



116 U.S. 224, GREENWICH, OH 44837

FOR SALE
WAREHOUSE



FRANK VAN DRESSER
Licensed Professional Realtor
FVDteam@gmail.com

RE/MAX QUALITY REALTY
226 Republic Street
Norwalk, OH 44857
www.quality-realty.com
(419) 663-3536 Each Office Independently Owned and Operated.



TABLE OF CONTENTS

116 US 224
116 U.S. 224
Greenwich, OH 44837



FRANK VAN DRESSER
Licensed Professional Realtor
FVDteam@gmail.com

Property Summary	3
Property Photos	4
Location Maps	9
Business Map	10
Aerial Map	11
Demographics	12
Disclaimer	13



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



Property Summary

Building Sq. Ft	5,808
Office Sq Ft	330
Exterior Construction	Aluminum
Zoning	Commercial
Frontage	1,100' approximately
Ceiling Height	14
Amps	480
Phase	3
Heating	Propane
Sewer	Septic
Water	Well
1/2 Year Taxes	\$1,229.49

Property Overview

Positioned on just over 9 acres, this versatile property offers an exceptional opportunity for industrial, storage, fabrication, or investment use. Formerly operated as a metal fabrication facility, the property features a functional main building with substantial space for operations, warehousing, equipment storage, or light manufacturing, along with a dedicated on-site office for administrative needs.

The secondary addition was extensively renovated approximately 15 years ago and includes a newer garage door, updated roof, and Modine heater, providing added efficiency and flexibility for a variety of uses. A scenic pond enhances the setting, while the expansive acreage allows ample room for expansion, outdoor storage, or future development potential.

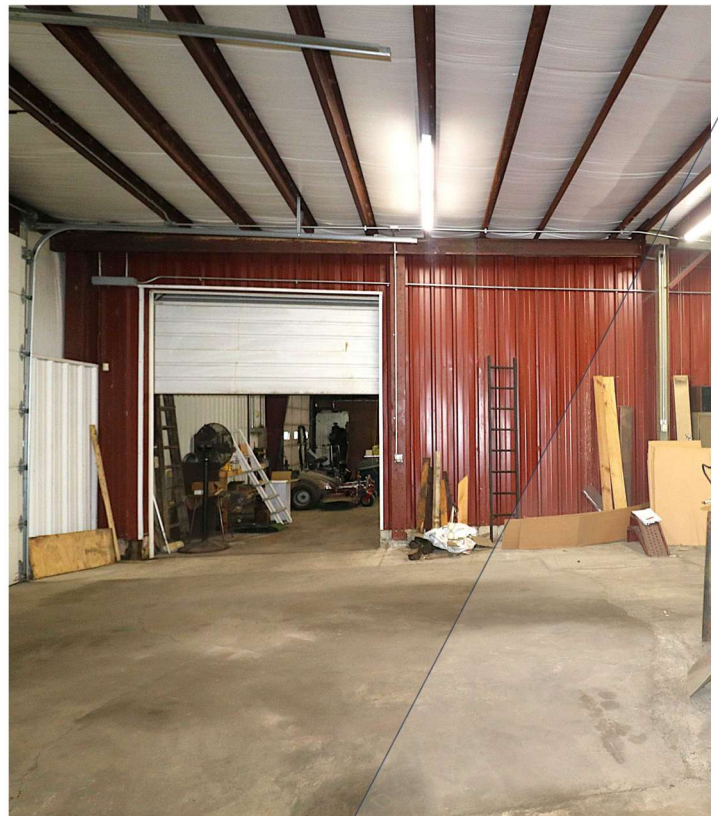
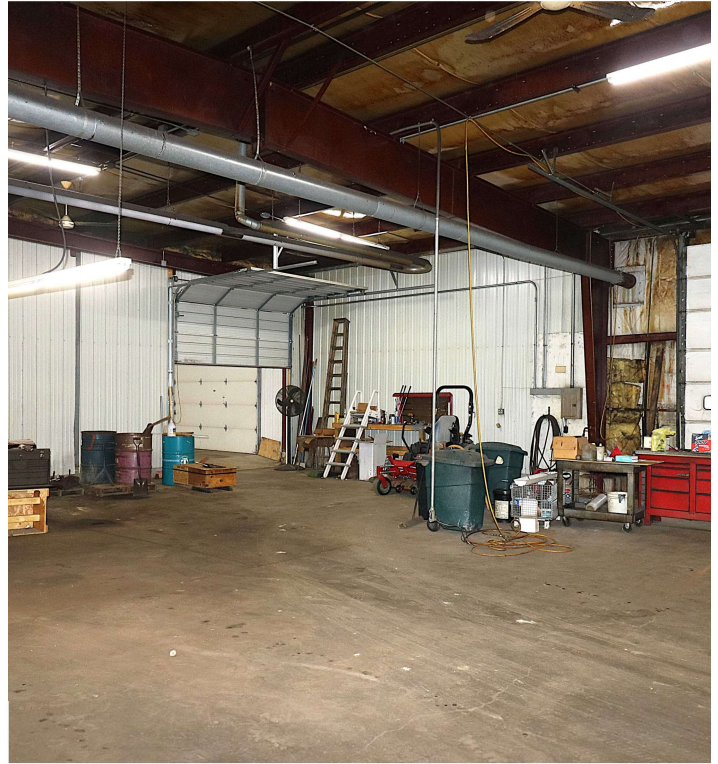
Location Overview

Strategic location on US 224 with easy access to Interstate 71, providing a direct route between Cleveland and Columbus. This property is well-positioned for distribution, service operations, or any business benefiting from strong highway infrastructure and central Ohio reach.



PROPERTY PHOTOS

116 US 224
116 U.S. 224
Greenwich, OH 44837



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

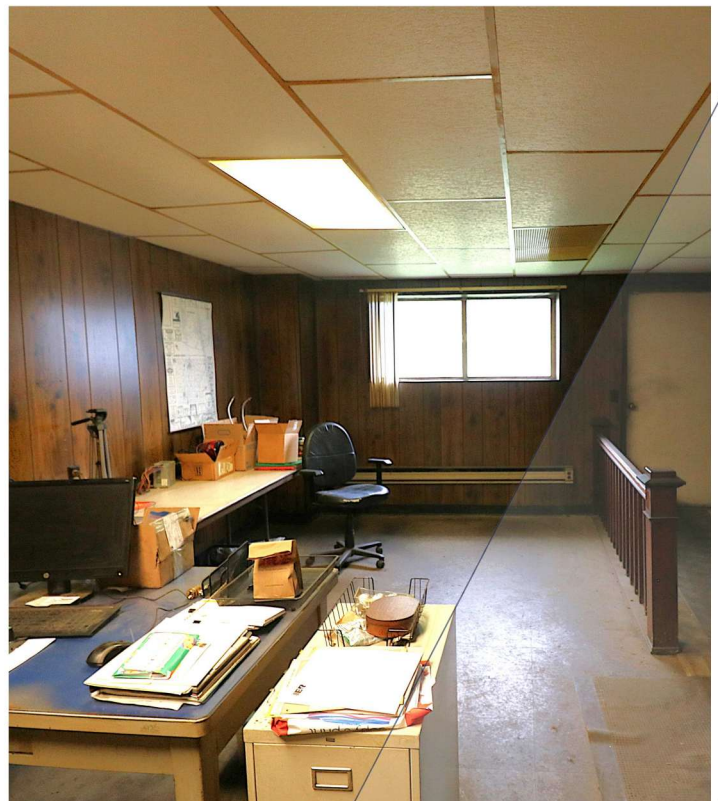
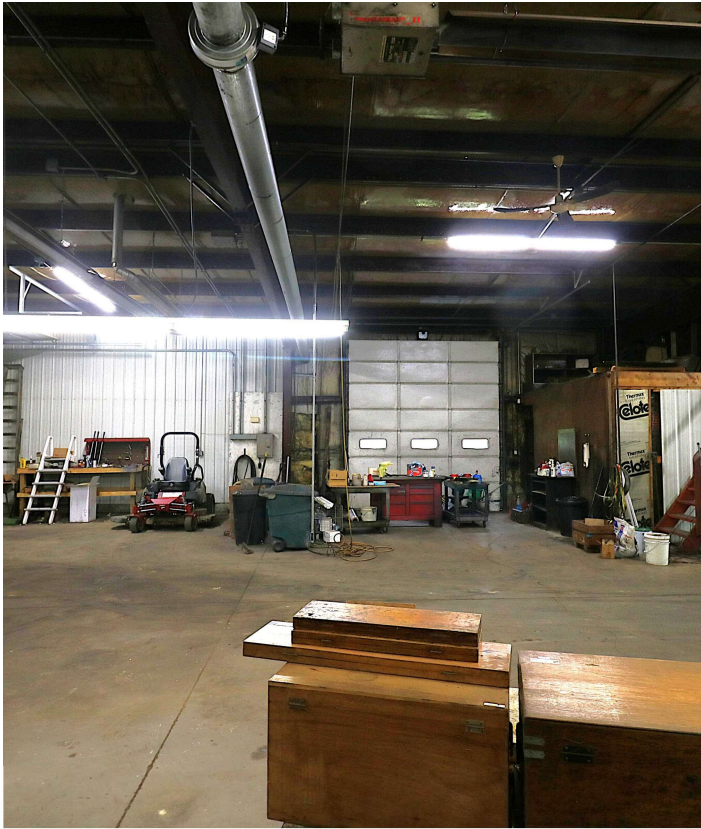
116 US 224
116 U.S. 224
Greenwich, OH 44837



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

116 US 224
116 U.S. 224
Greenwich, OH 44837



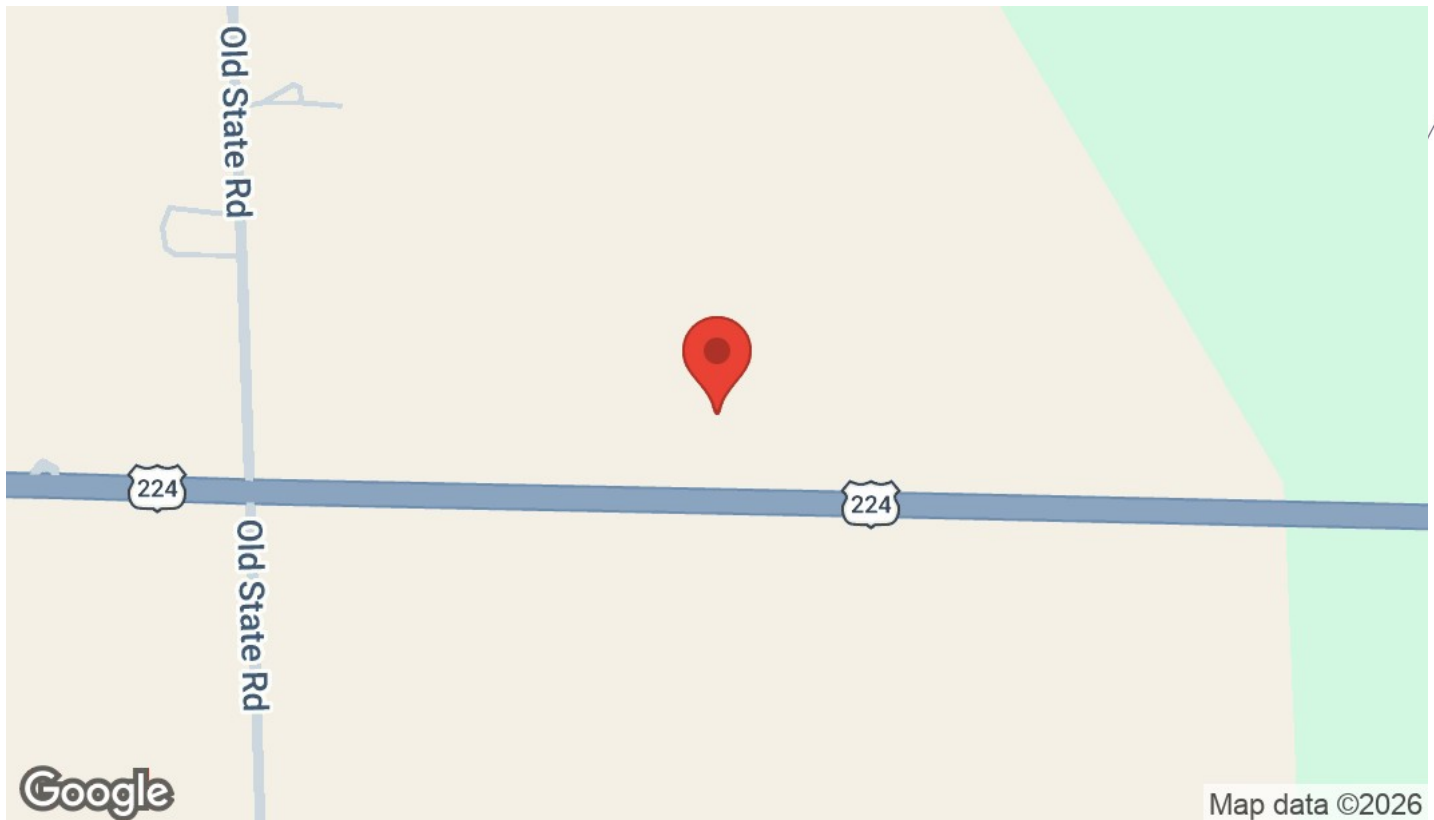
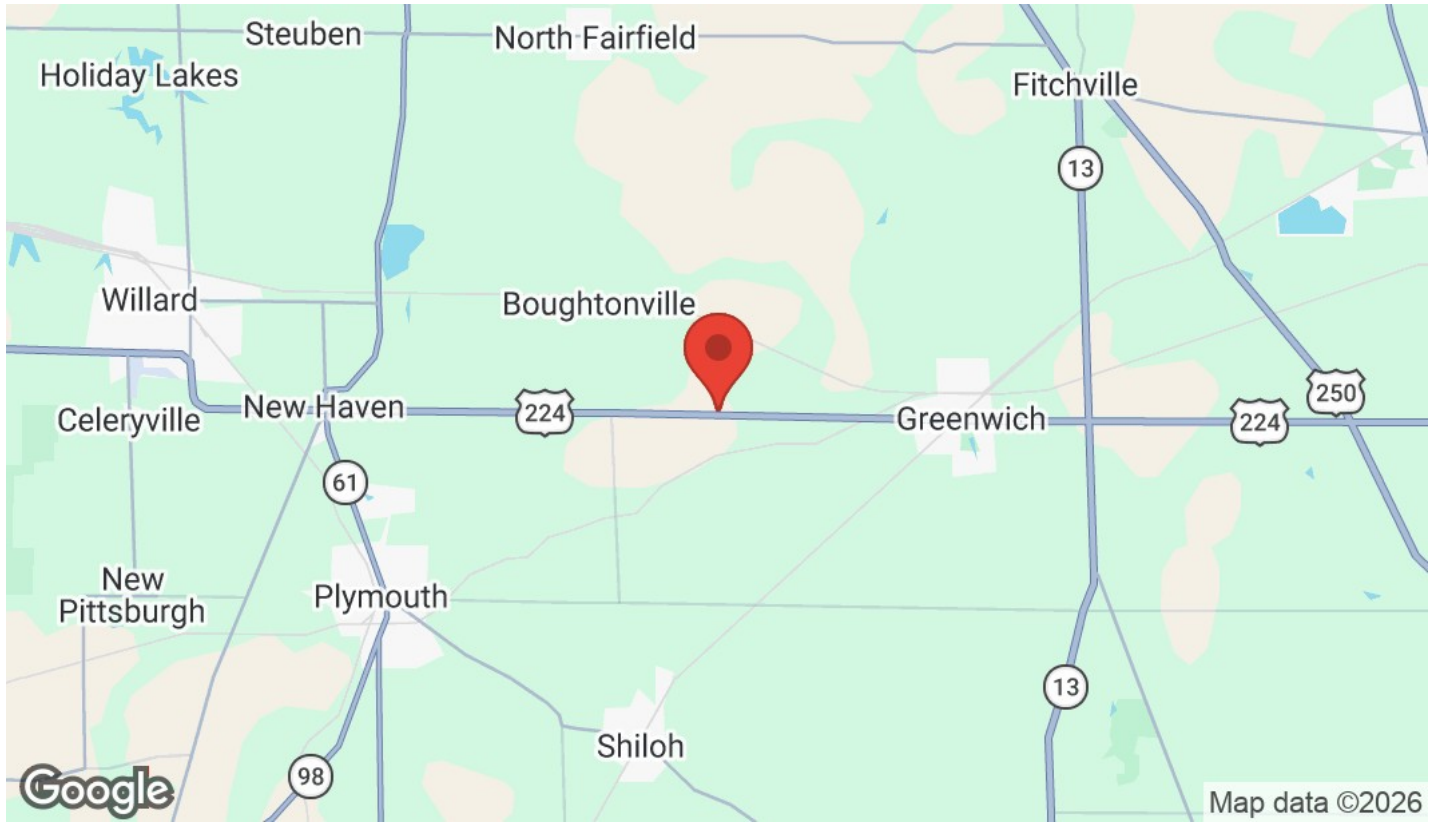
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY PHOTOS

116 US 224
116 U.S. 224
Greenwich, OH 44837



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

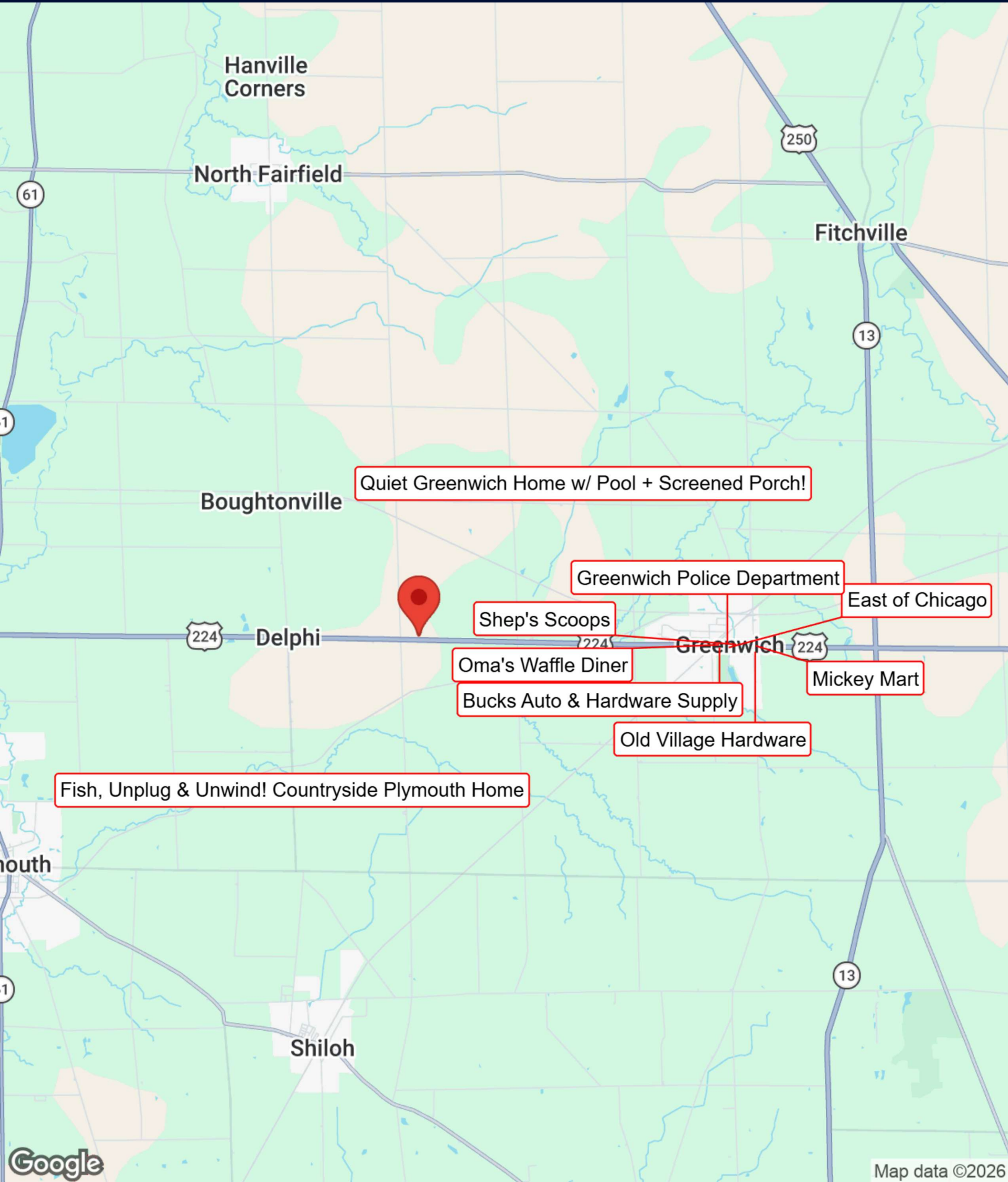


BUSINESS MAP

116 US 224

116 U.S. 224

Greenwich, OH 44837



Quiet Greenwich Home w/ Pool + Screened Porch!

Greenwich Police Department

East of Chicago

Shep's Scoops

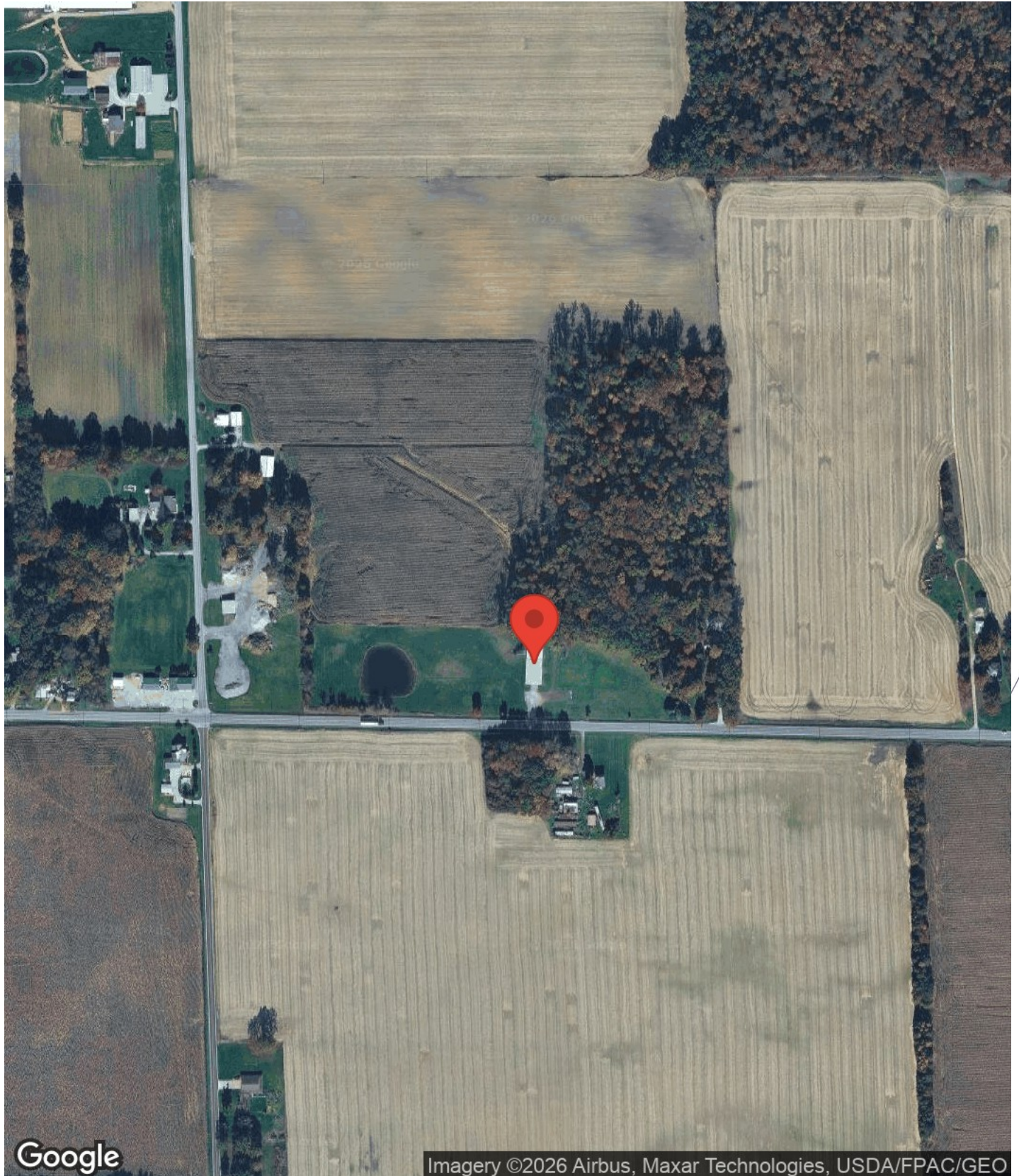
Oma's Waffle Diner

Bucks Auto & Hardware Supply

Old Village Hardware

Mickey Mart

Fish, Unplug & Unwind! Countryside Plymouth Home

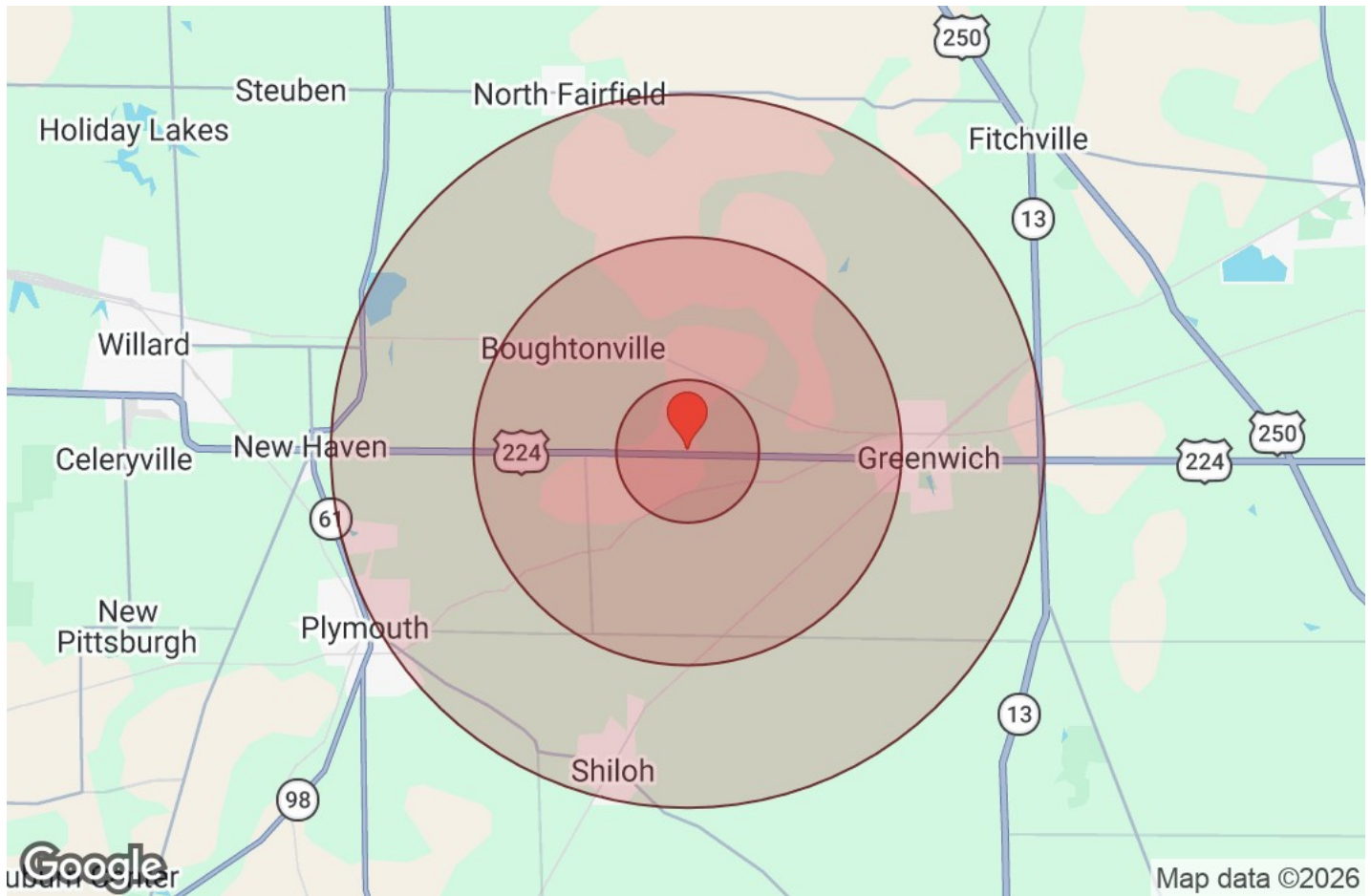


Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	95	755	2,789
Female	88	718	2,728
Total Population	183	1,473	5,517

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	171	1,381	5,194
Black	N/A	5	24
Am In/AK Nat	1	4	11
Hawaiian	N/A	N/A	1
Hispanic	7	51	174
Asian	2	11	34
Multiracial	2	19	73
Other	N/A	1	6

Housing	1 Mile	3 Miles	5 Miles
Total Units	71	580	2,205
Occupied	66	539	2,040
Owner Occupied	54	425	1,537
Renter Occupied	12	114	503
Vacant	5	41	165

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	38	304	1,124
Ages 15 - 24	23	189	717
Ages 25 - 54	60	498	1,959
Ages 55 - 64	26	207	737
Ages 65+	36	275	980

Income	1 Mile	3 Miles	5 Miles
Median	\$97,178	\$86,987	\$78,561
Under \$15k	1	15	87
\$15k - \$25k	9	58	154
\$25k - \$35k	2	27	148
\$35k - \$50k	3	42	238
\$50k - \$75k	10	88	340
\$75k - \$100k	9	82	362
\$100k - \$150k	14	106	362
\$150k - \$200k	14	88	211
Over \$200k	4	33	136



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

All materials and information received or derived from RE/MAX Quality Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Quality Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Quality Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Quality Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Quality Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX QUALITY REALTY

226 Republic Street
Norwalk, OH 44857



Each Office Independently Owned and Operated

PRESENTED BY:

FRANK VAN DRESSER

Licensed Professional Realtor
FVDteam@gmail.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.