

PRICE REDUCTION! \$2,950,000



14483 S.R. 31

KENTON, OHIO 43326



CSX Transportation



Property Highlights:

Sale Price: ~~\$3,650,000~~
\$2,950,000

Square Feet: 93,948 SF

Clear Height: 15' - 20' Clear

Docks: Three

Drive-In Doors: 26 Total

Zoning: I - Light Manufacturing & Assembly & Industrial, Vacant Land

- ✓ 390' Rail Spur - CSX Transportation
- ✓ Huge Fenced Gravel Lot
- ✓ 27.63 Acres
- ✓ Heavy Power Available
- ✓ Connecting Concrete Driveways



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

www.ipbindustrial.com

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL



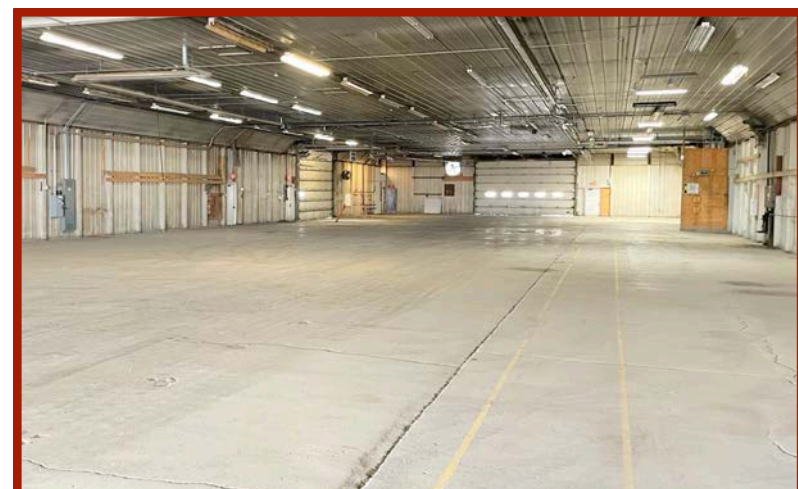
14483 S.R. 31
KENTON, OHIO 43326



Shipping & Housing Facility - Building 30

Square Feet: 15,330 SF
Additional Covered Storage: 9,500 SF
Year Built: 1971
Construction Type: Metal
WHS Dimensions: 70' x 207'
Clear Height: 15'
Lighting: Mixture of LED and T-8

Heating: Infrared Heat
Power: 600 Amps, 208 Volts, III Phase
Ventilation: Exhaust Fans
Drive-In Doors: Four Total
- One - 14' x 23'
- One - 14' x 22'
- Two - 14' x 20'





Plant & Office Storage Unit - Building 31

Square Feet: 22,572 SF

Year Built: 1974

Construction Type: Metal

WHS Dimensions: 70' x 271'

Clear Height: 15'

Lighting: T-8

Office SF: 3,300 SF

Heating: Infrared Heat

Power: 1,200 Amps, 208 Volts, III Phase

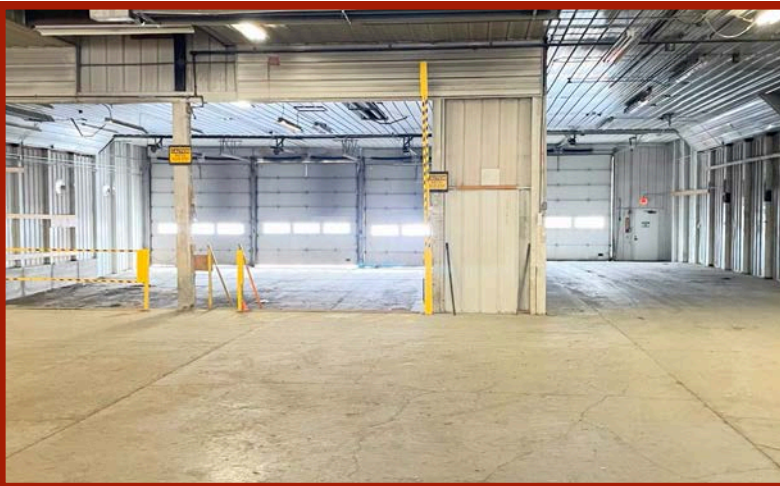
Restrooms: Three

Docks: Three - 14' x 14'

Drive-In Doors: Three Total

- Two - 14' x 20'

- One - 14' x 14'





Manufacturing Building - Building 32

Square Feet: 15,330 SF

Year Built: 1971

Construction Type: Metal

WHS Dimensions: 70' x 270'

Clear Height: 20'

Lighting: T-8

Heating: Infrared Heat

Power: 1,600 Amps, 480 Volts, III Phase

Restrooms: One

Airlines: Throughout Building

Drive-In Doors: Three - 16' x 24'





Open Air Storage - Building 33

Square Feet: 11,952 SF

Power: 200 Amps, 208 Volts, 1 Phase

Year Built: 2016

Lighting: LED

Construction Type: Open

Drive-In Doors: Two - 24' x 18'

- Open-Air Structure

Clear Height: 18'





Maintenance Building - Building 34

Square Feet: 5,400 SF

Year Built: 1984

Construction Type: Metal

Clear Height: 15'

Heating: Infrared Heat

Drive-In Doors: Seven - 12' x 14'

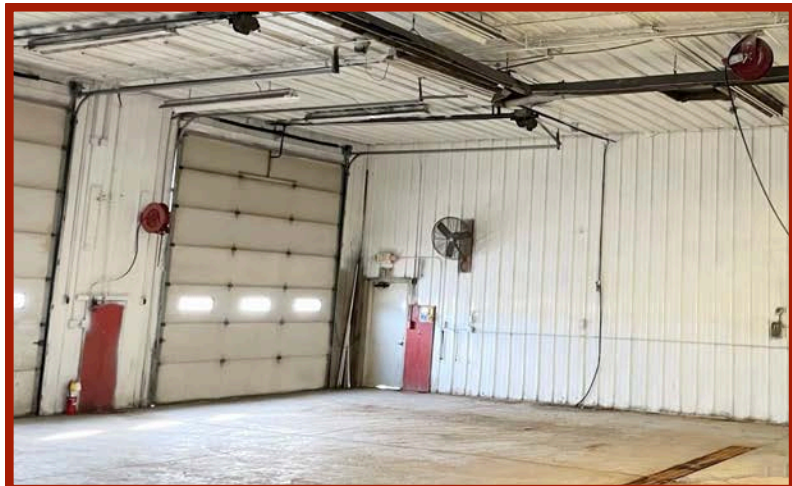
Airlines: Throughout Building

Floor Drains: Yes

Cranes: 1-Ton Crane Rail

Power: 600 Amps, 480 Volt, III Phase

Sandblasting Room/Paint Room Available





Sales Office/Storage - Building 35

Square Feet: 3,924 SF

Year Built: 1970

Construction Type: Metal

WHS Dimensions: 43' x 70'

Clear Height: 12'

Lighting: LED

Heating: Office Only

Power: 200 Amps, 208 Volts, III Phase

Office Space: 20' x 24'

Restrooms: Two

Drive-In Doors: One - 20' x 12'





Manufacturing Facility & Storage - Building 36

Square Feet: 19,440 SF

Year Built: 1980

Construction Type: Metal

WHS Dimensions: 70' x 275'

Clear Height: 15'

Lighting: T-8

Heating: Infrared Heat

Power: 600 Amps, 208 Volts, III Phase

Ventilation: Exhaust Fans

Airlines: Throughout Building

Restrooms: One

Drive-In Doors: Three Total

- One - 17' x 14'

- One - 23' x 11'

- One - 23' x 14'

