

95 N. SWINEHART RD.
ORRVILLE, OH 44667



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**89K SF CRANED
MANUFACTURING FACILITY
FOR SALE**

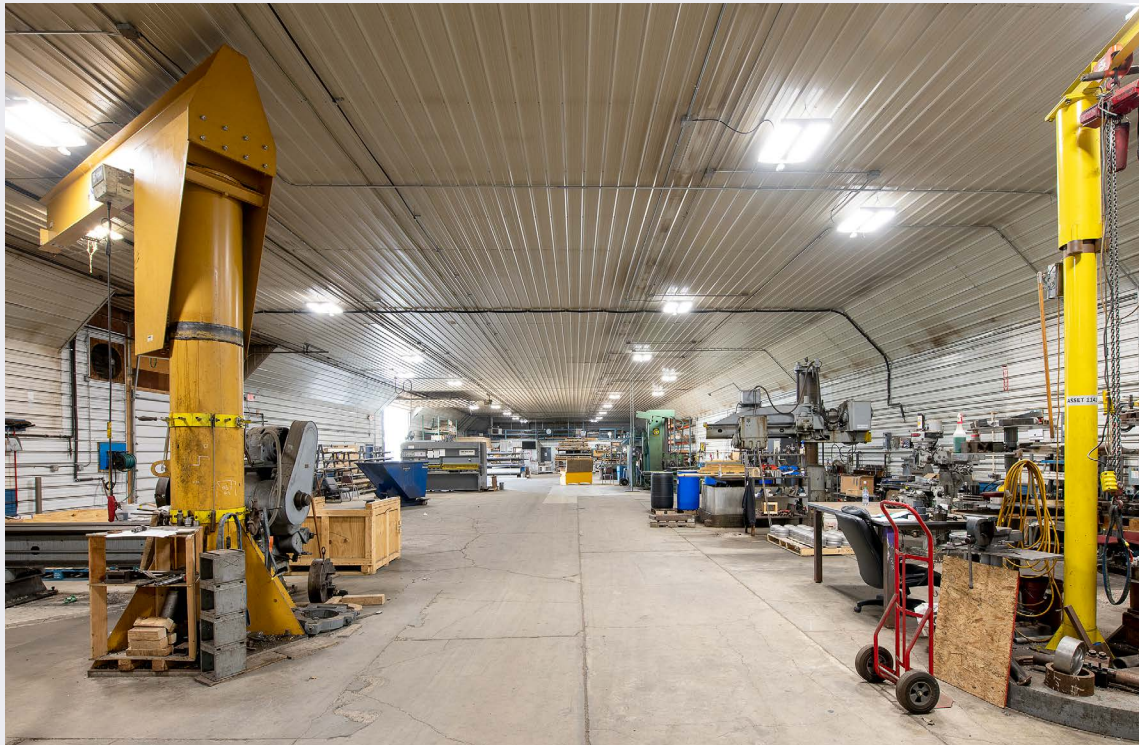
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PROPERTY SPECIFICATIONS

Spec Type	Spec Details
Asking Price	\$5,975,000
Land	8.79 acres
County	Wayne
Municipality	East Union Twp
Zoning	N/A
Parcel IDs	27-01824.004; 27-01824.005
Original building (built 1990, renovated 1998)	
Office	± 3,500 sf
Shop	± 22,840 sf
Clear height	16'0" approx
Larger building (built 2007)	
Shop	63,100 sf
Clear height	Up to 41'0" approx.
Total Building Size	89,140 sf
Annual RE Taxes	\$61,000.00 approx
Power	600A (smaller bldg.) and 2400A (larger bldg.) = 3000A total
	480v / 3phase
Cranes	5T and 1/4T jib and 2T bridge (smaller building)
	1 x 20T, 2x 15T, 1x10T (larger building)
Water/Sewer	Well/Septic
Sprinkled	No
Mezz storage	Yes

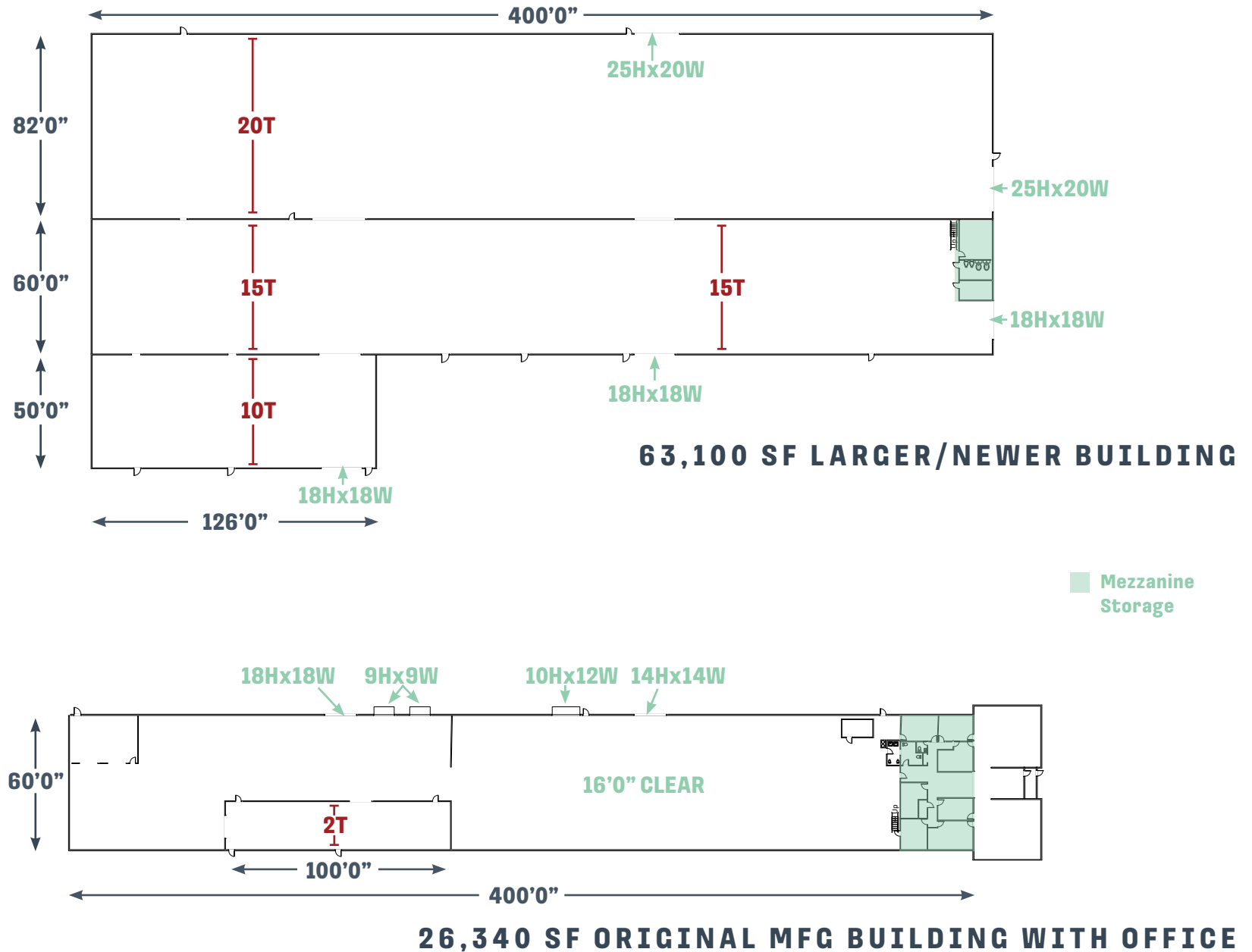


INTERIOR

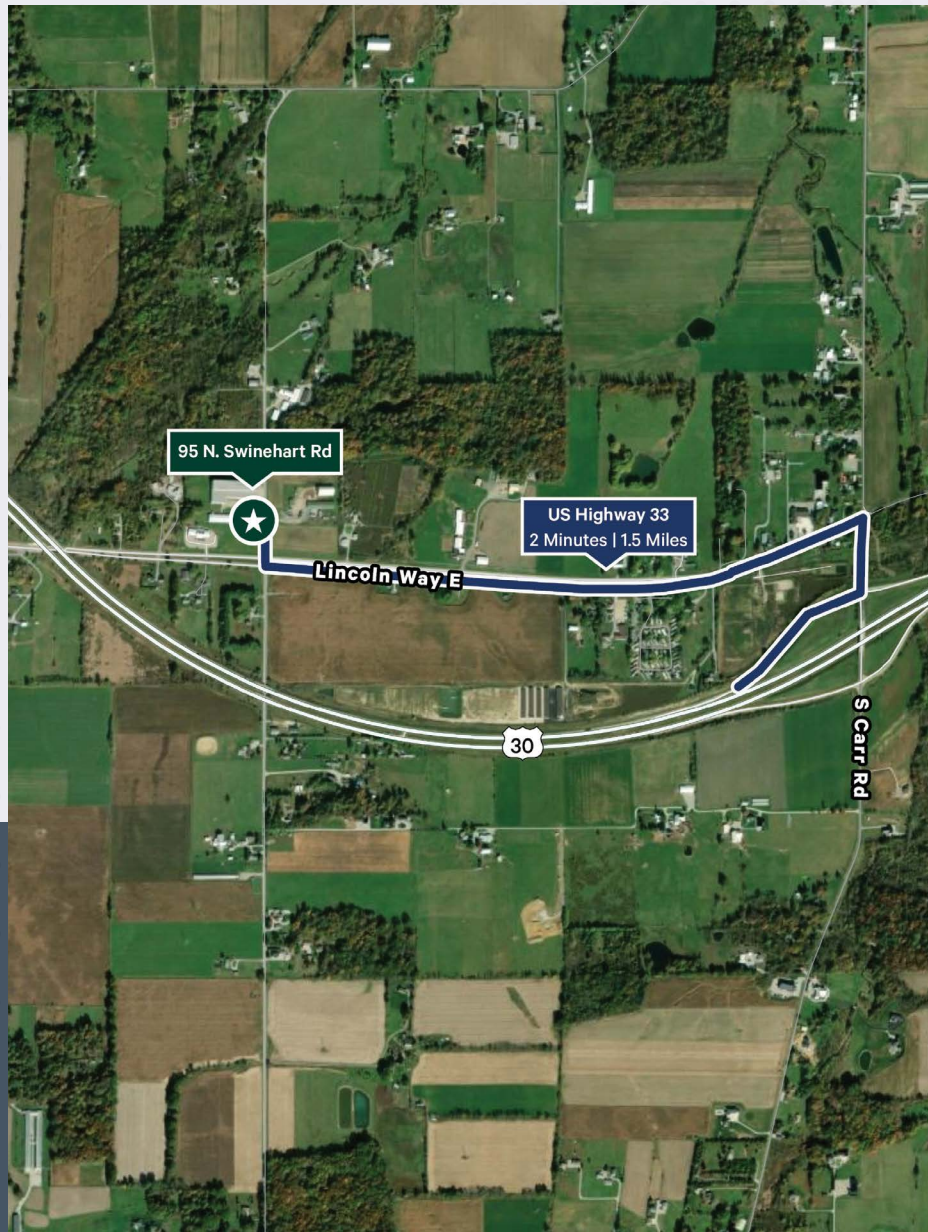


FLOOR PLAN

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LOCATION



PROXIMITY TO ROUTE 30



MIDWESTERN MARKET DRIVE TIME



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FORMER AT&T

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