



27681 Cummings Rd

Millbury, Ohio 43447

Property Highlights

- 17 acre site will be split from larger parcel for the sale. Additional contiguous acreage also available.
- Paved access drive off Cummings Road just south of SR 795.
- Large asphalt parking lot with concrete trailer drop area.
- Well manicured grounds, excellent visibility from SR 795, five acres groomed and remaining 12 acres currently farmed.
- Incredibly clean shop area with air compressor, floor drain, 20' ceiling height, three overhead doors, gas radiant heat, and 600 amp 3-phase power
- Newly renovated office and breakroom spaces with laminate hardwoods
- Large ADA restrooms with showers
- 2 washer and dryer hookups
- New roof 2008

Offering Summary

Sale Price:	\$1,900,000
Building Size:	11,700 SF
Lot Size:	5 Acres, with additional 12 Acres

For More Information

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Sale Price	\$1,900,000
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Location Information

Street Address	27681 Cummings Rd
City, State, Zip	Millbury, OH 43447
County	Wood
Cross-Streets	SR 795 and Cummings Road
Township	Lake
Side of the Street	Southwest
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-75/I-280
Nearest Airport	Toledo Executive and Detroit Airport

Building Information

Building Size	11,700 SF
Tenancy	Single
Ceiling Height	19.4 ft
Minimum Ceiling Height	10 ft
Office Space	3,700 SF
Number of Floors	1
Year Built	2004
Year Last Renovated	2021
Construction Status	Existing
Condition	Excellent
Roof	Shingle, Gabled
Free Standing	Yes
Walls	Block and Drywall
Ceilings	Drywall and drop
Floor Coverings	Concrete and Laminate hardwoods
Foundation	slab
Exterior Walls	Block and Dryvit

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	B2 General Commercial
Lot Size	17 Acres - To Be Split
APN #	712210000009001
Lot Frontage	600 ft
Lot Depth	1,550 ft
Corner Property	Yes
Traffic Count	10622
Traffic Count Street	SR 795
Power	208Y/120 600 AMP 3 PH
Rail Access	No

Parking & Transportation

Street Parking	No
Parking Type	Surface

Utilities & Amenities

Shop Floor	6"
Air compressor w/ lines	Yes
Shop Floor Drain	Yes
Central HVAC	Yes, Gas Forced Air
Shop HVAC	CORAYVAV, Shutter Mounted Wall Exhaust Fans
Broadband	Amplex, Charter, Buckeye Cable
Restrooms	1 shop, 2 ADA office with showers
OHD	(3) 14', (1) 8'
Gas / Propane	Columbia Gas
Electric	Toledo Edison
Water/Sewer	Northwest



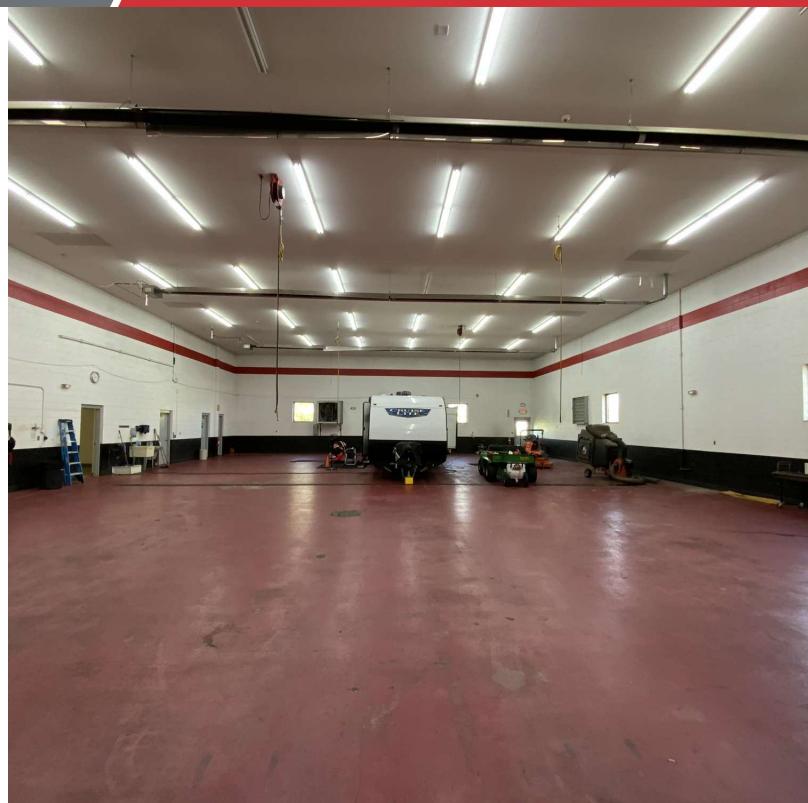
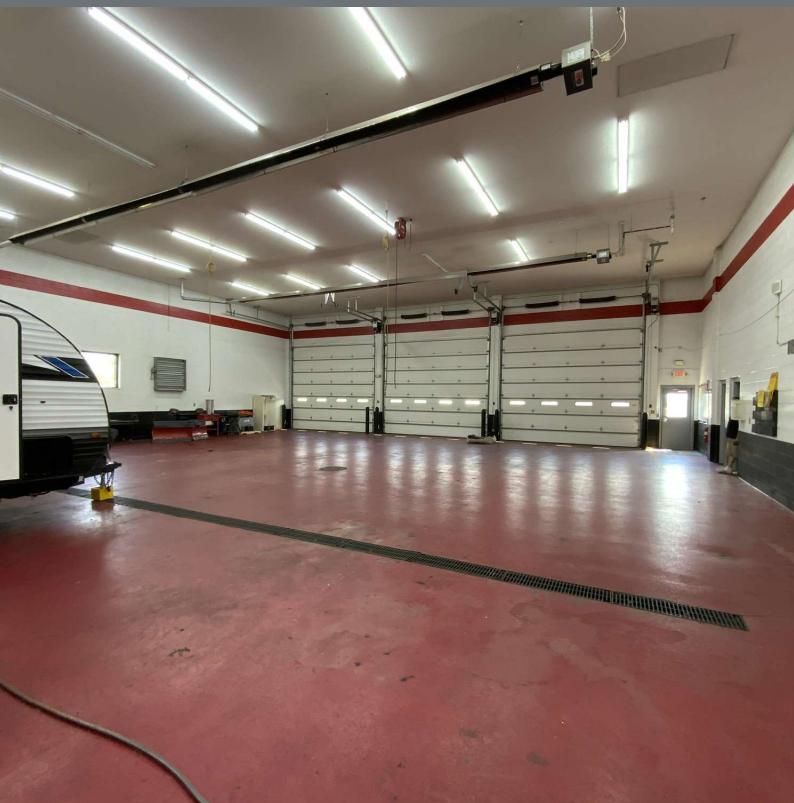
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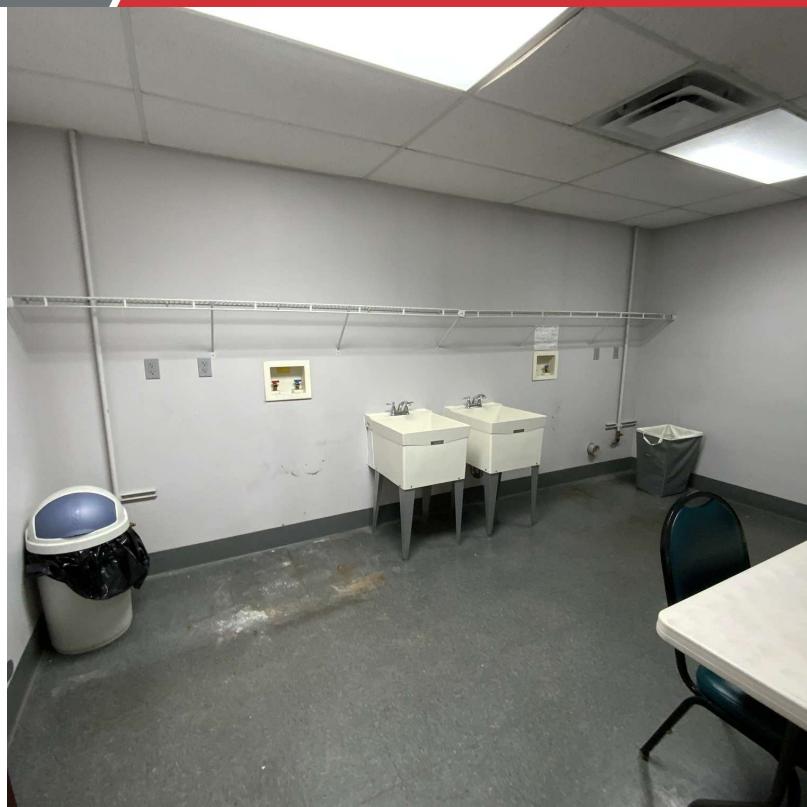
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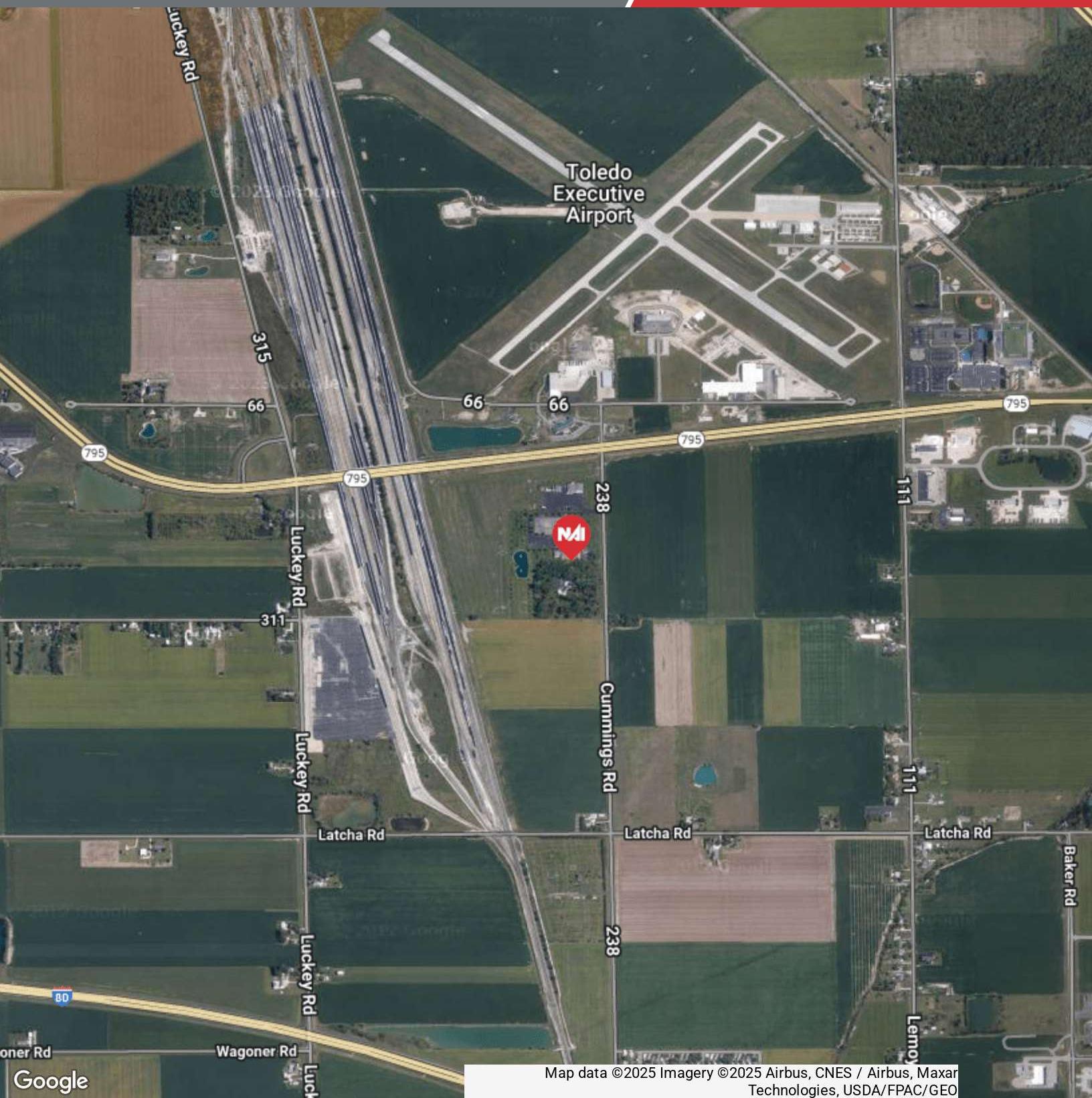
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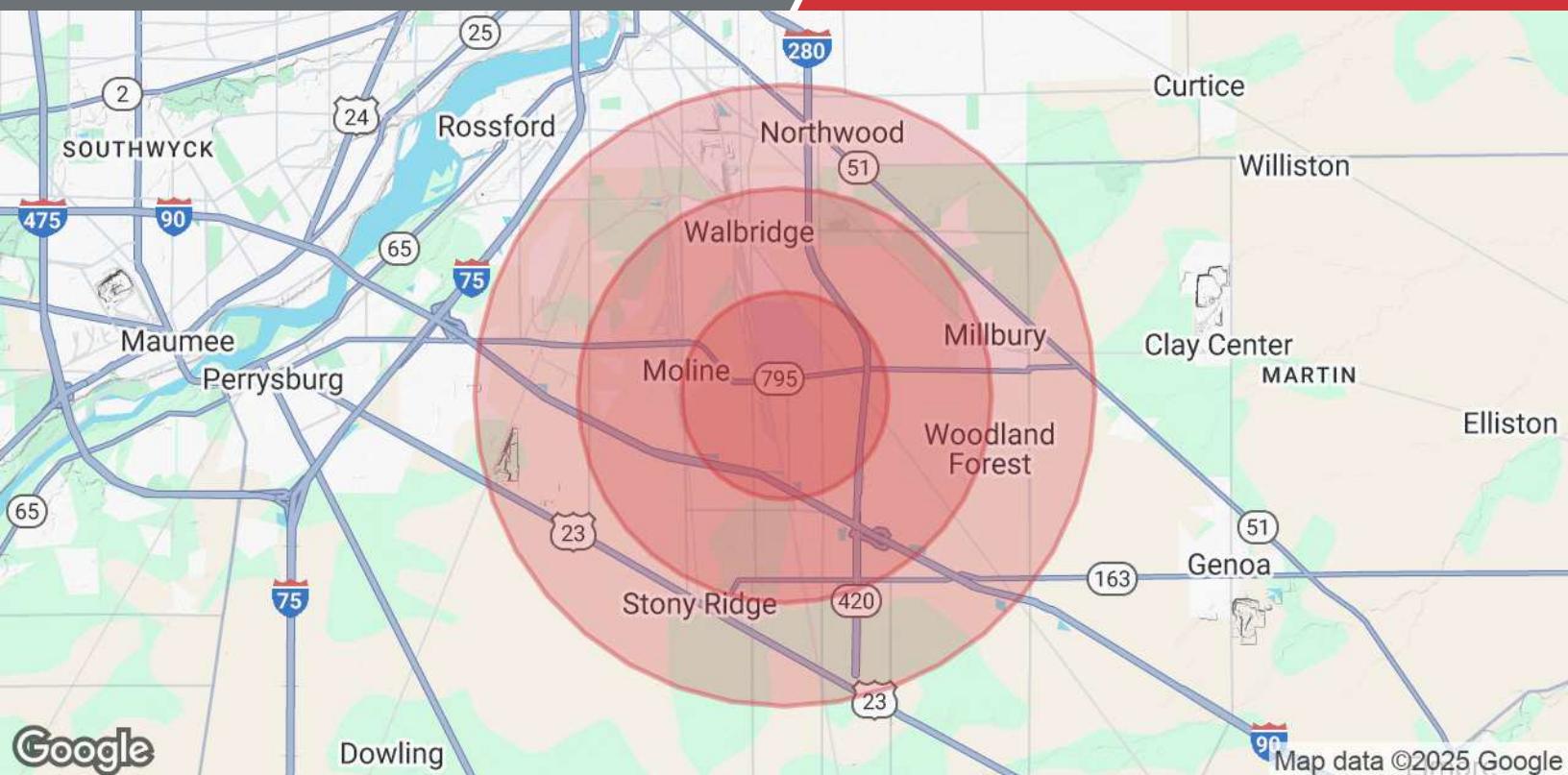
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Population

	1.5 Miles	3 Miles	4.5 Miles
Total Population	1,445	8,492	21,332
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	40	43	43

Households & Income

	1.5 Miles	3 Miles	4.5 Miles
Total Households	527	3,767	9,295
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$79,970	\$72,504	\$81,107
Average House Value	\$193,157	\$157,582	\$190,425

Demographics data derived from AlphaMap