



**FOR SALE OR LEASE**

**1851 Industrial Drive**

**Celina, OH 45822**

**Distribution Facility**

**13,275 SF**



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# FOR SALE OR LEASE

## DISTRIBUTION FACILITY

Celina, OH - 13,275 SF

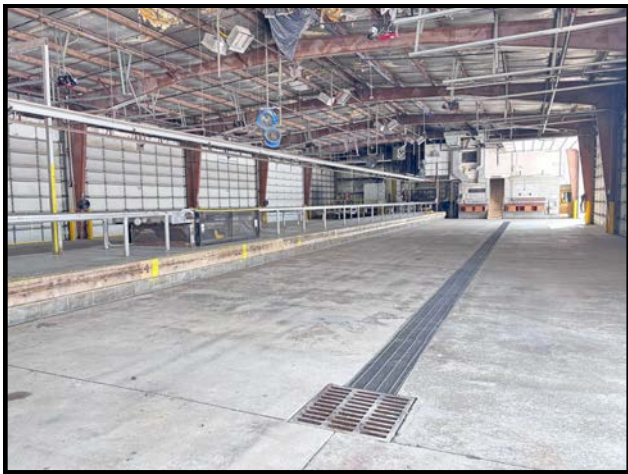
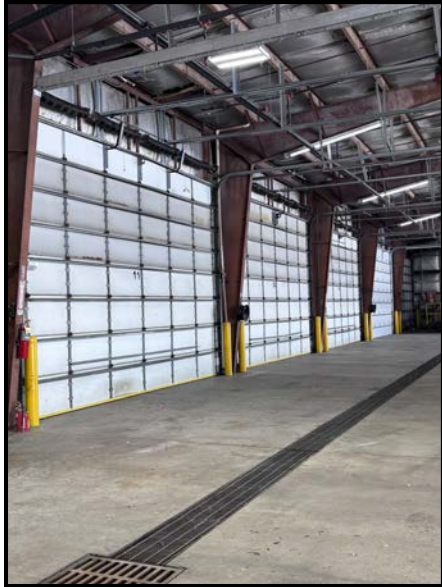
Lease Rate: \$7.00 NNN SF/YR

Sale Price: \$940,000



### Building Specifications

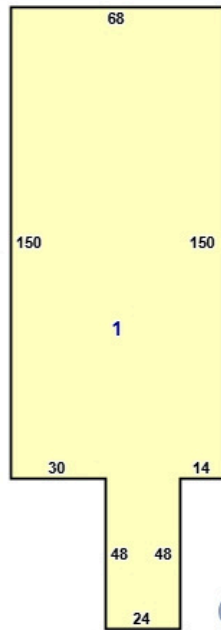
Warehouse SF	12,025 SF
Office SF	1,250 SF
Acreage	2.29 AC
Outside Storage	2.5 Acres of Asphalt
Clear Height	17'-20'
Floor Thickness	6"
Outside Security Lighting	Yes
Zoning	M-2; Light Industrial
Power	240 Volts; 400 Amp; III Phase
Docks	Five; 48" High
Drive-In Doors	Ten; 22' x 16'
Van-High Doors	Eleven; 16" High
Heating	Forced Air Gas
Sprinkler System	Yes
Annual Tax	\$5,568



# About Celina

- Strategic location in western Ohio with access to major markets including Dayton, Columbus, Indianapolis, Fort Wayne, Toledo, and Detroit. Approximately 50% of the U.S. manufacturing base and 30% of the nation's agricultural production are within 600 miles of Celina.
- Strong manufacturing workforce supported by a long history of industrial employment and a skilled labor pool. Major employers in the region include companies such as Crown Equipment Corporation, Reynolds and Reynolds, and Celina Aluminum Precision Technology.
- Business-friendly community focused on attracting and supporting new investment, expansion, and job creation. The city actively promotes commercial and industrial development opportunities.

# Building Dimensions



**1** DISTRIBUTION WRHSE/1s MT  
11352 sqft

**CELINA, OHIO**  
 AND SURROUNDING CITIES

DISTANCE FROM CELINA	
St. Marys	8 miles
Coldwater	11 miles
Rockford	13 miles
Minster	14 miles
Wapakoneta	16 miles
Sidney	18 miles
Portland, IN	25 miles
Greenville	25 miles
Van Wert	27 miles
Lima	28 miles
Dayton	60 miles
Fort Wayne, IN	63 miles
Columbus	112 miles
Indianapolis, IN	113 miles
Cincinnati	117 miles

★ County Seat of Mercer County

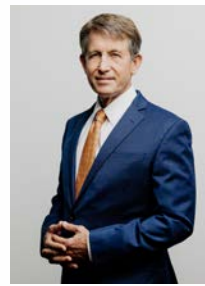
# Demographics

## Population

Celina	10,936
Mercer County	42,700

## Income

Average HH Income	\$84,500
Median HH Income	\$62,849



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