

# WAREHOUSE/MANUFACTURING FACILITY

1400 LUNAR DRIVE  
WAPAKONETA, OHIO 45895



## Property Highlights:

Square Feet: 20,000-128,000 SF

## Sale Price:

\$6,200,000

## Lease Rate:

Warehouse: \$4.75 NNN SF/ Year

Office: \$6.00 NNN SF/Year

- ✓ Clear Height: 18' - 25'
- ✓ I-75 & S.R. 33 High Visibility
- ✓ 15 Docks
- ✓ CSX Rail Adjacent
- ✓ 16.57 Acres
- ✓ New Standing Seam Roof
- ✓ 2025 Full Renovation
- ✓ Wapak Electric Benefits



### Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



### Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# WAREHOUSE/MANUFACTURING FACILITY



1400 LUNAR DRIVE  
WAPAKONETA, OHIO 45895

Land: 16.57 Acres

Warehouse SF: 112,000 SF

Office SF: 16,000 SF

Drive - In Doors: Two 12' x 12' ; One 10' x 10'

Docks: Seven: 8.5' x 8' ; Eight: 9' x 10'

Sprinkled: Wet System - 120 Pressure

Roof: New Standing Seam

Power: 600 Amp 480 Volt 3 Phase

Utilities: City Water, Sewer, Natural Gas

Year Built: 1988; Fully Renovated 2024

Construction Type: Block

Lighting: New LED

HVAC Plant: New Forced Air Gas Heaters

Power Distribution: Buss Ducts Throughout

Restrooms: Four

Zoning: M1; Light Industrial Zoning

Annual Taxes: \$56,427.36

Parcel Number: B0709101200 & B0791200905



Scan for more info



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

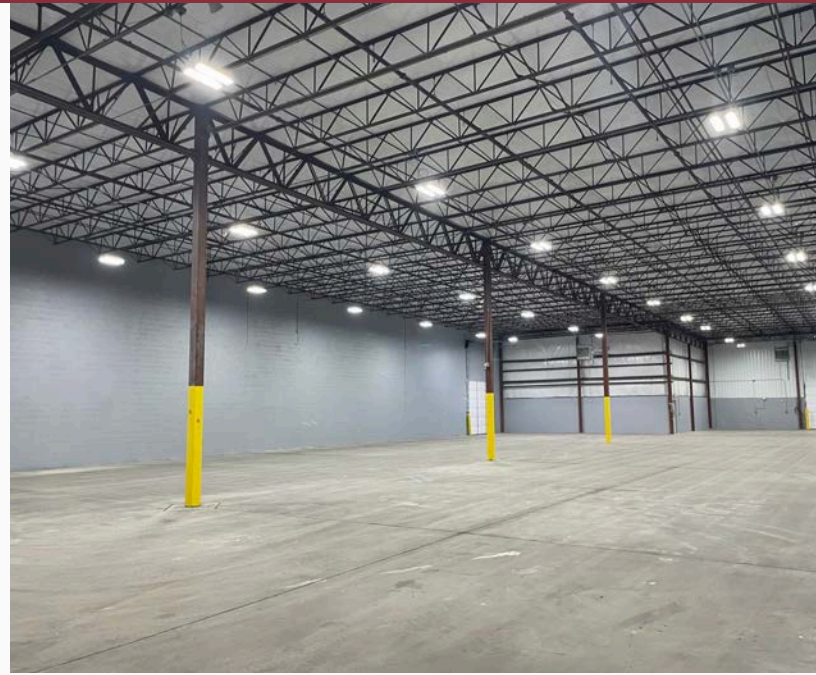
[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# WAREHOUSE/MANUFACTURING FACILITY



1400 LUNAR DRIVE  
WAPAKONETA, OHIO 45895



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

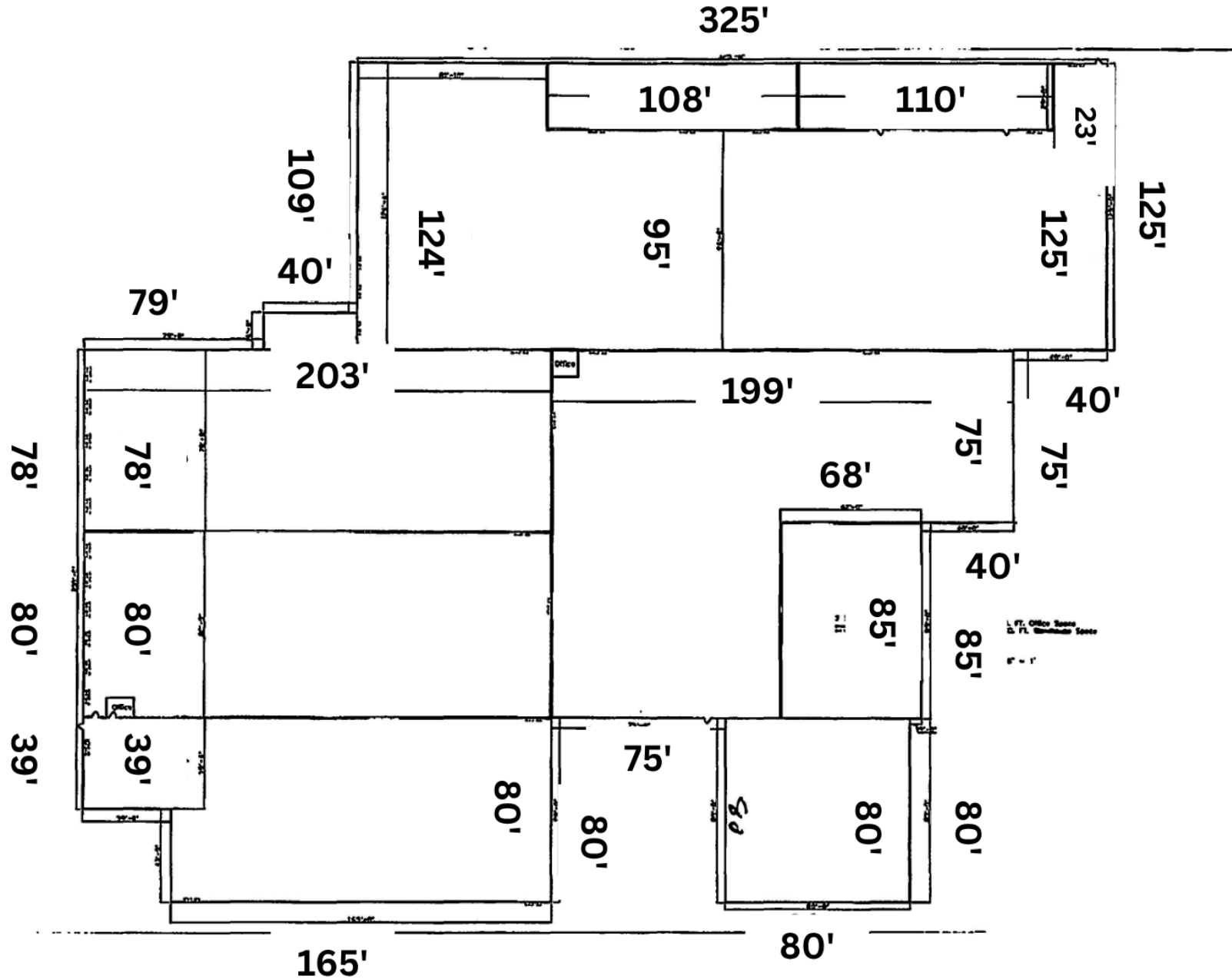
[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# WAREHOUSE/MANUFACTURING FACILITY



1400 LUNAR DRIVE  
WAPAKONETA, OHIO 45895



## Tim Echemann

Principal Broker  
C: 937.658.4403  
P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)  
[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate  
C: 937.658.4282  
P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)  
[www.ipbindustrial.com](http://www.ipbindustrial.com)