

12,460 SQ.FT. TRUCK REPAIR SHOP/INDUSTRIAL

FOR LEASE

11595 LINCOLN WAY EAST, ORRVILLE, OH 44667



PROPERTY DESCRIPTION

For lease only - 12,460 sq. ft. industrial building with two (2) automatic on-grade doors leading into the warehouse/shop space. Tenant pays all utilities and responsible for snow plowing. NN fee is \$1 / SF / YR and reimburses owner for Real Estate taxes & insurance.

\$6,230.00 / mo + utilities. Available Now.

PROPERTY HIGHLIGHTS

- 5 OH DOORS TOTAL - 17'-22' CLEAR CEILING HEIGHT
- Four (4) private offices, reception area, break room & two (2) restrooms
- Shop office & oil/water separator in wash bay
- Large fenced gravel yard
- 3 Phase, 1200AMP, 480V electric

LOCATION DESCRIPTION

Located in Orrville, OH, Wayne County - East Union Township. Wayne County sewer & well water onsite.

U.S. Route 30 aka Lincoln Way East. Side road to building is just east of Pylon Sign on property. West of Speedway at Route 53.

Latest tenant was a towing company. Formerly used for auto repair.

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (NN)
Number of Units:	1
Available SF:	12,460 SF
Lot Size:	2.63 Acres
Building Size:	12,460 SF

Spencer Hartung

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Wick Hartung

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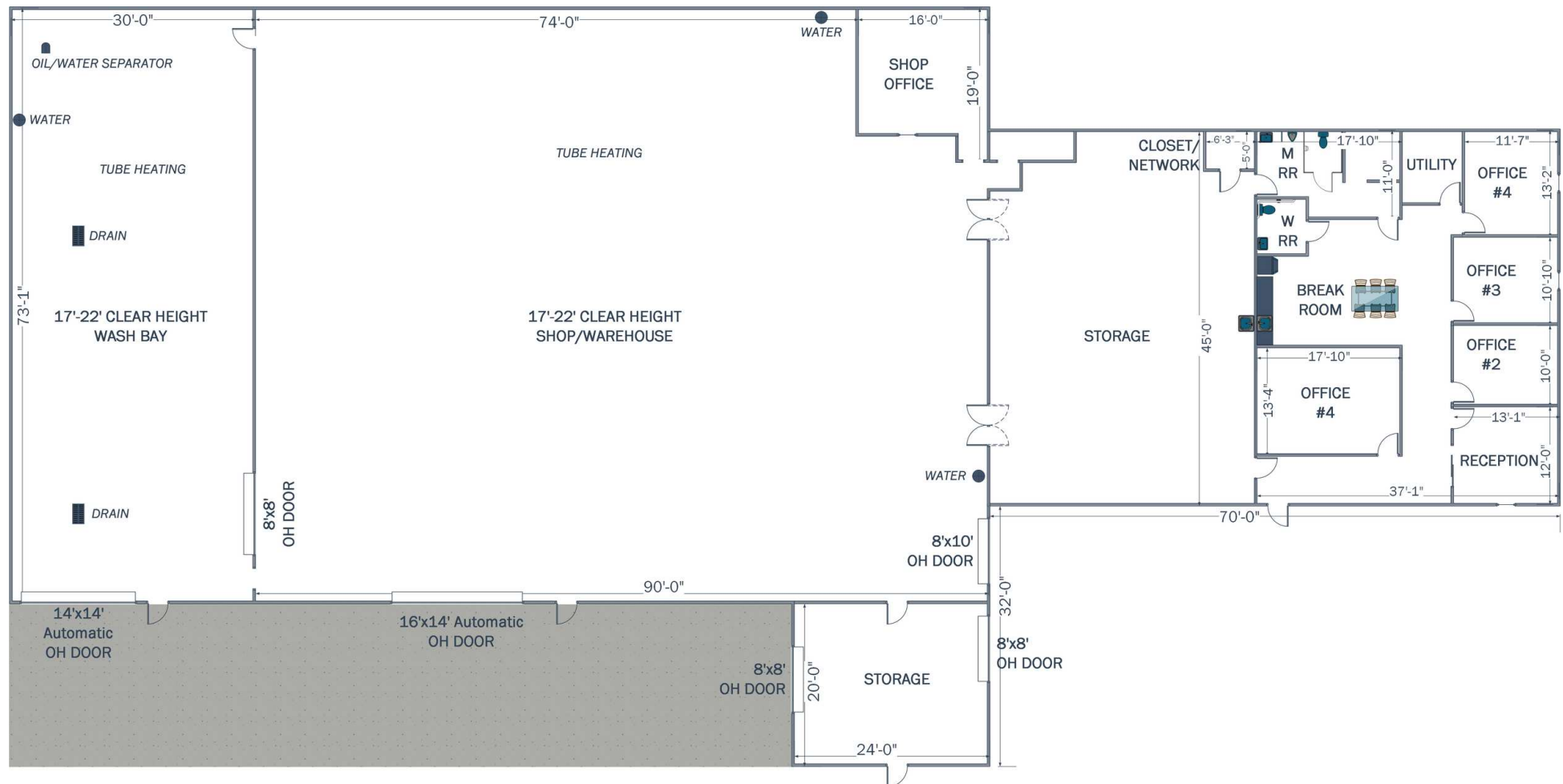
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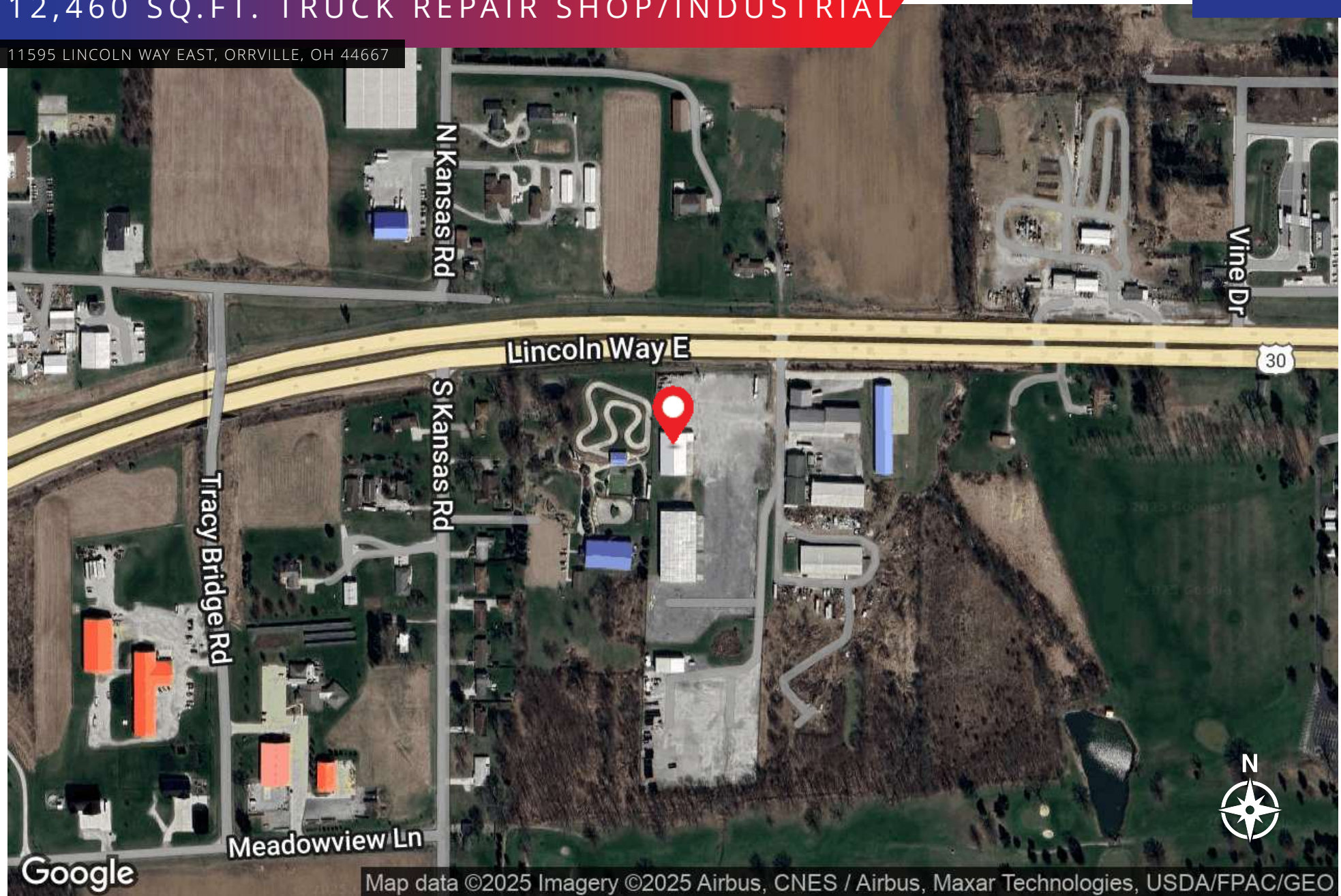
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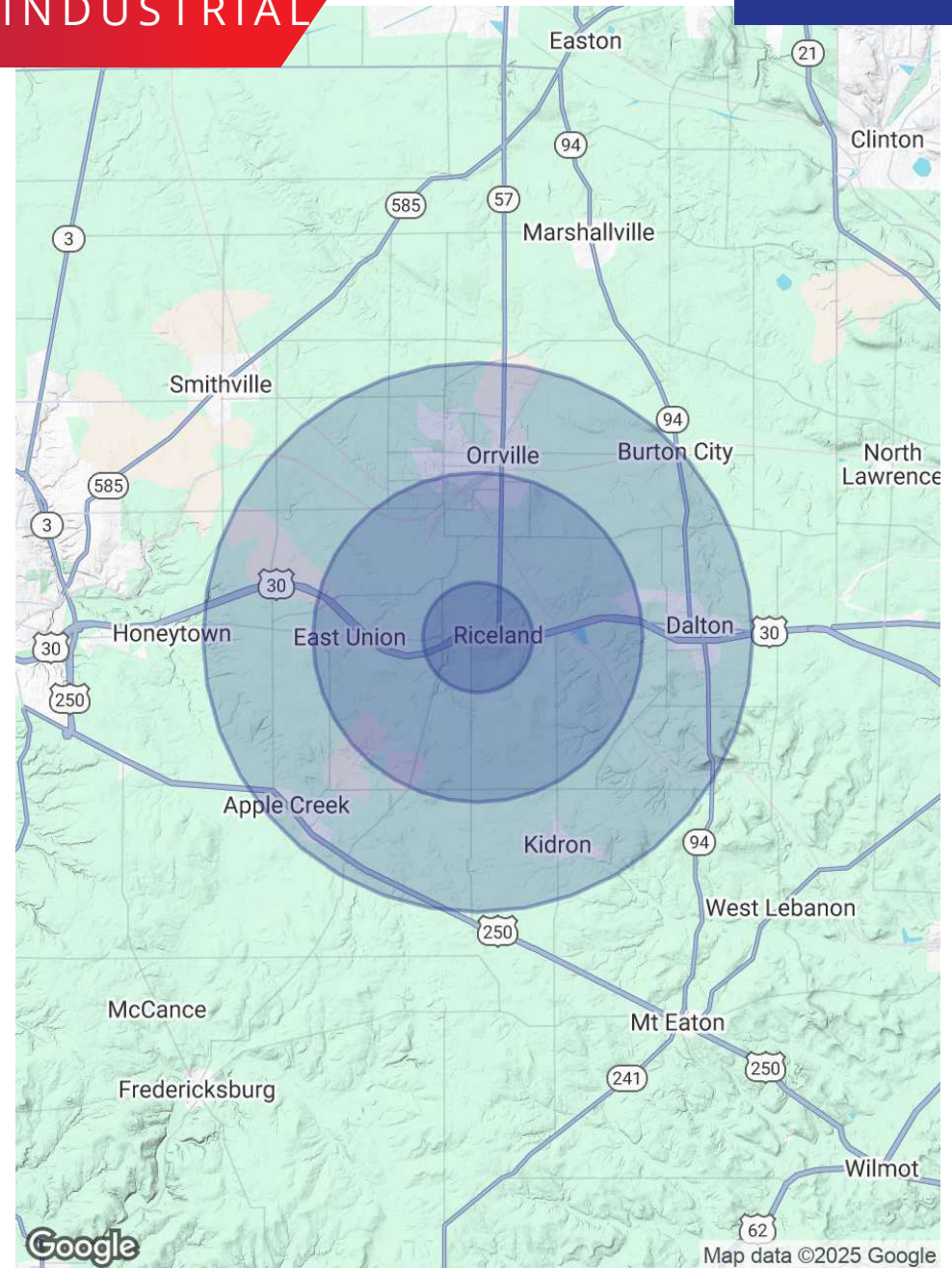
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	506	8,074	20,383
Average Age	36.8	35.3	34.8
Average Age (Male)	34.6	32.2	32.8
Average Age (Female)	41.8	38.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	219	3,122	7,893
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$62,994	\$69,820	\$70,453
Average House Value	\$140,986	\$146,673	\$161,424

2020 American Community Survey (ACS)



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