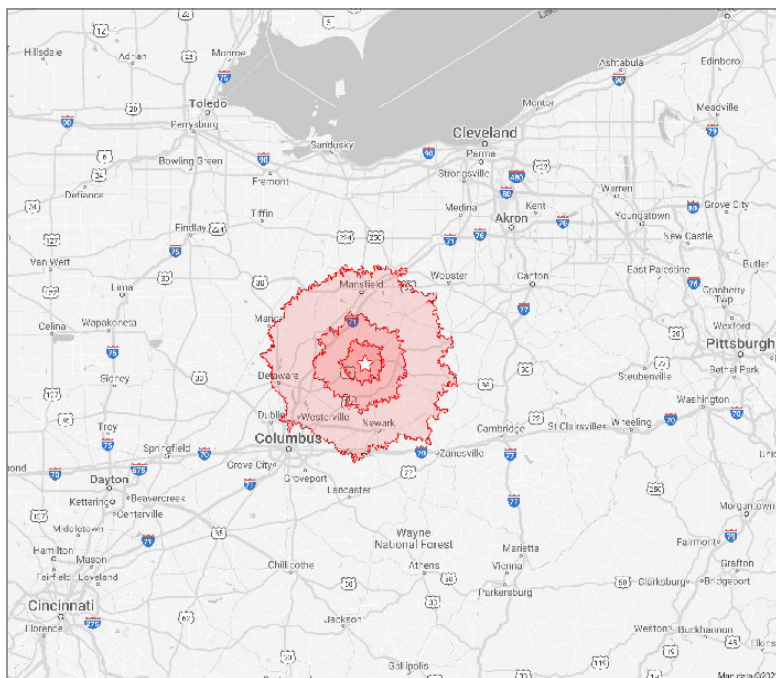


# LOCATION INFORMATION



# DRIVE TIMES

15 MINUTES 30 MINUTES 60 MINUTES



COLUMBUS, OH

54  
MINUTES



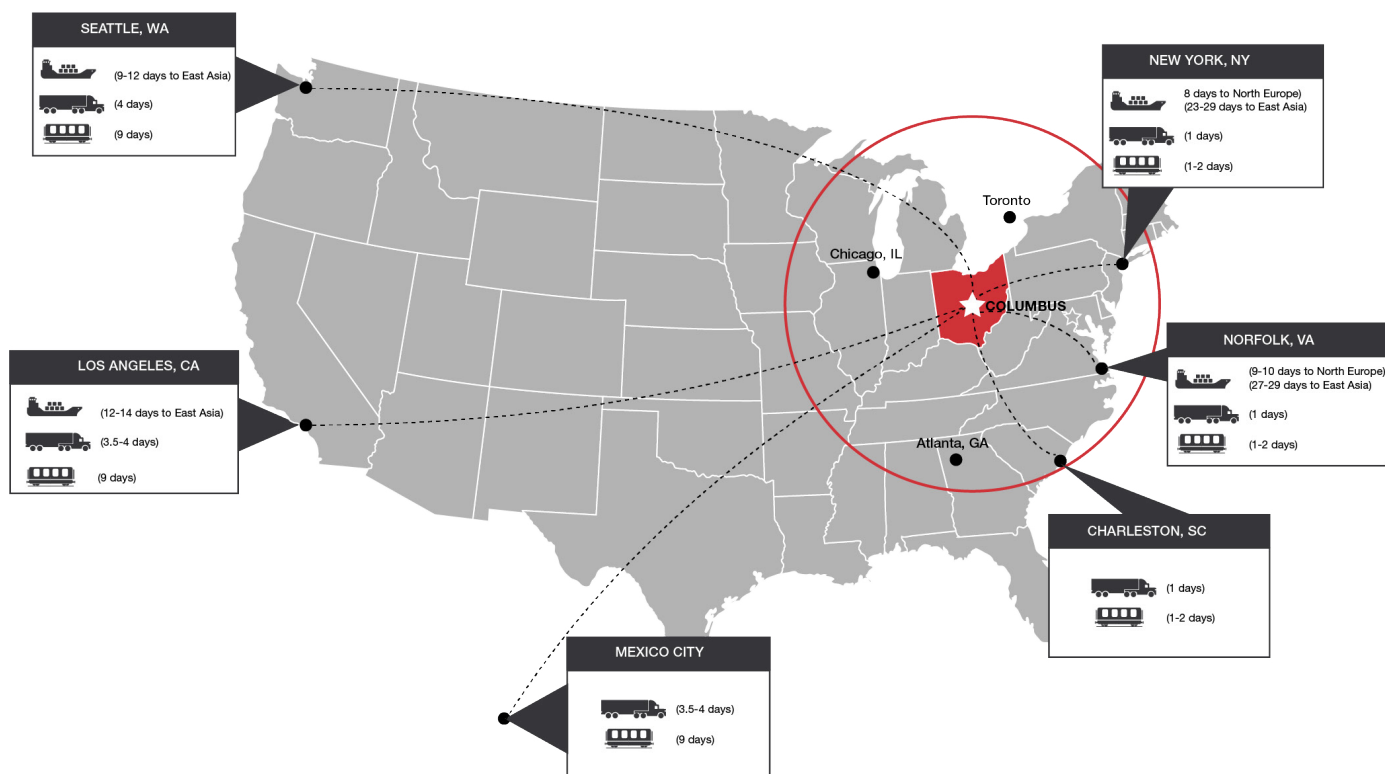
JOHN GLENN  
INTERNATIONAL  
AIRPORT (CMH)

53  
MINUTES



CLEVELAND  
HOPKINS  
INTERNATIONAL  
AIRPORT (CLE)

1.5  
HOURS





## ABOUT KNOX COUNTY

Located northeast of Columbus in Mount Vernon, Ohio, Knox County is home to 62,721 residents. With its rural lifestyle and affordable cost of living, Knox County provides a desirable setting for its citizens. The county encompasses 23,248 households, with a median income of \$57,749. Renowned educational institutions such as Kenyon College, Mount Vernon Nazarene University, and Central Ohio Technical College contribute to a well-educated population in Knox County. A significant portion of the county's 31,000-strong workforce is employed in key industries, including manufacturing (4,222), healthcare (3,106), and government (2,853). The dominant manufacturing sectors in Knox County encompass energy, automotive parts, packaging, and construction materials.



105 N Sandusky St Mt Vernon, OH 43050	15 min drive time		30 min drive time		60 min drive time	
Population						
Estimated Population (2023)	34,897		87,049		755,592	
Projected Population (2028)	34,768		88,225		783,974	
Census Population (2020)	34,940		86,467		740,768	
Census Population (2010)	34,389		84,322		676,321	
Projected Annual Growth (2023-2028)	-129	-	1,176	0.3%	28,382	0.8%
Historical Annual Growth (2020-2023)	-43	-	583	0.2%	14,823	0.7%
Historical Annual Growth (2010-2020)	552	0.2%	2,144	0.3%	64,447	1.0%
Estimated Population Density (2023)	231	psm	116	psm	238	psm
Trade Area Size	150.9	sq mi	748.9	sq mi	3,179.2	sq mi
Households						
Estimated Households (2023)	13,547		32,978		299,806	
Projected Households (2028)	13,400		33,217		311,392	
Census Households (2020)	13,430		32,449		290,768	
Census Households (2010)	13,233		31,304		262,285	
Projected Annual Growth (2023-2028)	-146	-0.2%	239	0.1%	11,586	0.8%
Historical Annual Change (2010-2023)	313	0.2%	1,674	0.4%	37,521	1.1%
Average Household Income						
Estimated Average Household Income (2023)	\$86,558		\$91,918		\$110,733	
Projected Average Household Income (2028)	\$89,000		\$92,979		\$110,853	
Census Average Household Income (2010)	\$49,076		\$55,079		\$66,437	
Census Average Household Income (2000)	\$45,345		\$48,603		\$56,522	
Projected Annual Change (2023-2028)	\$2,442	0.6%	\$1,061	0.2%	\$120	-
Historical Annual Change (2000-2023)	\$41,213	4.0%	\$43,315	3.9%	\$54,211	4.2%

# MEET THE TEAM





## DOUG SHULL

### INDUSTRIAL SPECIALIST

#### PROFESSIONAL BACKGROUND

Doug joins us from Carey Realty Partners where he specialized in industrial sales and leasing. Doug will continue working in the industrial field at NAI Ohio Equities. Previously, he was Vice President of Asset Management of National Realty Services. While there, he directed the property management, facilities maintenance and marketing activities of a 4,000,000 square foot portfolio of commercial real estate for such institutional owners as Prudential Insurance Company, the Equitable, State Teachers Retirement System of Ohio and Cabot Partners. In addition, he acted as court-appointed receiver on more than 300,000 square feet of industrial and office properties.

In total, Mr. Shull has acted as project marketing director, receiver and/or owner's representative for more than 3,600,000 square feet of industrial and office properties. He has completed more than 400 lease transactions totaling in excess of 8,000,000 square feet and successfully closed more than \$62,000,000 of industrial/commercial brokerage transactions.

#### EDUCATION

B.S. in Business Administration Finance, 1971, Ashland University

#### MEMBERSHIPS & AFFILIATIONS

- Columbus REALTORS®
- Ohio REALTORS®
- National Association of REALTORS®
- Columbus Commercial, Industrial, and Investment Realtors Association (CCIIR), Past President and Trustee

#### COMMUNITY INVOLVEMENT

- Johnstown Monroe School Board, Past Member
- Monroe Township Board of Zoning Appeals, Chairman
- Johnstown United Methodist Church, Board of Trustees, Chairman
- Village of Johnstown, Ohio, Past Council Member
- Licking County, Ohio, Tax Incentive Review Council- Past Member

#### TOP CLIENTS

- Siemens

#### CONTACT INFORMATION

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**CONTACT INFORMATION**

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**JOE MENNINGER, CCIM****OFFICE, INDUSTRIAL, LAND AND INVESTMENT SPECIALIST****PROFESSIONAL BACKGROUND**

Joe is a Certified Commercial Investment Member, which is widely recognized as signifying the leading experts in commercial investment real estate. Previously he worked as a Certified Real Estate Appraiser within the Central Ohio Market, which gives Joe a unique analytical approach to evaluating real estate.

Joe is responsible for handling all aspects of buying, selling and/or leasing commercial real estate for a diverse range of clients. He specializes in buyer and tenant representation, the sale, lease or acquisition of industrial and office space, investment properties as well as undeveloped land deals. Joe's approach to real estate is centered on forming long-lasting partnerships with clients to achieve their business and real estate goals.

**EDUCATION**

The Ohio State University, Bachelor of Science in Hospitality Management, 2022

CCIM 101, 102, 103, 104 and Preparing to Negotiate

**MEMBERSHIP**

- Certified Commercial Investment Member (CCIM), Ohio Chapter President, 2023
- The Ohio State Alumni Association
- Tri-Village Chamber of Commerce, Past President
- Columbus Commercial Industrial Investment Realtors (CCIIR)
- Columbus Board of REALTORS®
- Ohio Association of REALTORS®
- National Association of REALTORS®