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# Manufacturing Facility/Industrial Warehouse for Lease or Sale

1138 PHOENIX DRIVE  
URBANA, OHIO



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**FOR LEASE OR SALE**

# 1138 Phoenix Drive

**URBANA, OHIO**

## **Location**

The property is located in southern Urbana to the west of US 68 with easy access to I-70. In close proximity to Dayton and Columbus.

## **Building Type**

Manufacturing/Warehouse

## **Year Built**

Three Phases, 1995/2000/2007

## **Property Highlights**

- High demand for industrial space in the area
- Newer construction
- Offices, conference room and break rooms
- Ample parking

## **Property Specifications**

- 14 docks (9x10)
- Two drive in doors
- 22' ceiling height
- High density sprinkler
- Power: 3 Phase 480V 1200 Amps
- Partially air conditioned



1138 PHOENIX DRIVE

\$5,625,000

ASKING SALE PRICE

112,250 SF

BUILDING SIZE

4,000 SF

OFFICE SIZE

9.2 AC

LAND AREA

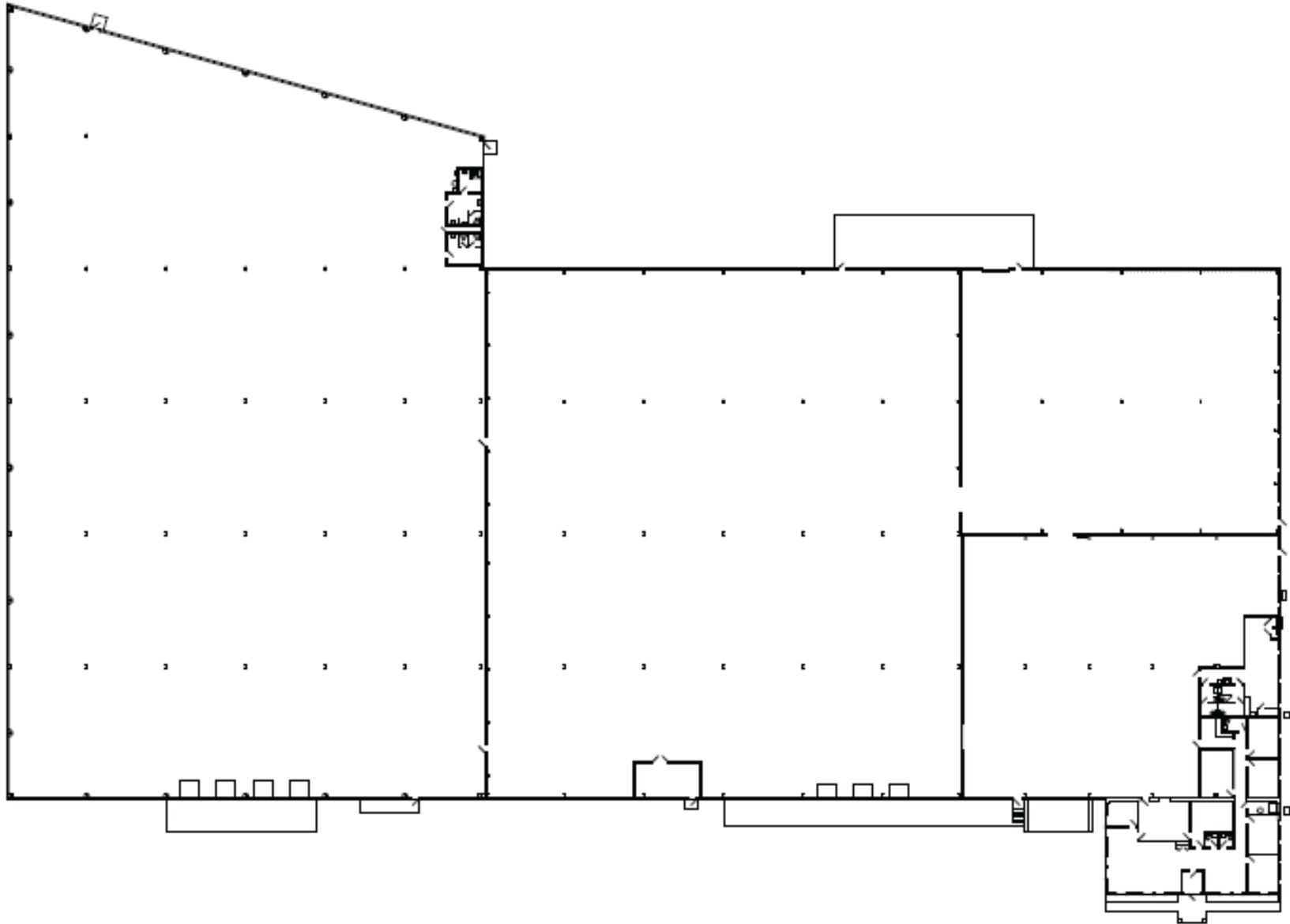
\$3.25/SF

ASKING LEASE RATE (NNN)



1138 PHOENIX DRIVE





1138 PHOENIX DRIVE

URBANA TRUCK & TRAILER

HONEYWELL AEROSPACE

ORBIS

NUTRIEN AG SOLUTIONS

SHIPPERS AUTOMOTIVE

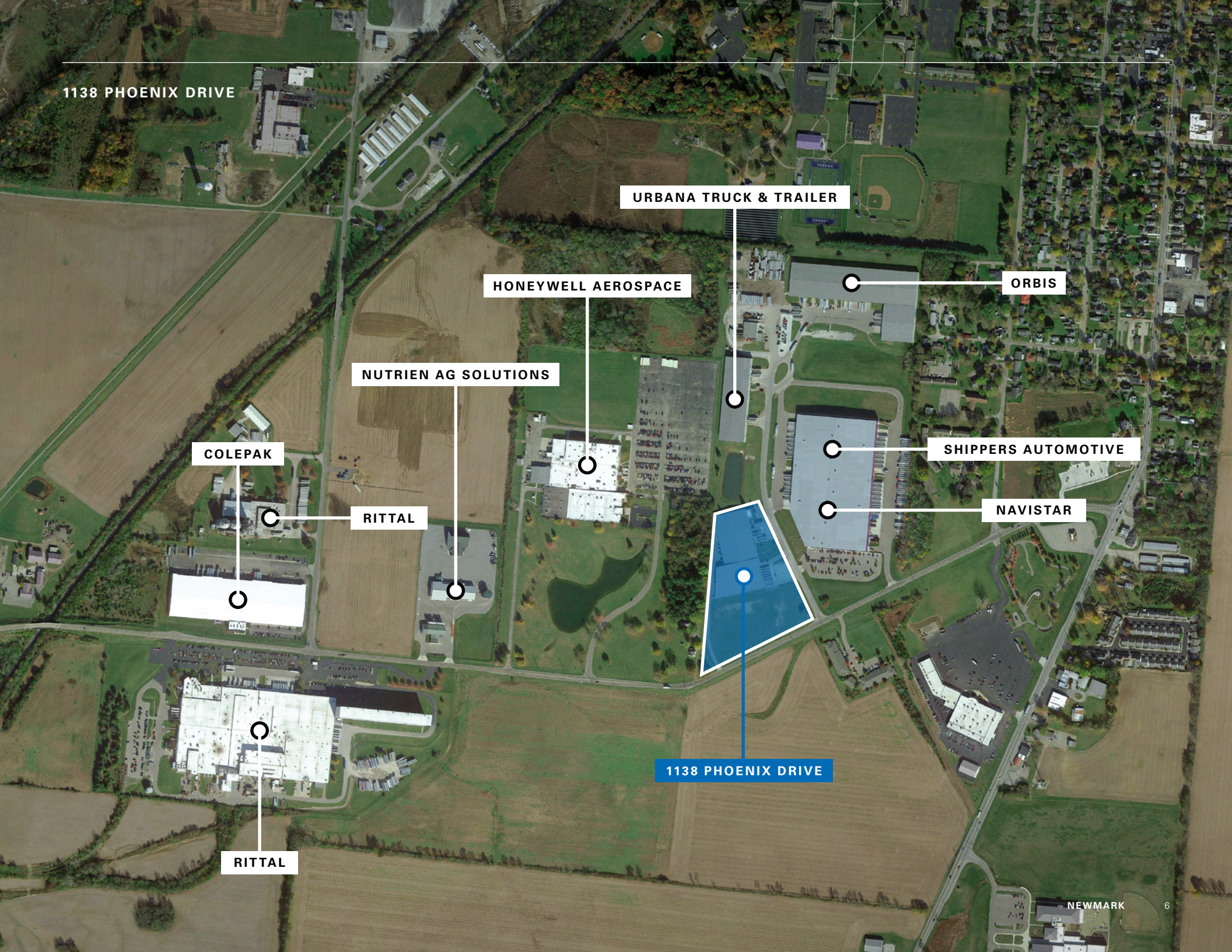
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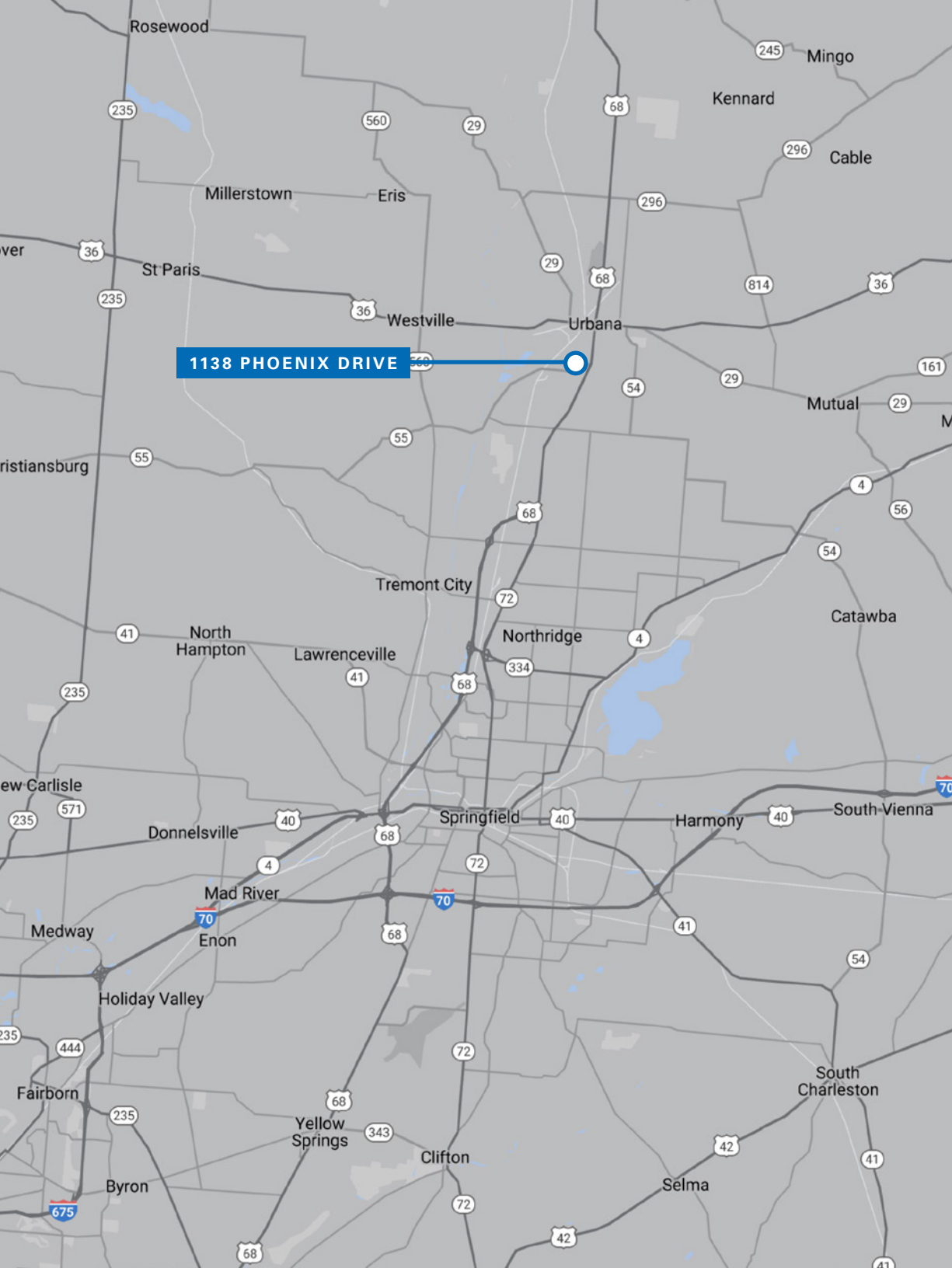
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1138 PHOENIX DRIVE





## 1138 PHOENIX DRIVE

# Area Demographics

	1 Mile	3 Miles	5 Miles
Population	2,066	12,839	15,799
Projected Population	2,085	12,832	15,810
Population Growth	0.2%	0.0%	0.0%
Median Age	35.7	40.2	41.2
College Educated	12%	15%	16%
Daytime Employees	2,472	8,607	9,076
Households	775	5,259	6,421
Median Income	\$49,816	\$51,695	\$54,146
Median Home Value	\$77,894	\$116,846	\$124,127
Median Year Built	1949	1957	1961

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*For more informations, please contact:*

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**NEWMARK**