

# 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



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## 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

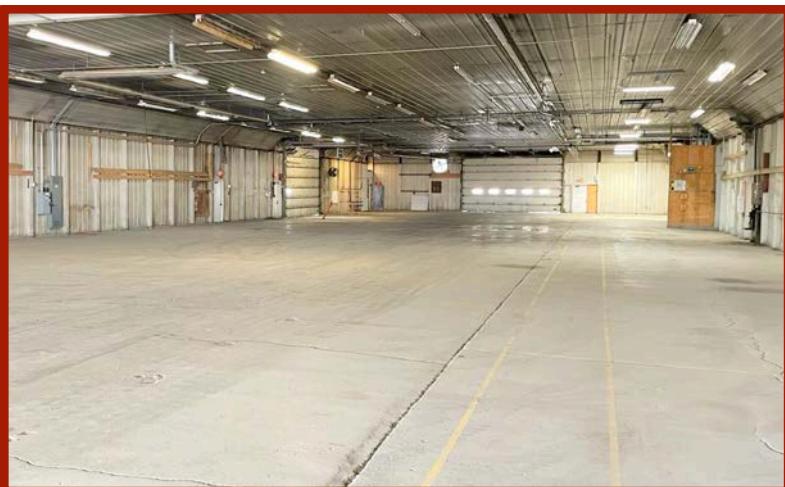
**Heating:** Infrared Heat

**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

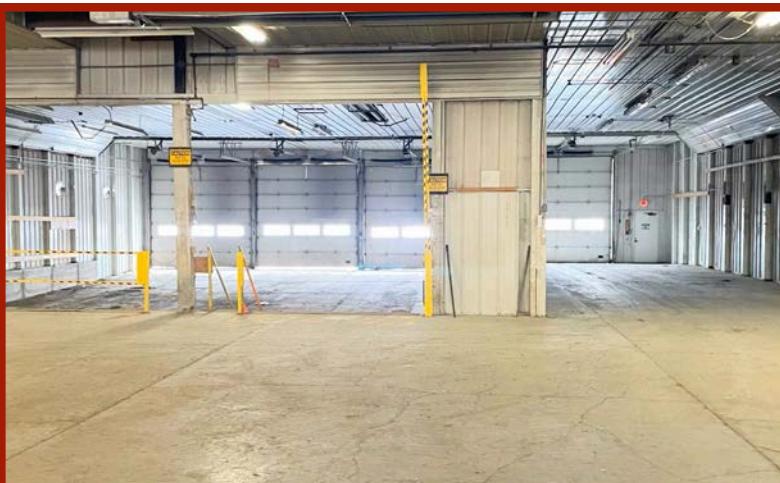
**Restrooms:** Three

**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

**Heating:** Infrared Heat

**Year Built:** 1971

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

**Construction Type:** Metal

**Restrooms:** One

**WHS Dimensions:** 70' x 270'

**Airlines:** Throughout Building

**Clear Height:** 20'

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

**Lighting:** T-8





## Open Air Storage - Building 33

**Square Feet:** 11,952 SF

**Power:** 200 Amps, 208 Volts, I 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

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

**Year Built:** 1984

**Airlines:** Throughout Building

**Construction Type:** Metal

**Floor Drains:** Yes

**Clear Height:** 15'

**Cranes:** 1-Ton Crane Rail

**Heating:** Infrared Heat

**Power:** 600 Amps, 480 Volt, III Phase

**Sandblasting Room/Paint Room Available**





## Sales Office/Storage - Building 35

**Square Feet:** 3,924 SF

**Heating:** Office Only

**Year Built:** 1970

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

**Construction Type:** Metal

**Office Space:** 20' x 24'

**WHS Dimensions:** 43' x 70'

**Restrooms:** Two

**Clear Height:** 12'

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

**Lighting:** LED





## 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'

