

**16,800 SF INDUSTRIAL
FOR SALE**



PRICE REDUCED



FLEX INDUSTRIAL AVAILABLE WITH 2.5 ACRES
1275 W Main St, Bellevue, OH 44811

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PROPERTY OVERVIEW

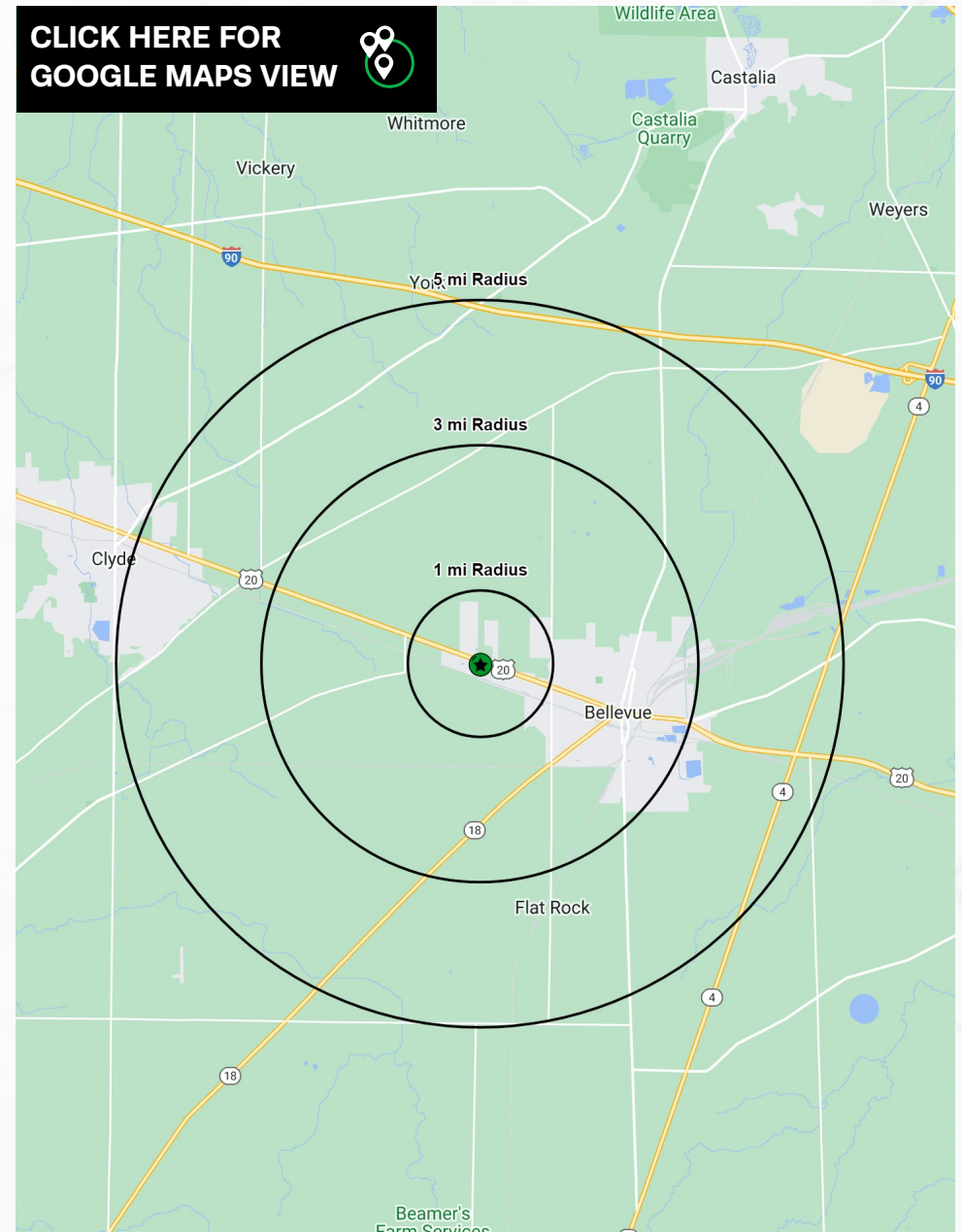
PROPERTY SUMMARY

- PRICE REDUCED: \$597,000 | \$4 - \$5/SF
- 16,800 Flex industrial available with 2.5 Acres secured IOS
- 12,382 VPD on busy St Rt 20 In NW Ohio
- Zoned B-2 General Commercial
- 800 SF office / 16,000 SF warehouse
- Ceiling height 14' - 18'
- 100 AMP / 240V 3PH / 2RR
- (2) Drive in doors thru warehouse - 24' x 14' and 14' x 16'
- Owner financing an option for credit-worthy buyer

DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------|----------|----------|----------|
| POPULATION | 722 | 9,717 | 14,222 |
| HOUSEHOLDS | 284 | 4,054 | 5,834 |
| AVERAGE HH INCOME | \$79,830 | \$94,459 | \$93,655 |
| MEDIAN HH INCOME | \$62,436 | \$63,071 | \$66,581 |
| DAYTIME POPULATION | 886 | 4,032 | 5,560 |

CLICK HERE FOR
GOOGLE MAPS VIEW



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PICTURES



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MICRO AERIAL

