



FOR SALE

608 Park Street
Wapakoneta, OH 45895
Manufacturing Facility
10,000 SF



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FOR SALE

MANUFACTURING FACILITY

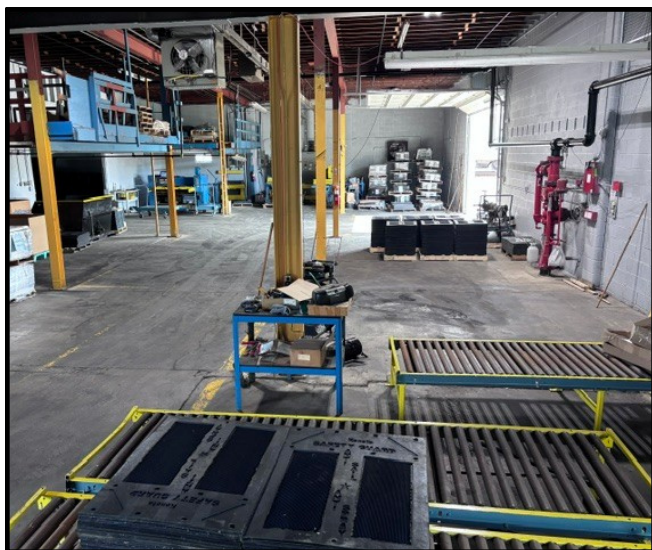
Wapakoneta, OH - 10,000 SF



Sale Price: \$390,000

Building Specifications

Warehouse SF	9,000 SF
Office SF	1,000 SF
Acreage	.63 AC
Drive-Ins	14'x14', 15'x12', 8'x8', 10'x12', & 12'x 12'
Clear Height	11'-15'
Floor Thickness	6"
Rail Adjacent	Yes
Zoning	M-1; Light Industrial
Power	480 V; 1400 A; III Phase
Sprinkler System	Wet
Lighting	LED
Construction Type	Block
Heating	Forced Air Gas
Trench Drain	Yes
Air Compressor	Yes
Bathroom	One; Unisex
Owner Financing Option	Yes



About Wapakoneta

- Strategically located at the intersection of Interstate 75 and U.S. Route 33, providing excellent regional and interstate access.
- Located in Auglaize County, one of West Central Ohio's strongest manufacturing regions with 8,700+ industrial jobs.
- Access to a regional labor force of nearly 400,000 workers within commuting distance.

Demographics

Population

Wapakoneta	9,957
Auglaize County	46,422

Income

Average HH Income	\$85,700
Median HH Income	\$65,570

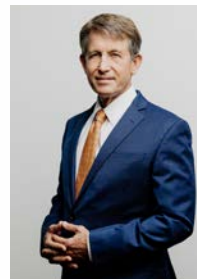
608 PARK ST WAPAKONETA, OH 45895

PROPERTY LOCATION

★ 608 Park St
Wapakoneta, OH 45895

DISTANCES TO:

St. Marys, OH	12 Miles
Sidney, OH	17 Miles
Celina, OH	24 Miles
Lima, OH	24 Miles
Bellefontaine, OH	27 Miles
Troy, OH	40 Miles
Dayton, OH	58 Miles
Columbus, OH	107 Miles



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