



451 Gordon Street

Roseville, OH 43777



Offering Summary

Lease Rate:	\$5.44 SF/yr Terms Negotiable
Building Size:	46,000 SF
Available SF:	46,000 SF
Lot Size:	1.69 Acres
APN:	13-10-09-06-002

Property Overview

This 46,000 square foot industrial facility features durable steel-framed, concrete block construction suited for manufacturing, warehousing, or distribution uses. The building offers a 10' drive-in door with potential to increase clearance if needed, along with six loading docks to support efficient shipping and receiving operations. Interior clear heights reach 14 feet, expanding to approximately 20 feet at the center, providing flexibility for equipment, racking, or production layouts. The functional design and adaptable infrastructure make this property well-positioned for a wide range of industrial users.

Property Highlights

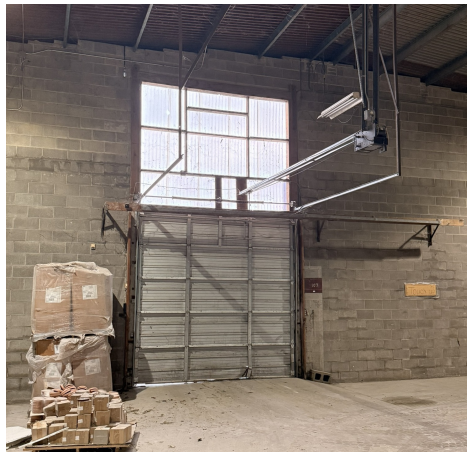
- 46,000 SF steel-framed concrete block industrial building
- 10' drive-in door with potential to expand clearance if required
- Six (6) loading docks supporting efficient shipping and receiving
- 14' clear height with up to 20' clearance at the center
- Functional layout suitable for manufacturing, warehouse, or distribution use





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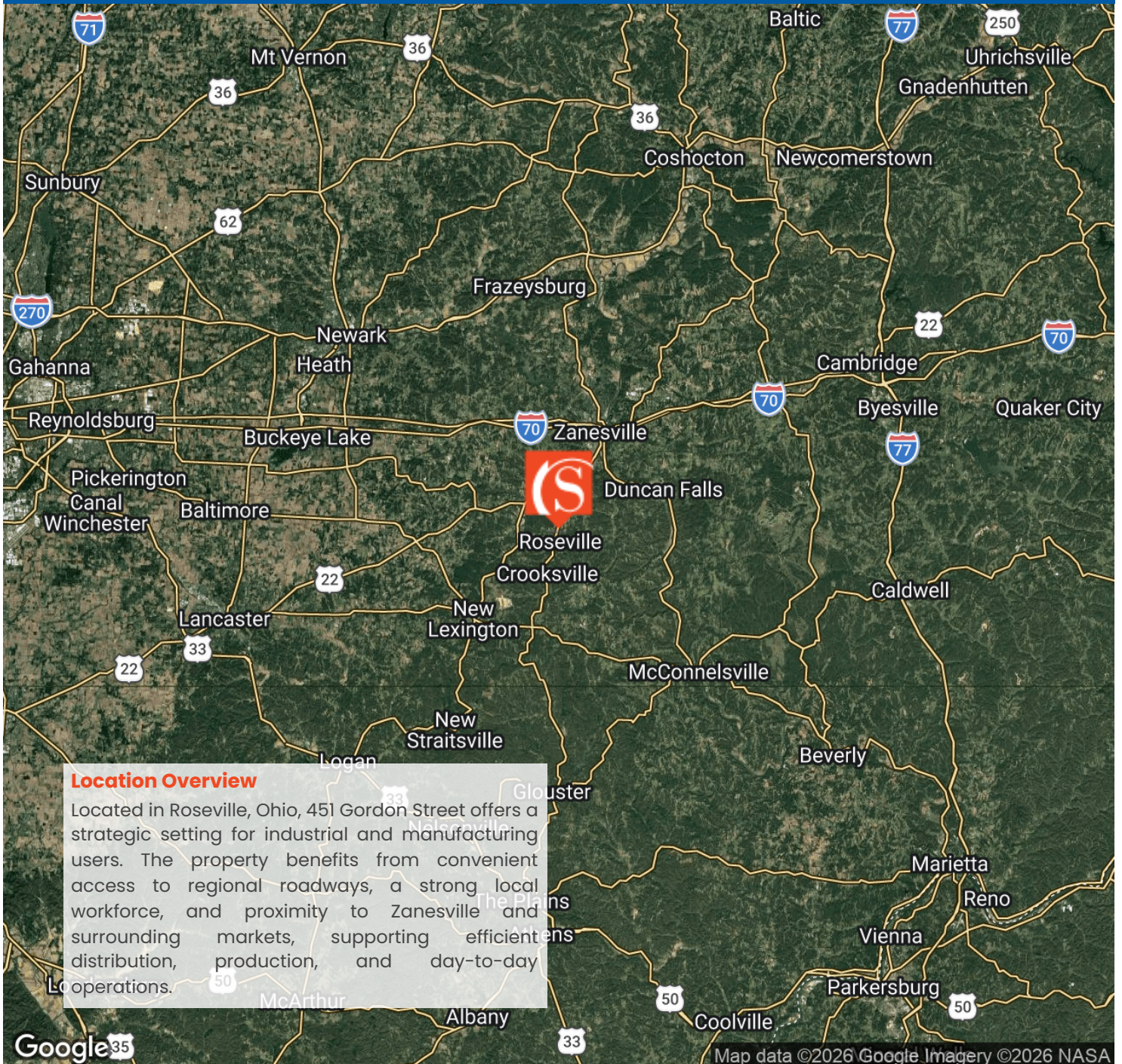
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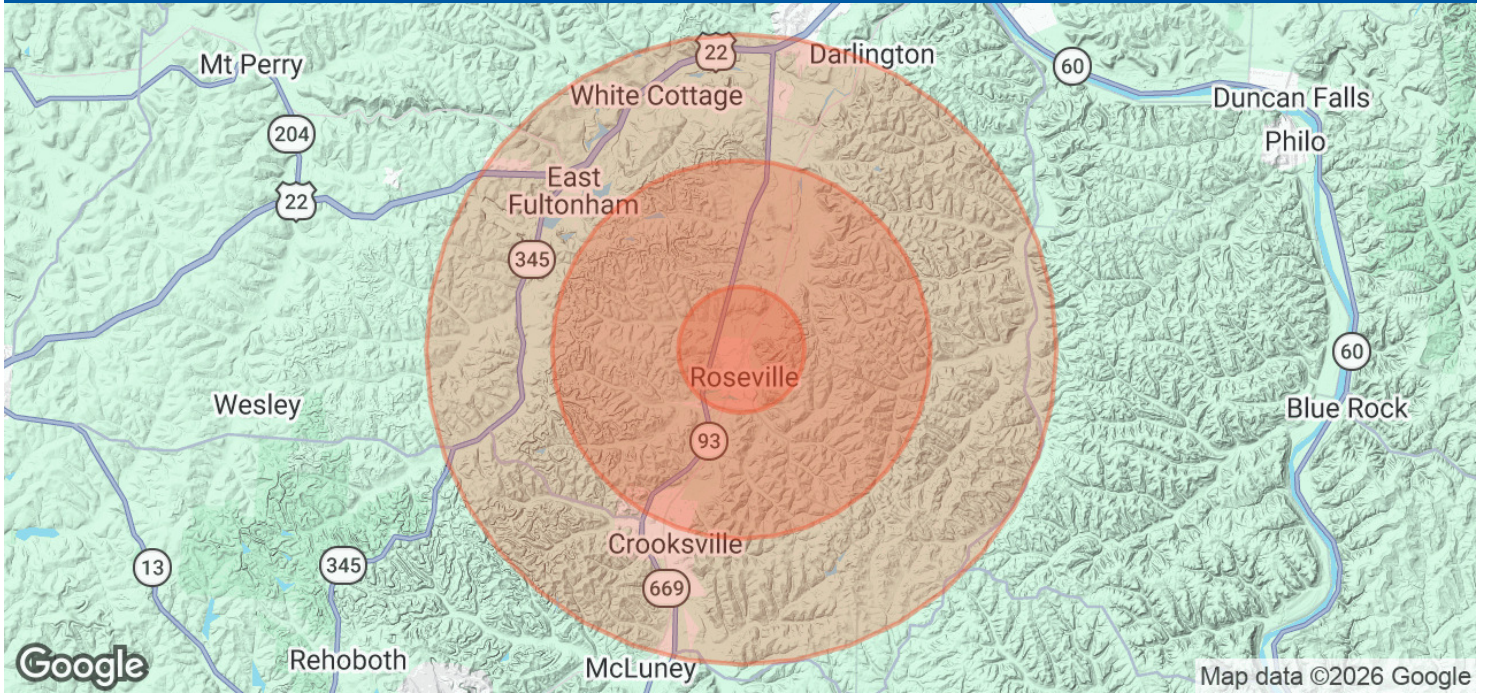
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,775	3,407	8,846
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	40	40	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	693	1,334	3,462
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$70,187	\$67,838	\$65,520
Average House Value	\$142,377	\$141,327	\$143,004

Demographics data derived from AlphaMap

