

1750 Airport West Parkway, Mansfield, OH 44903

# AIRPORT WEST

**ADENA**  
DEVELOPMENT

Available Now!

# AIRPORT WEST

1750 Airport West Parkway  
Mansfield, OH 44903



AVAILABLE NOW

**Class A Industrial Space**  
**Lease Rate: \$7.50/NNN**

**160,000 SF**

## Contact

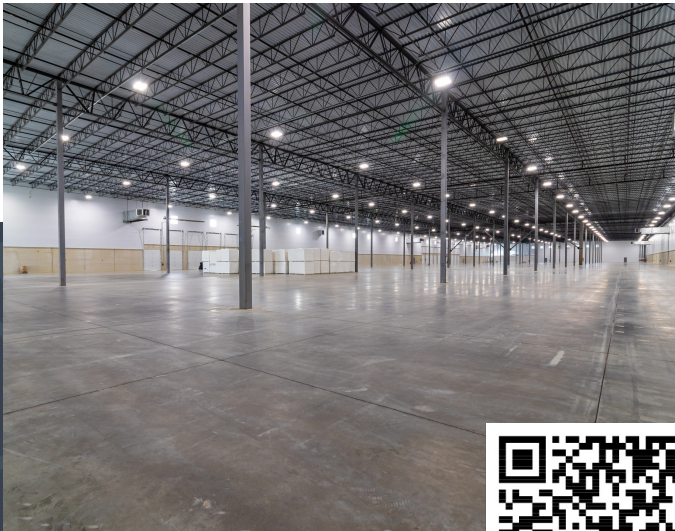
MacKenizeCass  
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419.529.4424



# AIRPORT WEST FEATURES

Clear Height	32'
Column Spacing	50' X 50'
Warehouse Floor	7" unreinforced
Drive In Bays	4
Exterior Dock Doors	17
Standard Parking Spaces	36

- +/-160,000 SF (700 SF Office)
- LED (occupancy sensed) Lighting
- 32' Clear Height
- 480/277 Volt, 3-Phase, 4 Wire Power
- ESFR Sprinkler System
- 17 Ext. Docks
- 4 Drive-Ins (12'x16')
- Ample Car and Truck Parking

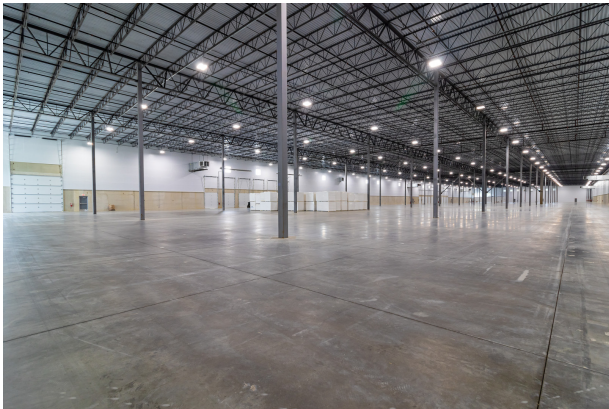


Scan for property details



# AIRPORT WEST DISTRIBUTION FACILITY FACTS

Building Size	160,000 SF
Lot Size	15.87 AC
Year Built	2022
Construction	Reinforced Concrete
Sprinkler System	ESFR
Power Supply	Amps: 2,000V, 277-480 Phase: 3 wire: 4



# AIRPORT WEST FACILITY MEP



# AIRPORT WEST

## PROPERTY DETAILS



### Physical Address

1750 Airport W Pkwy.  
Mansfield, OH 44903  
Richland County



### Zoning

Zoned: Yes  
Industrial Park: Yes  
Enterprize Zone: YES



## OHIO SITE DETAILS

Former Use:	Agriculture
Zoning:	Industrial
Divisible:	Yes
Master Development Plan:	Yes
Surrounding Uses:	Industrial
Number of years in existence:	4 years
Topography/Terrain:	Gently rolling
Percent of slope site:	Less than 1%
Is the site in a 100 year floodplain?	No

3

miles from schools

4

miles from public parks

1

miles from residential



Easements / Right of Ways  
Road and Utilities



Distance to major 4 lane highway/interstate:  
3 miles



Roads to access the site:  
Bowman St.  
Cairns Rd.  
Airport W.



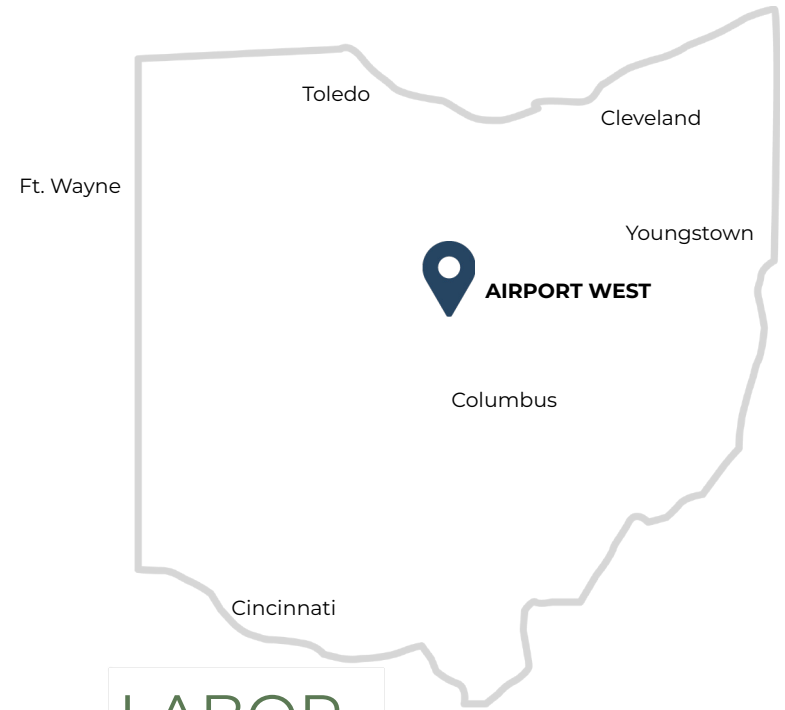
Access controlled by traffic signal:  
No

# Built for Access. Positioned for Advantage.

Central to  
major cities



<b>Columbus, OH</b>	70 miles
<b>Cleveland, OH</b>	83 miles
<b>Toledo, OH</b>	94 miles
<b>Youngstown, OH</b>	113 miles
<b>Dayton, OH</b>	140 miles
<b>Fort Wayne, IN</b>	150 miles
<b>Cincinnati, OH</b>	177 miles



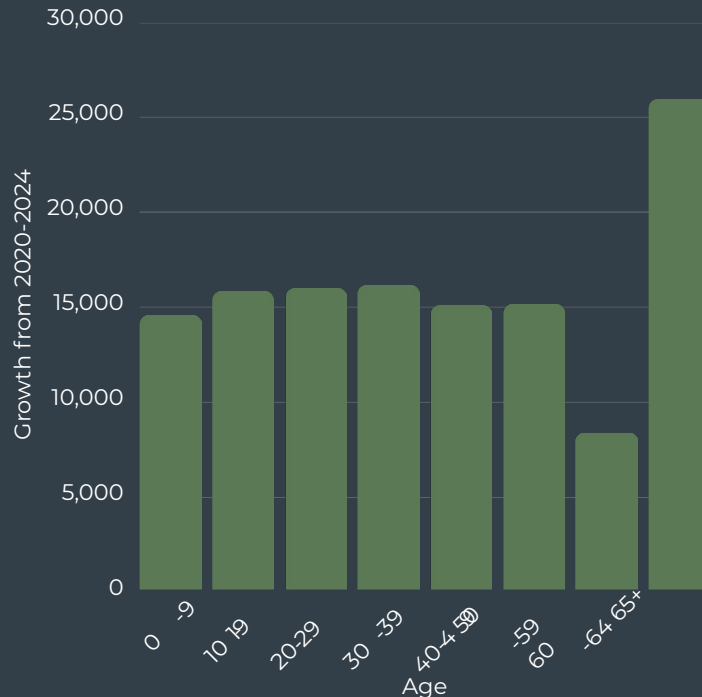
## Richland County Demographics

**125,219**

Total Population

**52%** Male    **48%** Female

**40 yrs**  
Median Age



## LABOR FORCE

**57,099**

People

**5.1%**

Unemployment  
Rate

**1.3%**

↑  
Unemployment Rate  
Change (1 yr)

**11.86%**

Production Workers

**10.72%**

Office & Admin Support

**9.57%**

Executive, Managers, Administrators

**8.11%**

Sales

**6.1%**

Food Preparation, Serving

**42%**

Blue  
Collar

**57%**

White  
Collar

**3,912**

Total  
Establishments

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# AIRPORT WEST

## CONTACT



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**Acquisition & Leasing Dir.**

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