



WAREHOUSE/MANUFACTURING

NEW SPEC BUILDING 2023



1376 S.R. 598, GALION, OHIO 44833

Property Highlights:

Square Feet: 50,000 SF

Clear Height: 32' Clear

Docks: Four - 9' x 10'

Drive-In Door: One - 16' x 16'

Power: 1,200 Amps/480 Volts

- ✓ Lease Rate: \$6.60 NNN SF/Year
- ✓ Expandable to 110,000 SF
- ✓ Newly Built Spec - 2023
- ✓ Huge Concrete Parking Lot
- ✓ 1 Minute Highway 30 Access
- ✓ ESFR Fire Sprinkler



Tim Echemann

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Land: 4.39 Acres

Warehouse SF: 48,237 SF

Office SF: 1,763 SF

Construction Type: Metal

Roof: Metal

Car Parking Spaces: 98 Spaces

Trailer Parking Spaces: 20 Spaces

Power: 1,200 Amps/480 Volts/ III Phase

Sprinkler System: ESFR Fire Sprinkler

Year Built: 2023

Lighting: LED - Warehouse Light

Column Spacing: 50' x 50'

Utilities: City Water, Sewer, & Natural Gas

HVAC Plant: Cambridge Make-Up Heating Units

Zoning: General Commercial

Parcel Number: 48-0008462.100



Scan for more info



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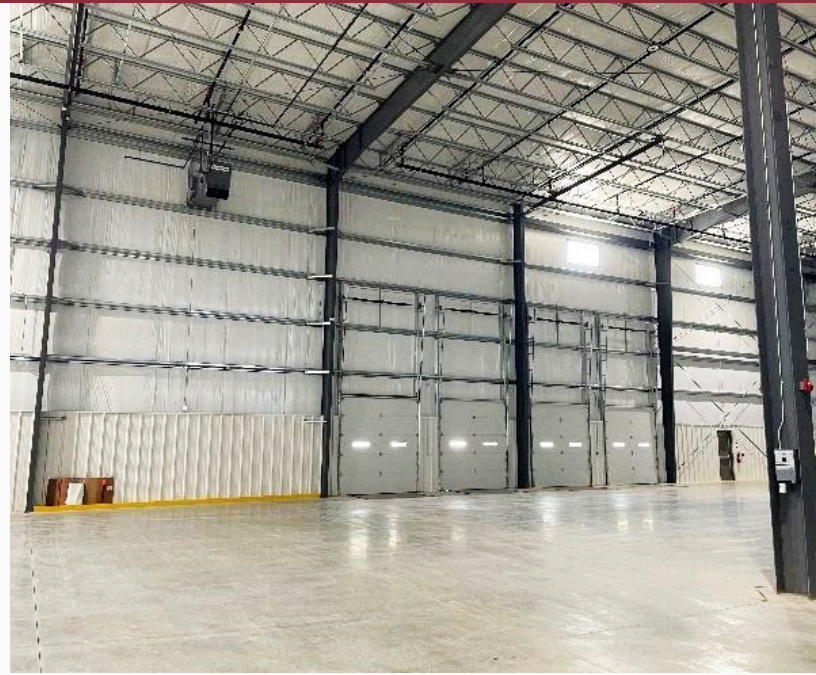
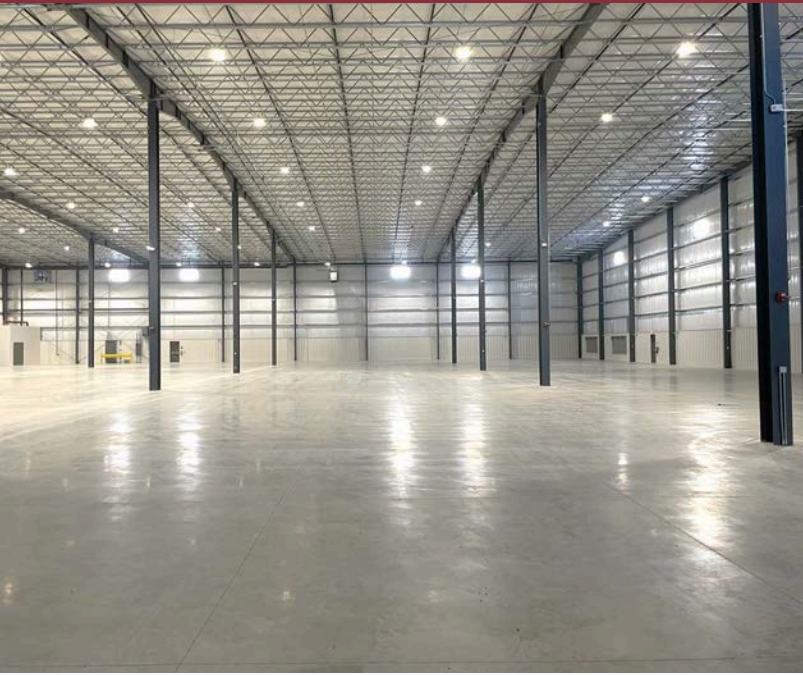
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