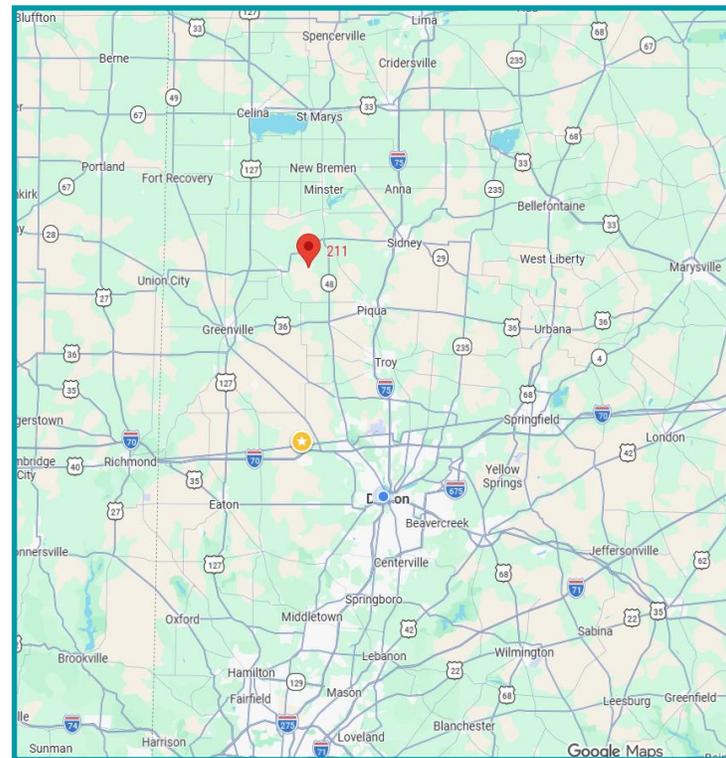




## PROPERTY HIGHLIGHTS

### Move-in Ready – Ideal for Industrial, Manufacturing, Service Uses, or Storage

- 15,210 sq ft – former Abrasive Source building located in Shelby County; Zoned Industrial
- Built in 1958 – Completely Renovated  
Parcel # 24-2414155.001 on 0.4340 acres
- Reception area + 3 front offices
- 2 fully renovated bathrooms (front)
- Full kitchen/breakroom
- Supervisor's office in the warehouse with windows
- 220 Amp / 240 Volt / 3-Phase power
- Air compression lines, water lines, drains, and power drops
- Brand-new warehouse restrooms, including full shower, washer & dryer area
- New electrical & plumbing
- New HVAC (3 front units + 4 warehouse heating units, replaced within 2 years)
- 12'-14' ceiling height in warehouse
- Overhead doors: (1) 10'x10', (1) 12'x10', (1) 8'x8' other location for the doors can be put back in
- Located in the northern Miami Valley, the village of Russia, Ohio, sits in Loramie Township, Shelby County
- ~ Easy Access from Major Roads: State Route 47 runs directly through Russia, providing a primary east-west route for easy access.
- ~ From Interstate-75: 17 miles north via Sidney (Exit 98/I-75 north to SR 47 west). 18 miles north from Troy (I-75 north to SR 47 west), 14 miles north from Piqua (I-75 north to SR 47 west).
- For Sale - \$795,000



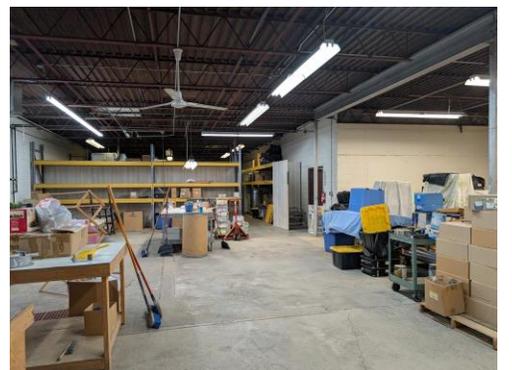
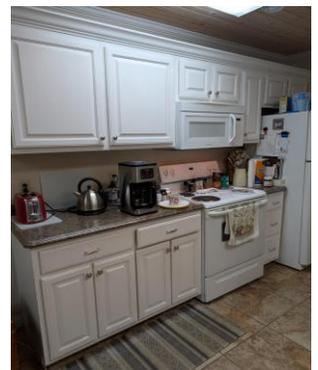
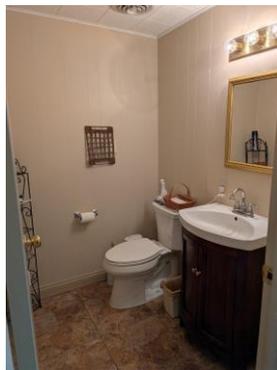
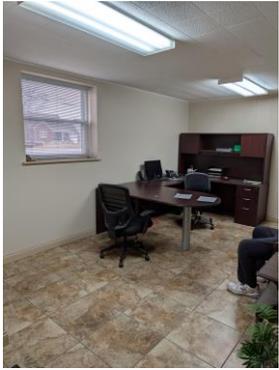
### For More Information, Please Contact:

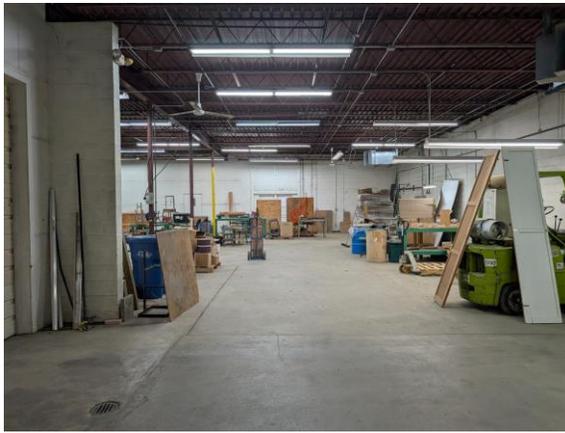
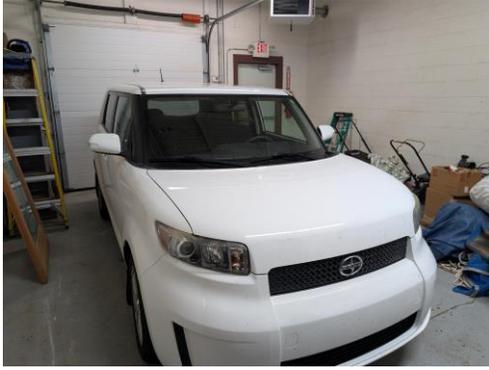
**Tracey Herron | Sr. Vice President  
of Sales & Leasing**  
Mobile: 937.216.4636  
[therron@equity.net](mailto:therron@equity.net)



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner

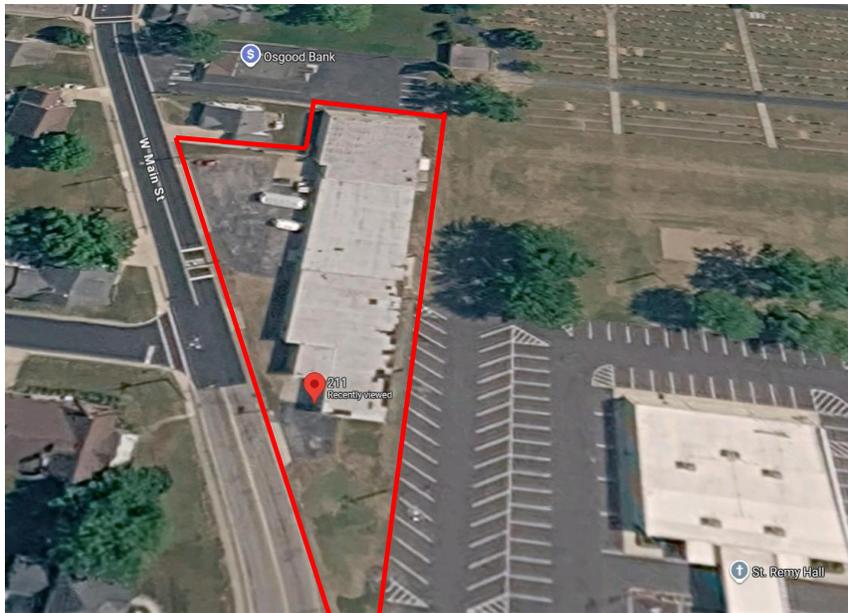
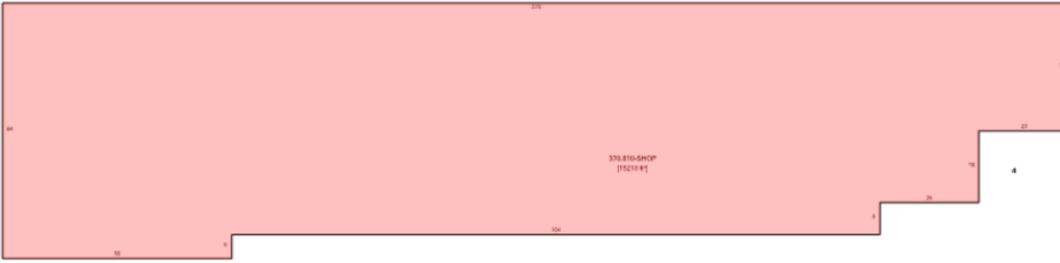
Former Abrasive Source, Inc., manufacturer of high-quality industrial-grade coated abrasives catering to various industries, including welding, metalworking, auto body, glass, cabinetry, furniture, and woodworking.





**SKETCH**

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
2	370.010-SHOP	15,210	Total	0	0
3	901.001-PAV-ASPH	6,900			
4	901.002-PAV-CONC	1,160			



DEMOGRAPHICS	3 Mile	5 Miles	7 Miles
<b>Population</b>	1,937	7,716	12,070
<b>Average HH Income</b>	\$114,576	\$124,763	\$121,267
<b>Daytime Employee Population</b>	584	2,843	3,538